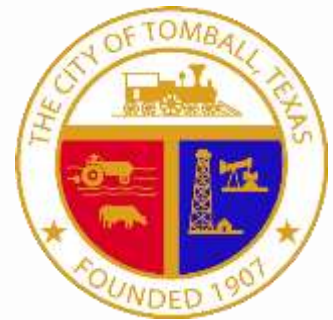


Rezoning Case Z24-07

- Request by Theis Lane and South Cherry Street LLC, to rezone 1.905 acres from Single-Family 6 to Neighborhood Retail.






Location

Southwest corner of Theis Lane
and South Cherry Street



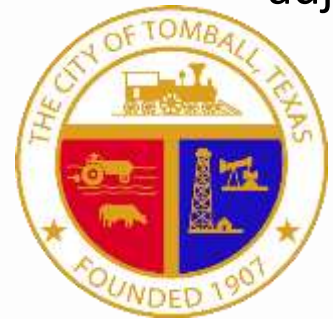
Legend

 Z24-07



Rezoning Request

- The applicant has indicated their desire to construct a small shopping center to cater to the area including possible uses such as a neighborhood café, medical practice, donut, or sandwich shop.
- The Neighborhood Retail Zoning District was recently created with the goal of accommodating limited retail uses, services, and offices to serve neighborhood areas.
- Uses allowed in the Neighborhood Retail District are intended to be compatible adjacent to neighborhoods.
- The recent enhancements to screening and buffering requirements provide more protection to adjacent properties.

