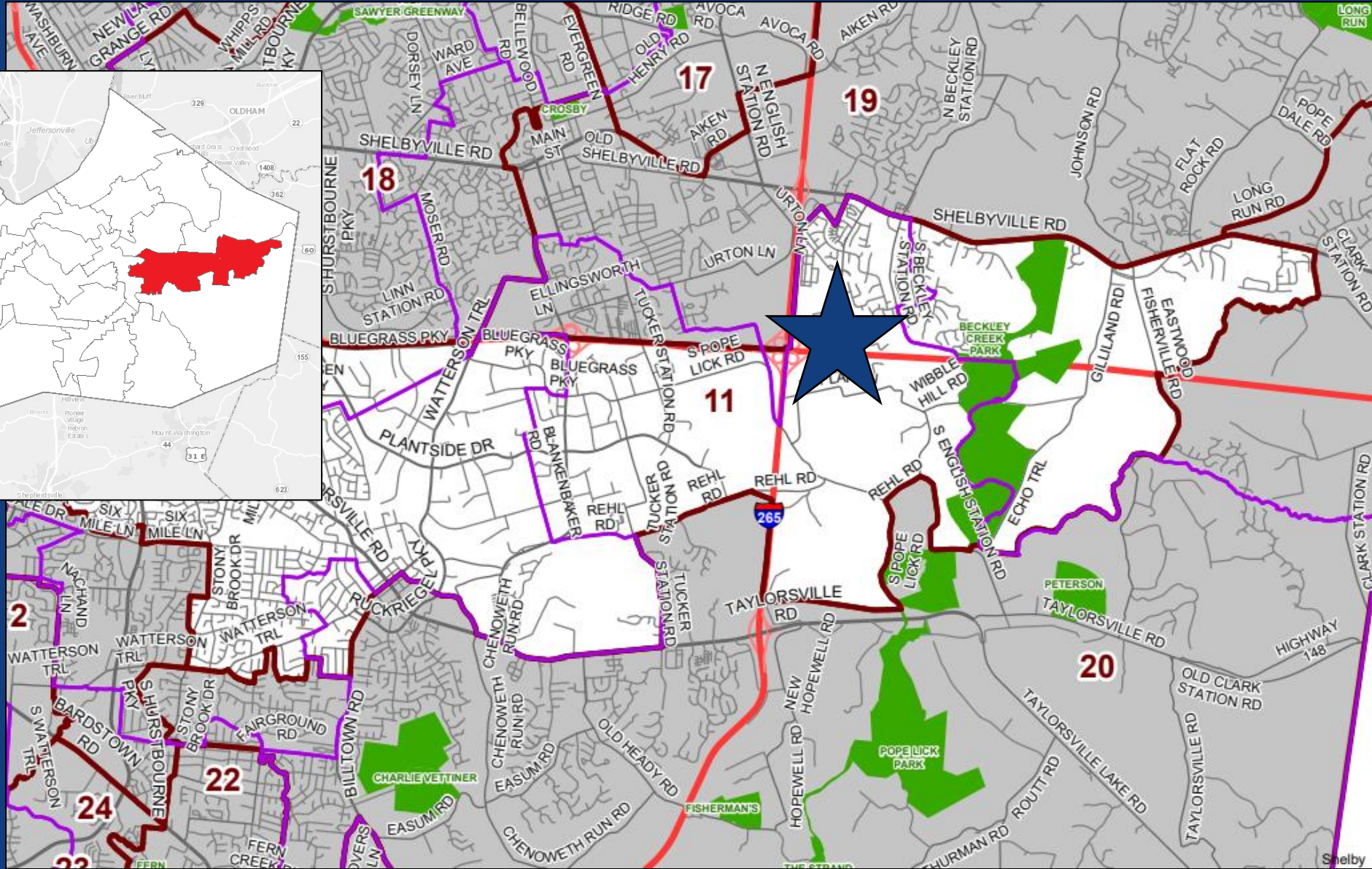
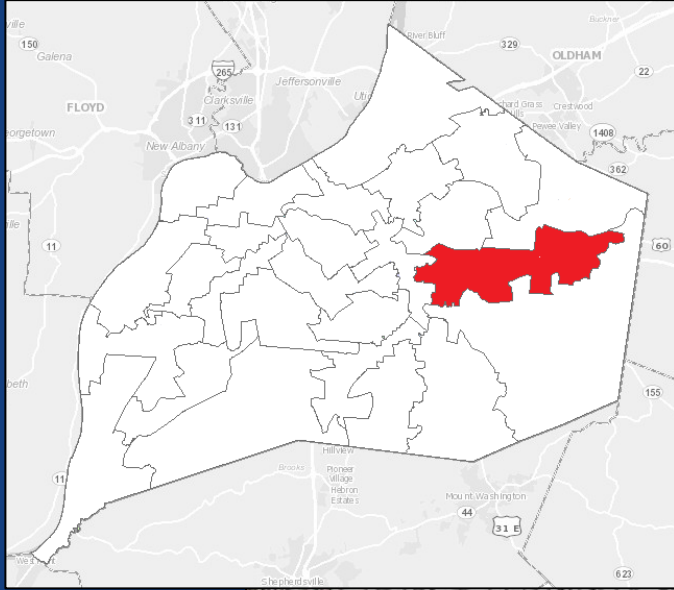


