

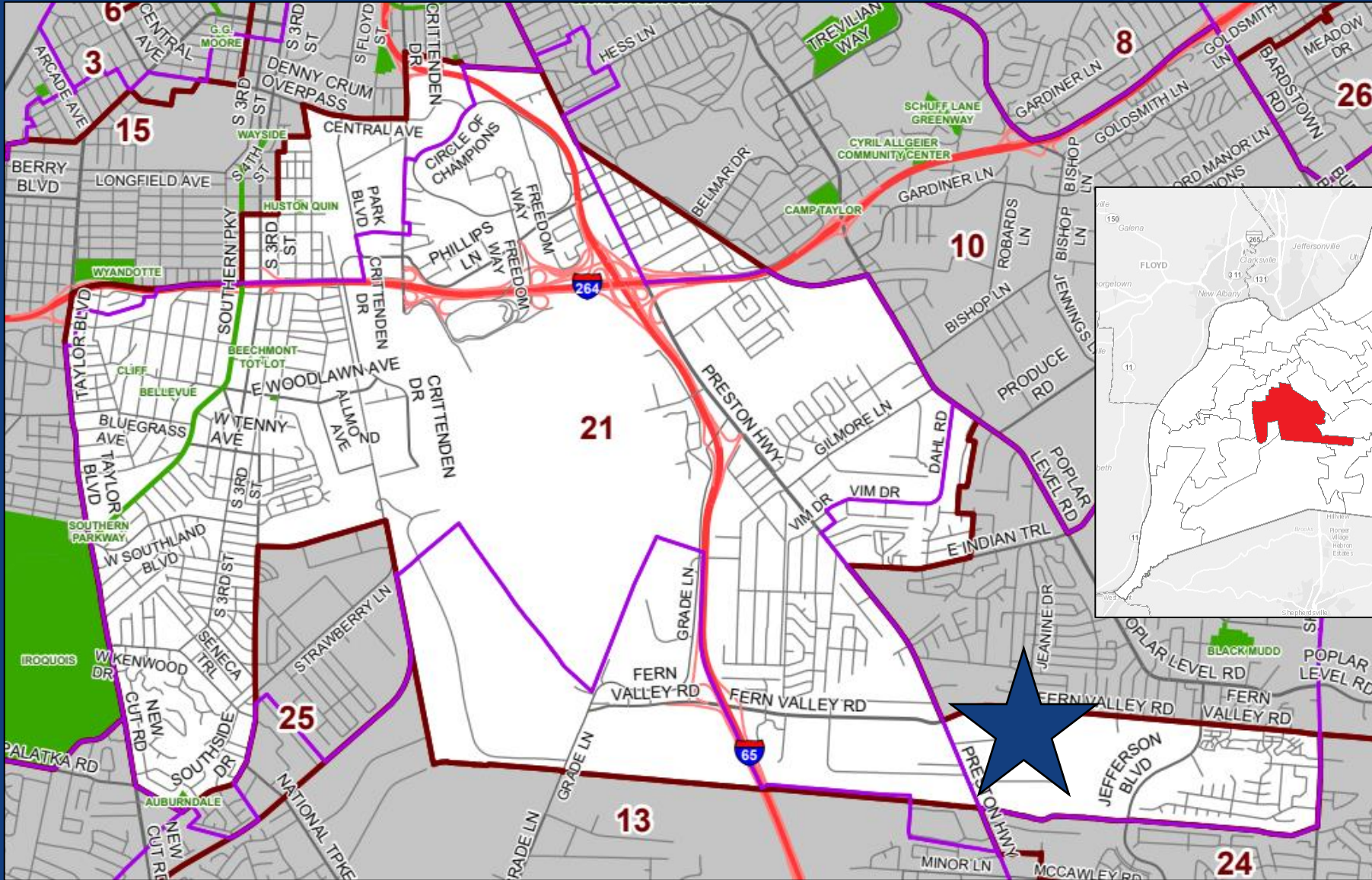
# **23-ZONE-0047**

## **Bunch – Old Fern Valley Road**

**Planning & Zoning Committee**

October 17, 2023





**1285, 1295 & 1305 Old Fern Valley Road**  
**District 21 – Betsy Ruhe**

**23-ZONE-0047**



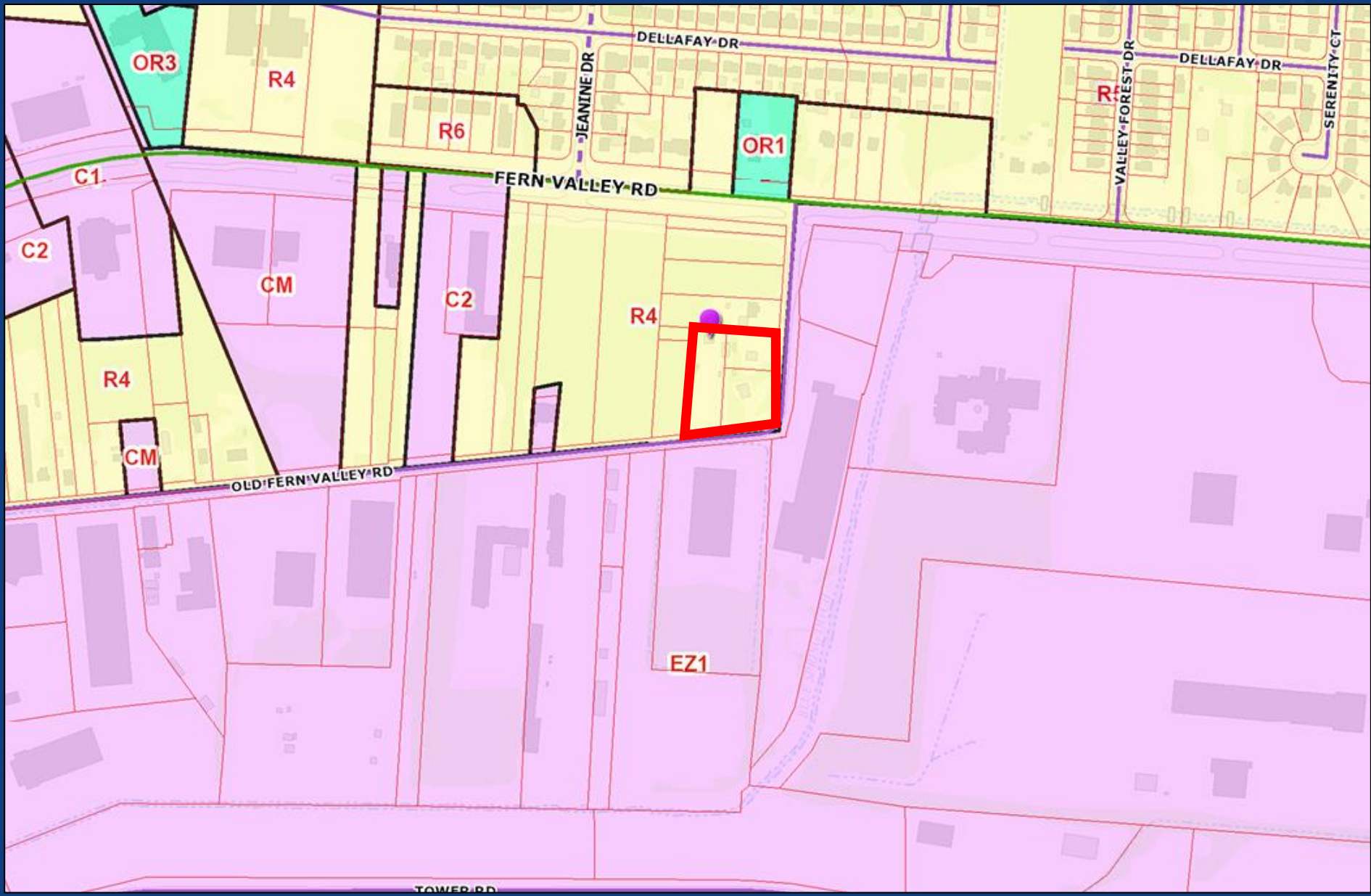




Existing: Residential  
Proposed: Commercial/Industrial

23-ZONE-0047





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

23-ZONE-0047

# REQUESTS

- Change in Zoning from R-4 Single Family Residential to C-M Commercial Manufacturing
- Detailed District Development Plan with Binding Elements



# CASE SUMMARY

- 3 parcels developed single-family
- Residences not to be preserved
- Proposal for RV and boat storage





**23-ZONE-0047**



# SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0047



# SITE PHOTOS – SUBJECT PROPERTY



# PUBLIC MEETINGS

- Neighborhood Meeting on January 4, 2023
- LD&T Meeting on August 24, 2023
- Planning Commission Public Hearing on September 21, 2023
- Motion to recommend approval of the change in zoning from R-4 to C-M passed by a vote of 8-0.

