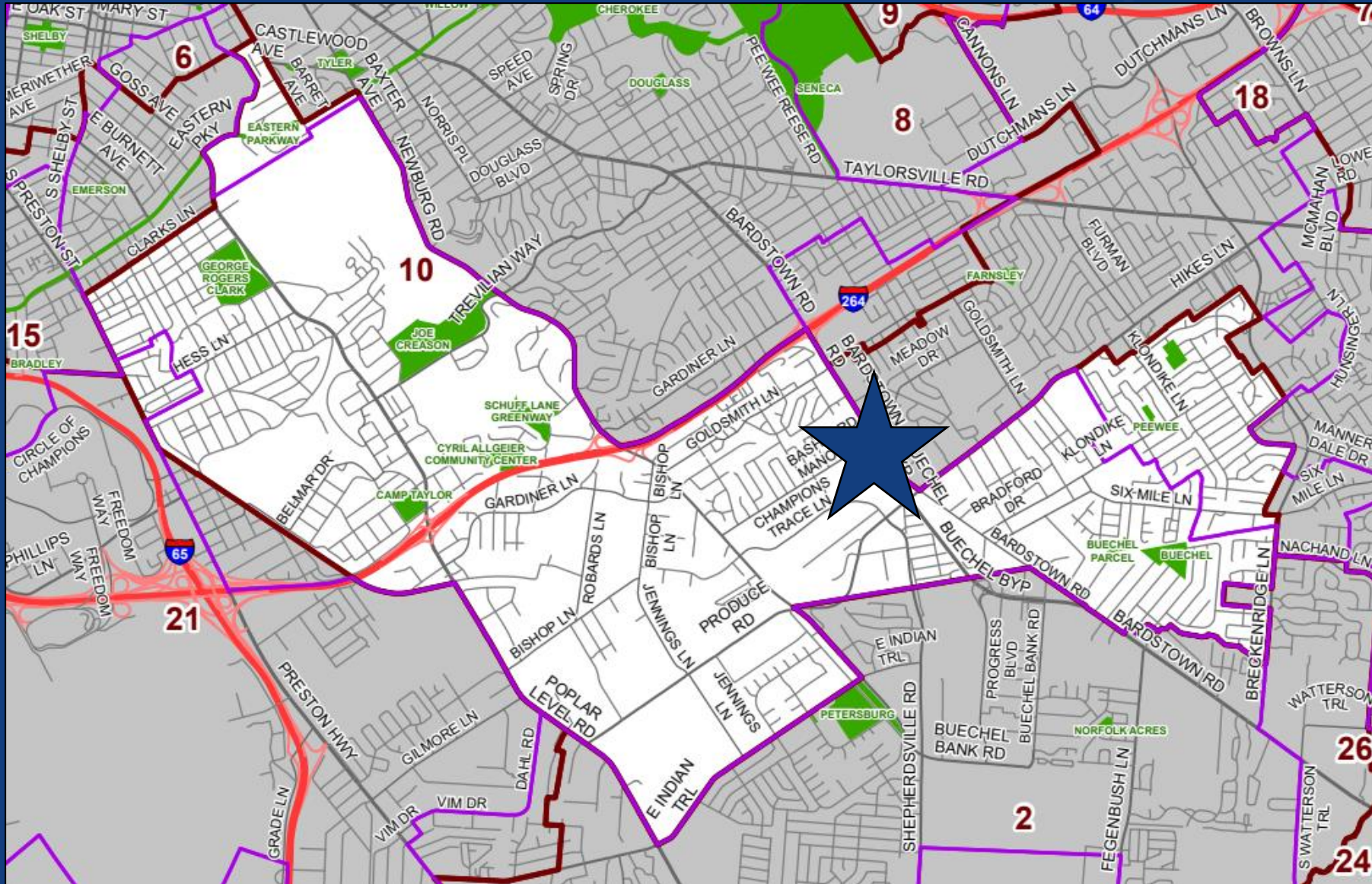


# **23-ZONE-0107**

## **TEM GROUP**

**Planning & Zoning Committee**  
December 5, 2023





**3560 Bashford Avenue**  
**District 10 – Tom Mulvihill**



**23-ZONE-0107**



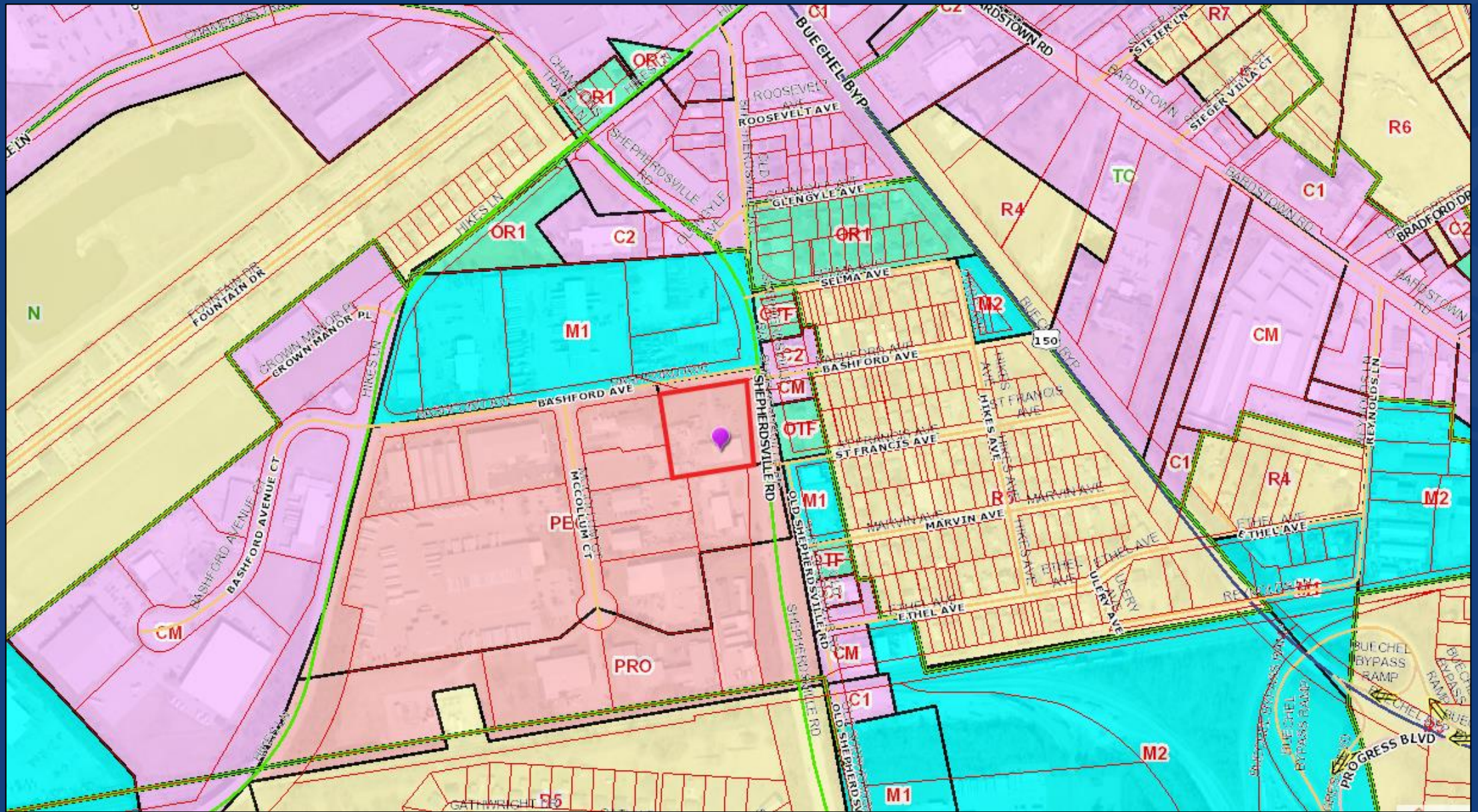


Existing: Commercial/Industrial  
Proposed: Commercial/Industrial

23-ZONE-0107







Existing: PRO/SW  
Proposed: PEC/SW

23-ZONE-0107



# REQUESTS

- Change in zoning from PRO Planned Research/Office District to PEC Planned Employment Center
- Waivers:
  1. Waiver from LDC 10.2.4.B.8 (23-WAIVER-0116) to allow existing pavement and structures to encroach into the 15-foot PEC property perimeter buffer.
  2. Waiver from LDC 5.6.B.1 (23-WAIVER-0138) to permit the building to have animating features along less than 60 percent of the length of the façade facing Bashford Ave.
- Detailed District Development plan with Binding Elements



# CASE SUMMARY

- Expansion of existing contractor shop with outdoor storage
- 2.02 acres in the Suburban Workplace form district
- Existing access from Bashford Ave to remain.



# DEVELOPMENT PLAN





# SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0107



# SITE PHOTOS – SUBJECT PROPERTY





# ADJACENT SITE





# ADJACENT SITE



# ADJACENT SITE





# ADJACENT SITE



# PUBLIC MEETINGS

- Neighborhood Meeting on July 17, 2023
- LD&T Meeting on October 12, 2023
- Planning Commission Public Hearing on November 2, 2023
- Motion to recommend approval of the change in zoning from PRO to PEC passed by a vote of 8-0.

