



**PROPERTY INFORMATION**

**ADDRESS: 2040 Tri-Cities Crossing**

**DISTRICT: 14th**

**OVERLAY DISTRICT: Gateway**

**EXISTING ZONING: B-4P**

**ACRES: +/- 6.70**

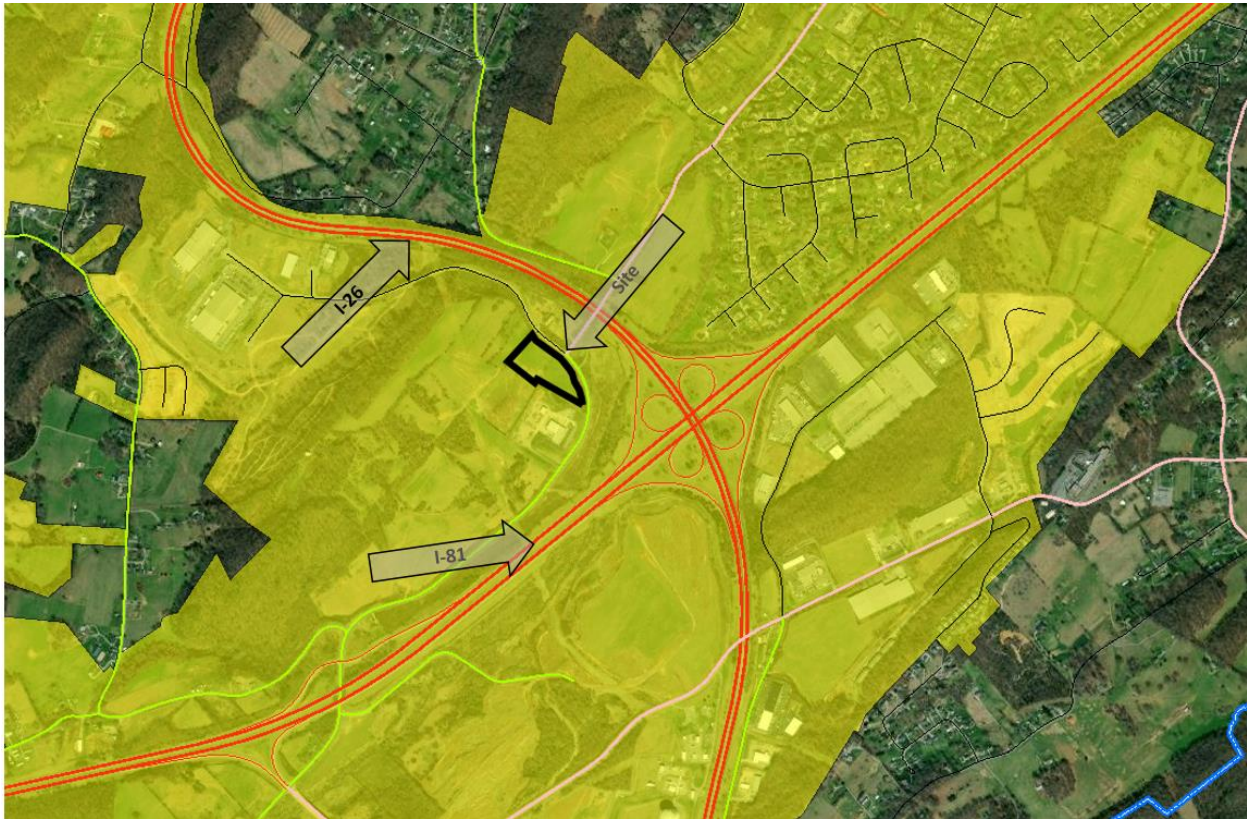
**EXISTING USE: vacant**

**PROPOSED USE: new Southern Tire Mart**

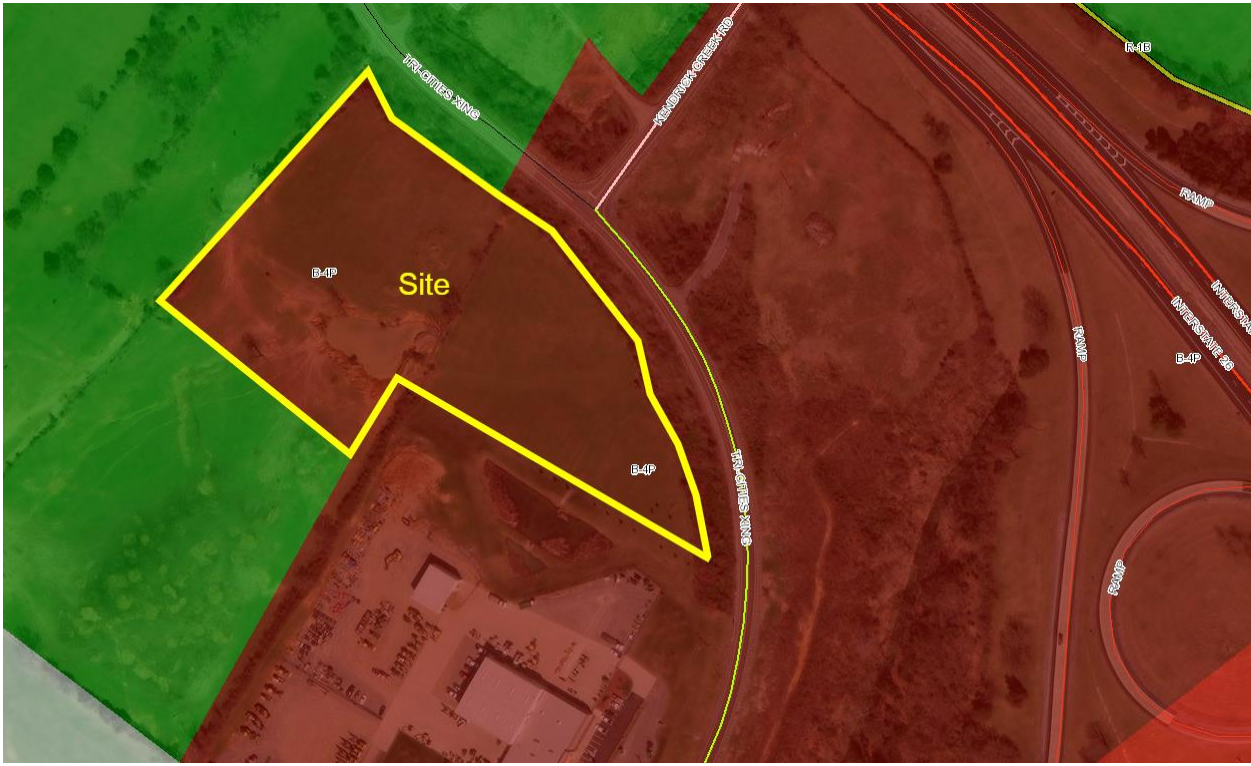
**INTENT**

**To receive preliminary zoning development plan approval in a B-4P zone for a new Southern Tire Mart.**

LOCATION MAP