O-158-24
24-ZONE-0014
S ENGLISH STATION RD
MINI-WAREHOUSE

Planning & Zoning Committee
July 30, 2024





908 & 910 S English Station Road
District 11 – Kevin Kramer

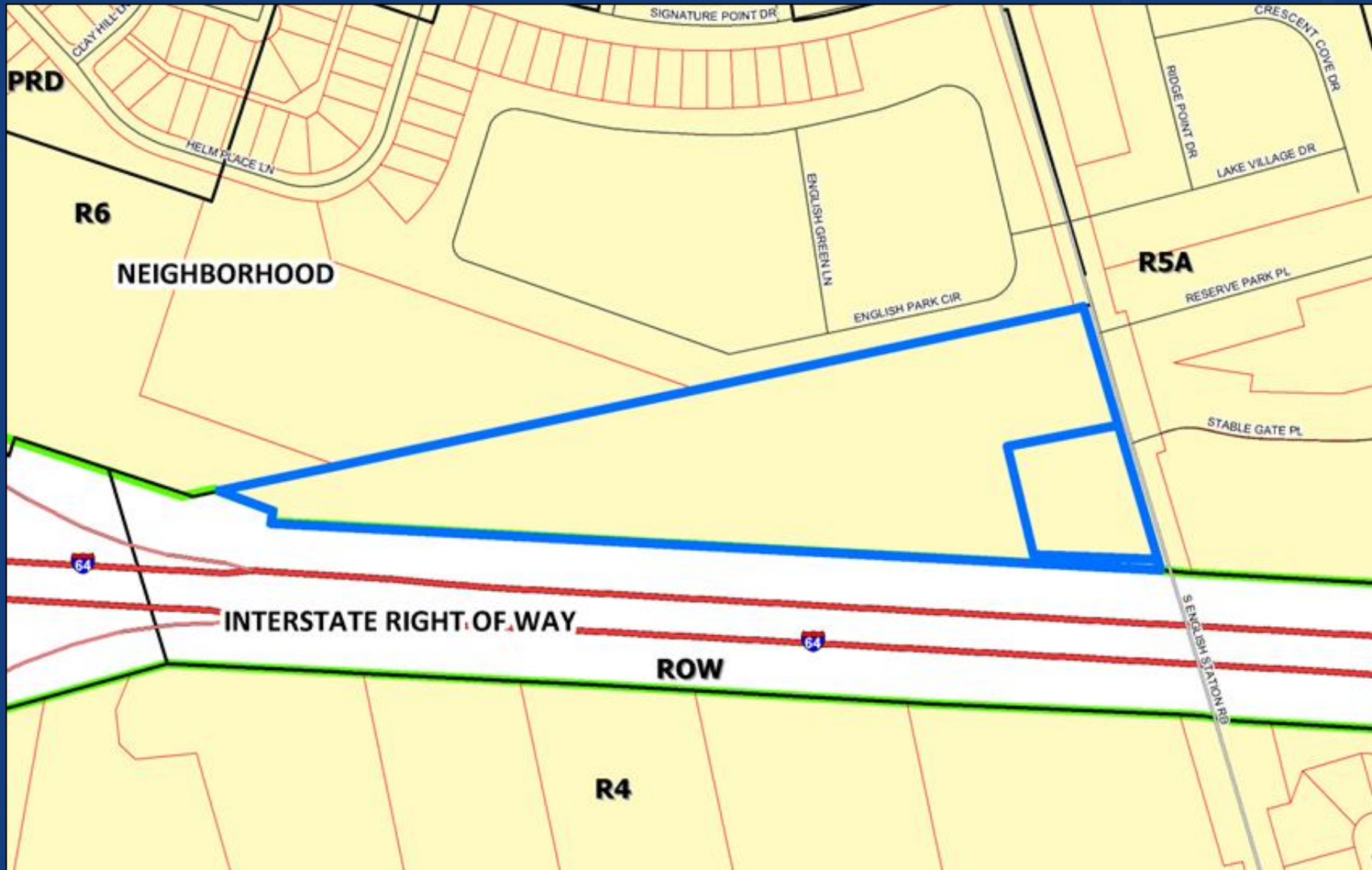
24-ZONE-0014





Existing: Residential
Proposed: Industrial

24-ZONE-0014



Existing: R-4/N
Proposed: C-M/N

24-ZONE-0014

REQUESTS

- Change in Zoning from R-4 Single Family Residential to C-M Commercial Manufacturing (12.58 acres)
- Parking Waiver to provide less than the required minimum parking spaces (24-PARKWAIVER-0004)
