# Tri-Cities Crossing Preliminary Zoning Development Plan/B-4P

<b>Property Information</b>				
Address	2040 Tri-Cities Crossing			
Tax Map, Group, Par	Tax Map 105Parcel 193.20			
Civil District	14	14		
<b>Overlay District</b>	Gateway	Gateway		
Land Use Designation	Retail/ Commercial	Retail/ Commercial		
Acres	+/- 6.70 acres	+/- 6.70 acres		
Existing Use	vacant	Existing Zoning	B-4P	
Proposed Use	New Southern Tire Mart	Proposed Zoning	Same	
Owner /Applicant Inf	ormation			
Name: Perry Phillips Address: 800 U.S. Highway 98 City: Columbia State: MS Zip Code: 39249		<b>Intent:</b> To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new Southern Tire Mart.		
Planning Department	Recommendation			
	nning Division recommends AF tted preliminary zoning develc ? zone.			
• This B-4P [	nd General Comments: District parcel is currently vaca on plans are currently under re		oment team staff	
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#### **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

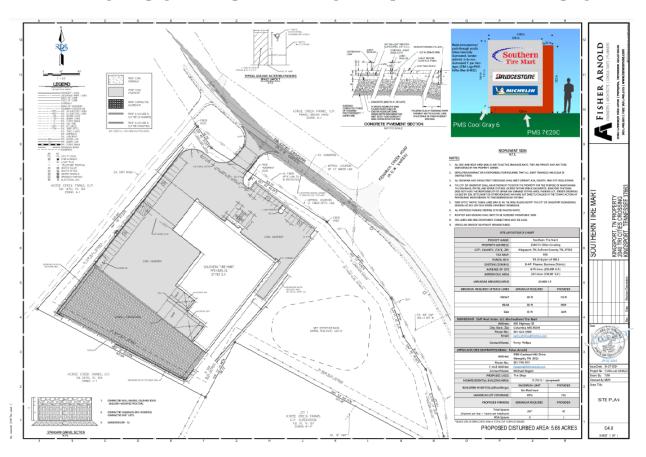


#### **CURRENT ZONING MAP**

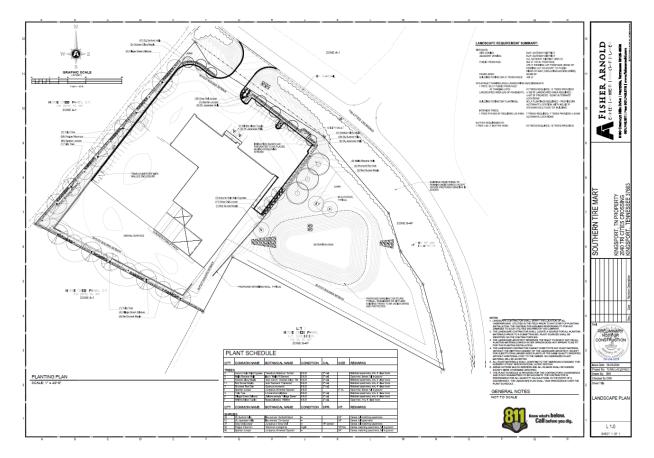


# AERIAL





#### 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.