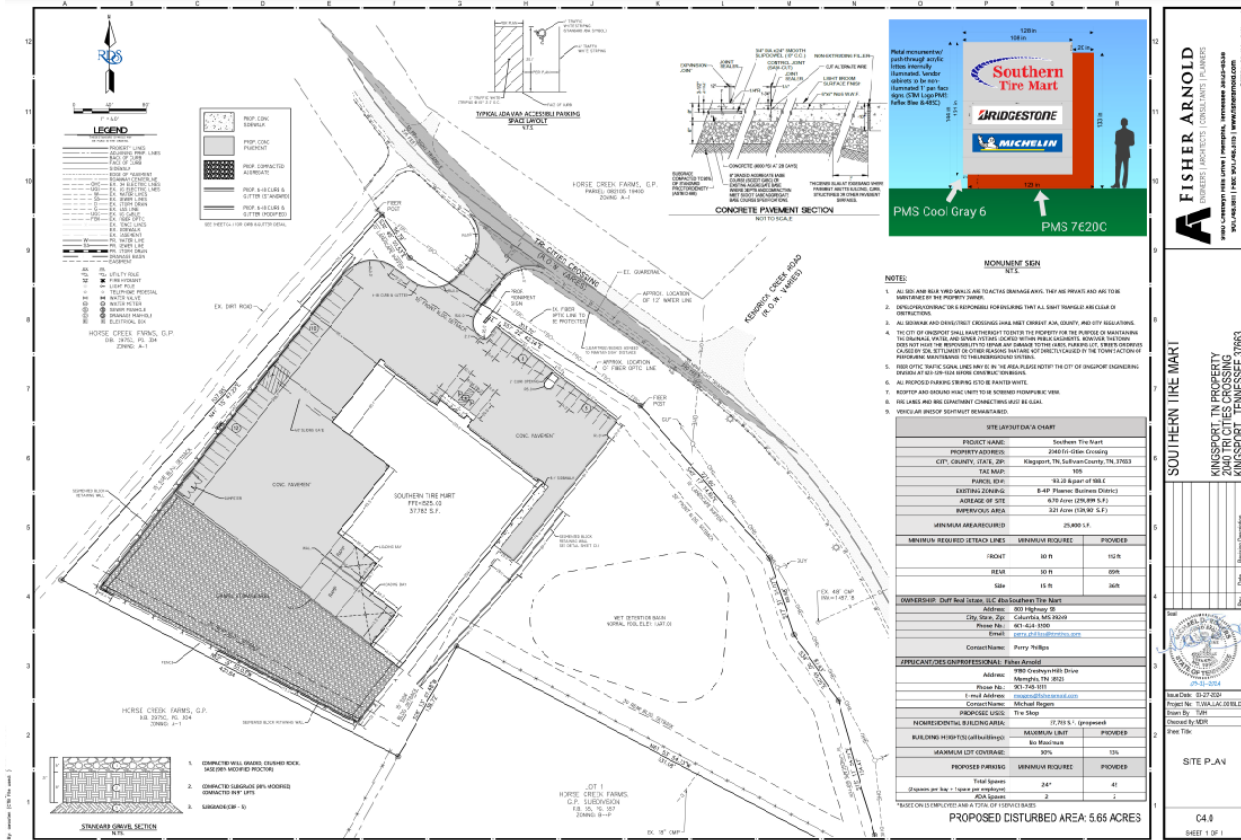
**CURRENT ZONING MAP**

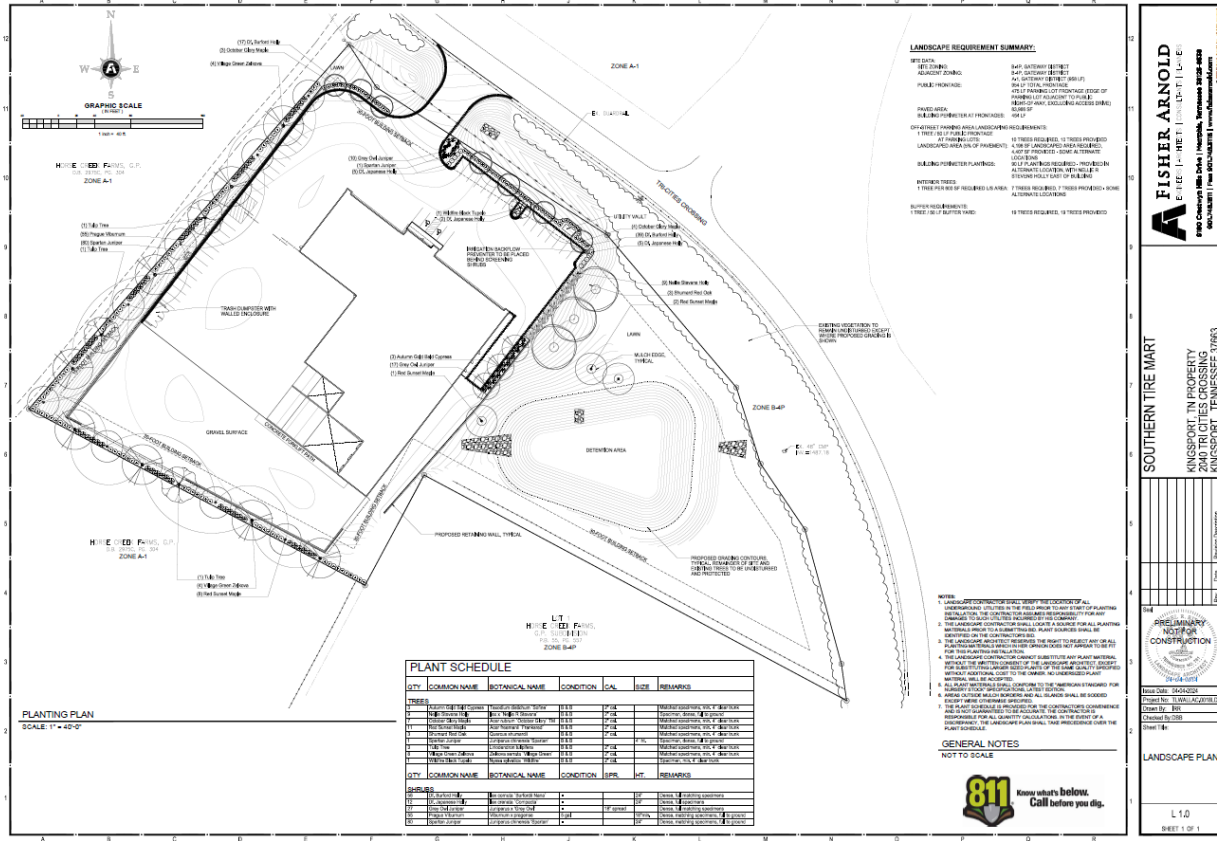


**AERIAL**



The following two pages encompass the Zoning Development Plan and Landscaping Plan





**PRELIMINARY ZDP ANALYSIS**

- Minimum lot size: 25,000 sq feet; Proposed lot size: 6.70 acres
- 30' periphery yard: intact along Tri-Cities Crossing only (as required)
- Building setback: Front: 30'  
Sides: 15'  
Rear: 30'  
(Proposal conforms to setbacks)
- No max building height
- Building ground coverage: not to exceed 30%; proposal is under 30%
- Parking: two spaces per bay, plus one space per employee, but never less than five spaces. (proposal meets the standard)
- Parking lot landscaping: Approved by City Landscape Specialist

**CONCLUSION**

Staff recommends APPROVAL of the Preliminary Zoning Development Plan in a B-4P zone.