- Detailed District Development Plan with Binding Elements



CASE SUMMARY

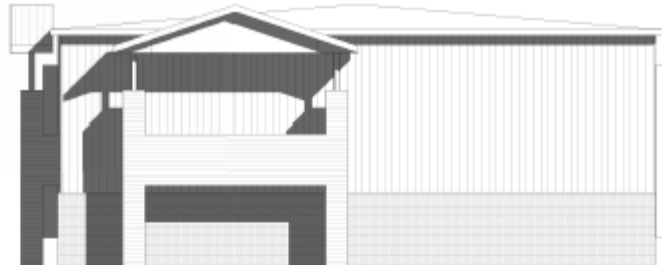
- Two parcels with single-family structures (to be removed)
- Proposed climate controlled & non-climate controlled mini-warehouse units and RV & boat parking
- 1 three-story building (72,000 sf) and three one-story buildings (56,000 sf total)



Elevations



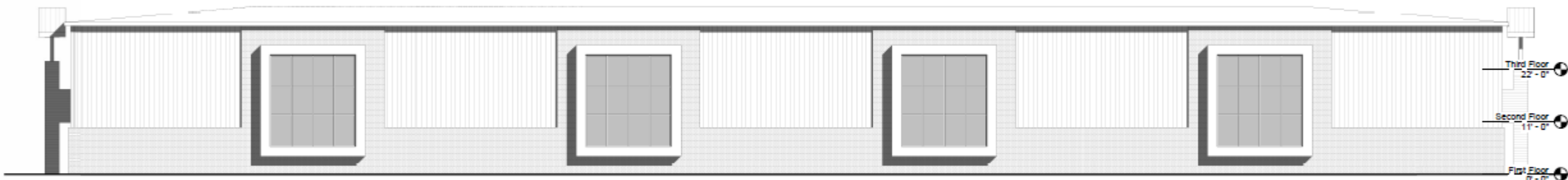
6 SW Corner - Tan
1/2" = 1'-0"