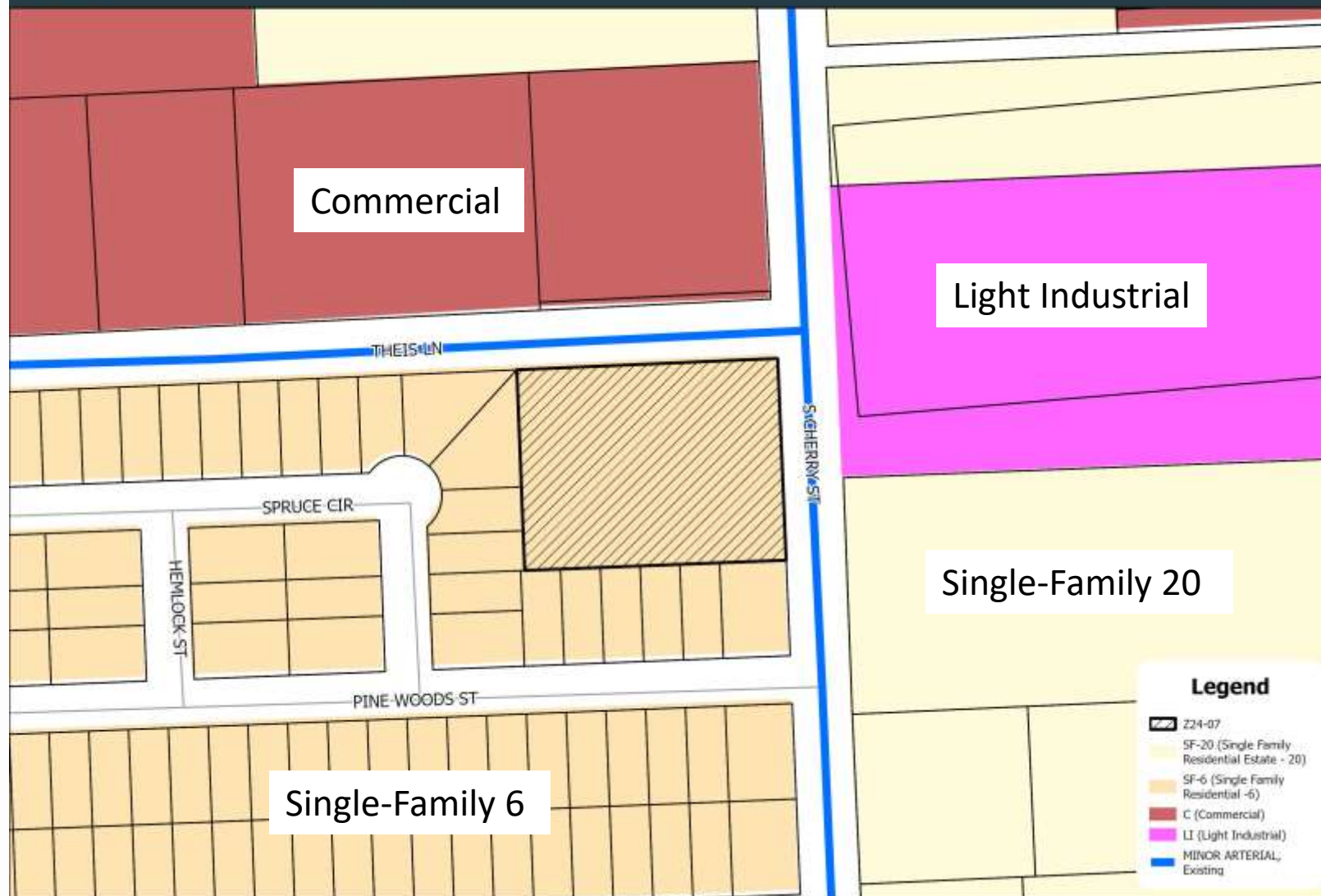


Site Photos





Zoning





Future Land Use

Business Park and Industrial

THEIS LN

SPRUCE CIR

HEMLOCK ST

PINE WOODS ST

S CHERRY ST

Neighborhood Residential

Legend

Z24-07

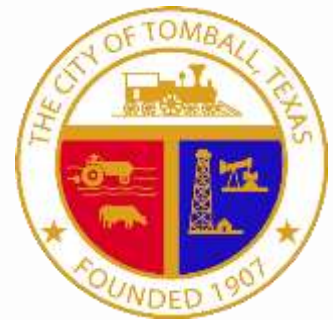
Business Park and
Industrial

Neighborhood
Residential



Analysis

- According to the Comprehensive Plan, primary land uses within the Neighborhood Residential designation should consist of single-family detached homes.
- Low intensity commercial services are also appropriate where intersections of major roadways exist such as South Cherry Street and Theis Lane.
- The request is aligned with the Comprehensive Plan's emphasis on providing supporting services and appropriate land uses that are compatible with residential areas.
- Access to the development is only from South Cherry Street or Theis Lane.





Notification Area

300 feet



1 - In Favor-



2 - Opposed-



Legend

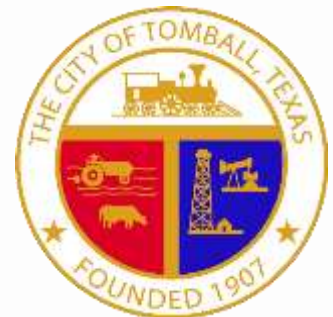
Z24-07

300' Notification Area

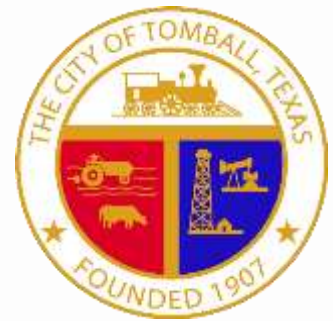


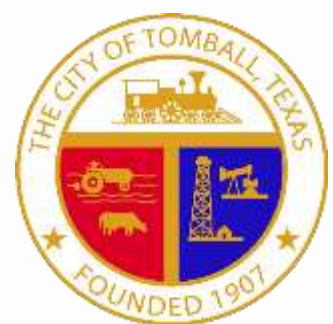
Recommendation

- City Staff recommends approval.
- Planning & Zoning Commission recommends approval (5-0).
- The request to rezone to Neighborhood Retail meets the intent of that newly created zoning district and uses permitted in that district are compatible with neighborhood areas.
- The recently enhanced buffering and screening regulations provide more protection for the neighboring properties.
- The request conforms to the goals of the Comprehensive Plan.



Applicant

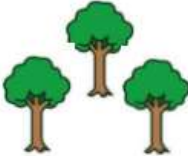




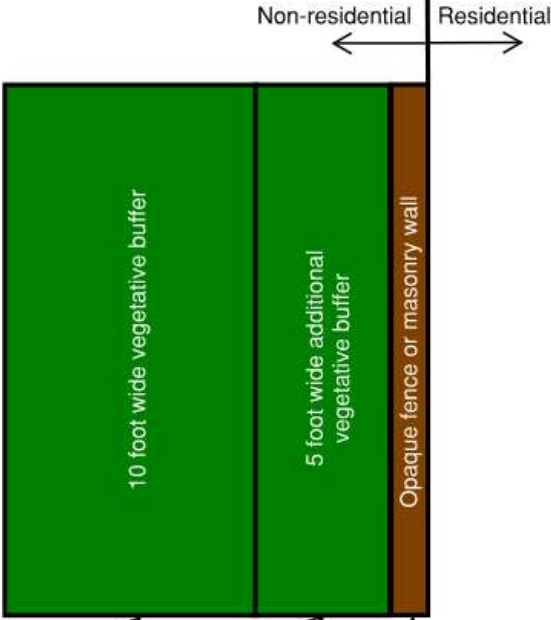
Screening and Land Use Buffering Point System 25 Points Required



1 large tree=15 points
Mature height of 20'
Height of 8' and 4" caliper at time of planting (12" above ground)
Planted every 25' in buffer area



3 small trees=15 points
Height of 8' and 2" caliper at time of planting (12" above ground)
Planted every 25' in buffer area



10' buffer (minimum requirement)

Additional 5' buffer=5 points
(maximum of 10 points)

7' opaque wooden fence (minimum requirement)
6' opaque masonry wall=10 points