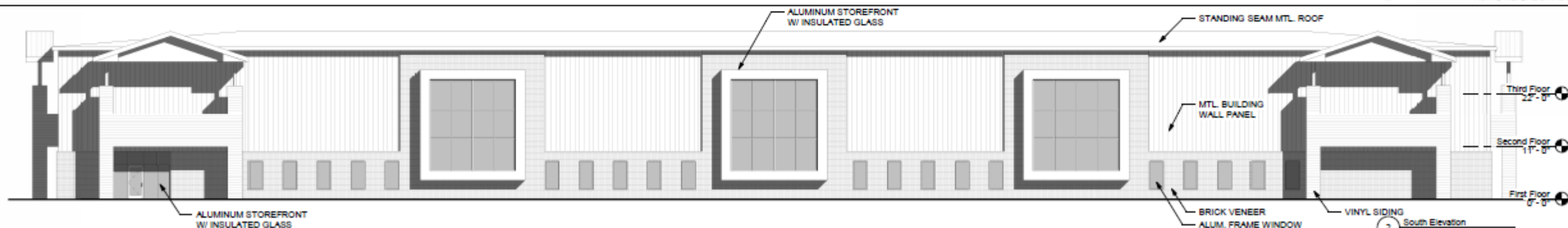
5 East Elevation
3/32" = 1'-0"
FACING ENGLISH STATION



4 West Elevation
3/32" = 1'-0"
FACING PARKING LOT



3 North Elevation
3/32" = 1'-0"
FACING NEIGHBORHOOD



2 South Elevation
3/32" = 1'-0"
FACING I-64

Elevations



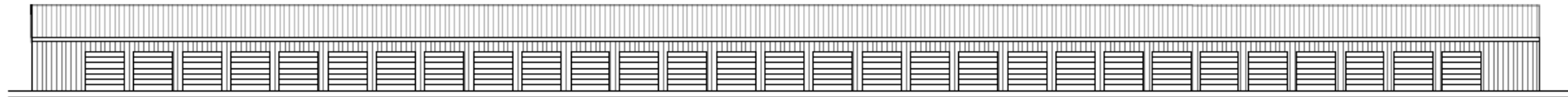
6 Storage Unit - A Tan
12' x 12'



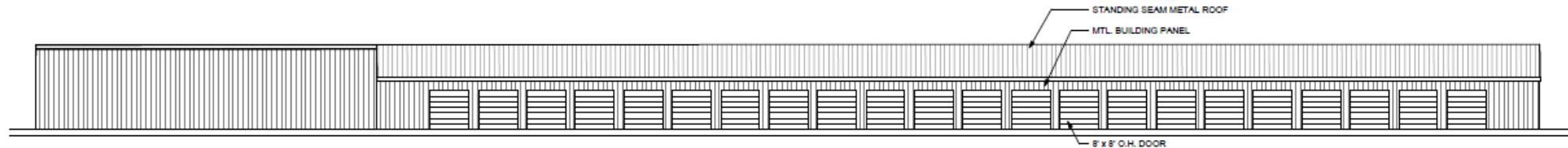
5 Storage Unit - A East Elevation
332' x 12'



4 Storage Unit - A West Elevation
332' x 12'



3 Storage Unit - A South Elevation
332' x 12'



2 Storage Unit - A North Elevation
332' x 12'



SITE PHOTOS – SUBJECT PROPERTY



24-ZONE-0014

SITE PHOTOS – SUBJECT PROPERTY



24-ZONE-0014

SITE PHOTOS – SUBJECT PROPERTY



24-ZONE-0014

SITE PHOTOS – ADJACENT PROPERTY

Approved multi-family
across S English Station
Rd



Multi-family to the north



PUBLIC MEETINGS

- Neighborhood Meeting on January 30, 2024
- LD&T Meeting on May 9, 2024
- Planning Commission Public Hearing on June 6, 2024
 - Motion to recommend approval of the change in zoning from R-4 to C-M passed by a vote of 4-1.

