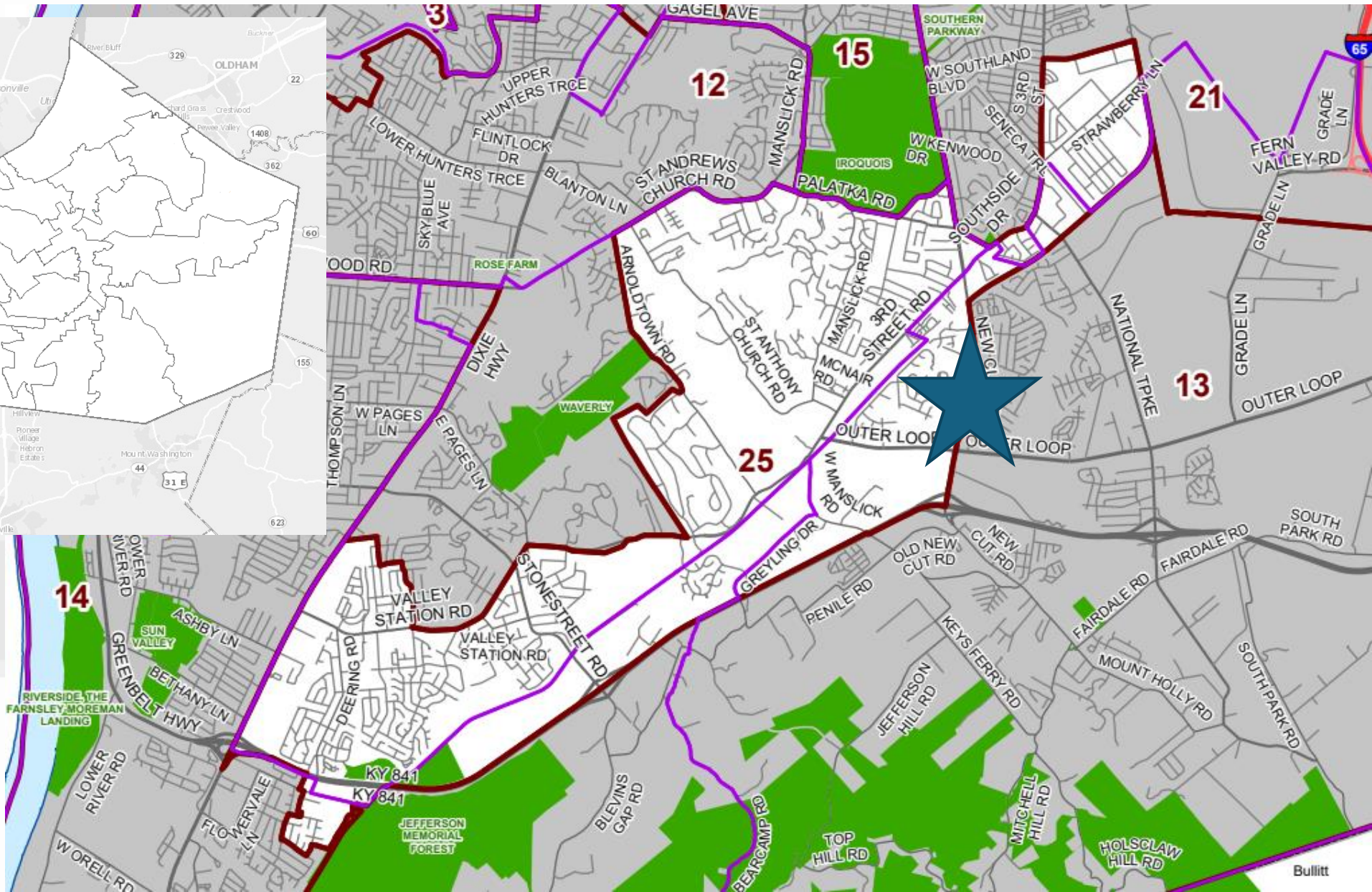
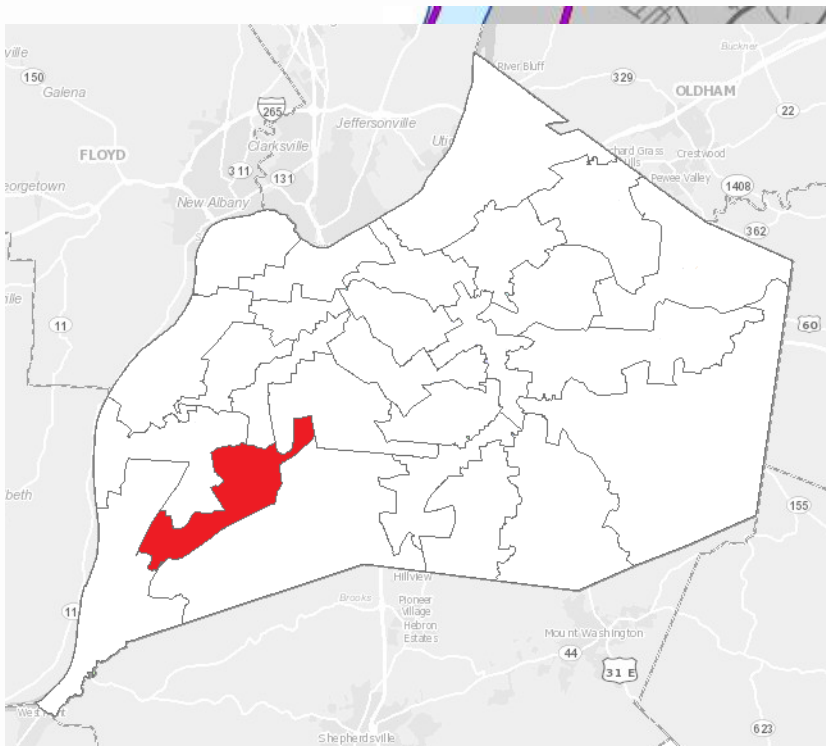


O-116-025
24-ZONE-0062

Auto Zone

Planning and Zoning Committee
June 3, 2025





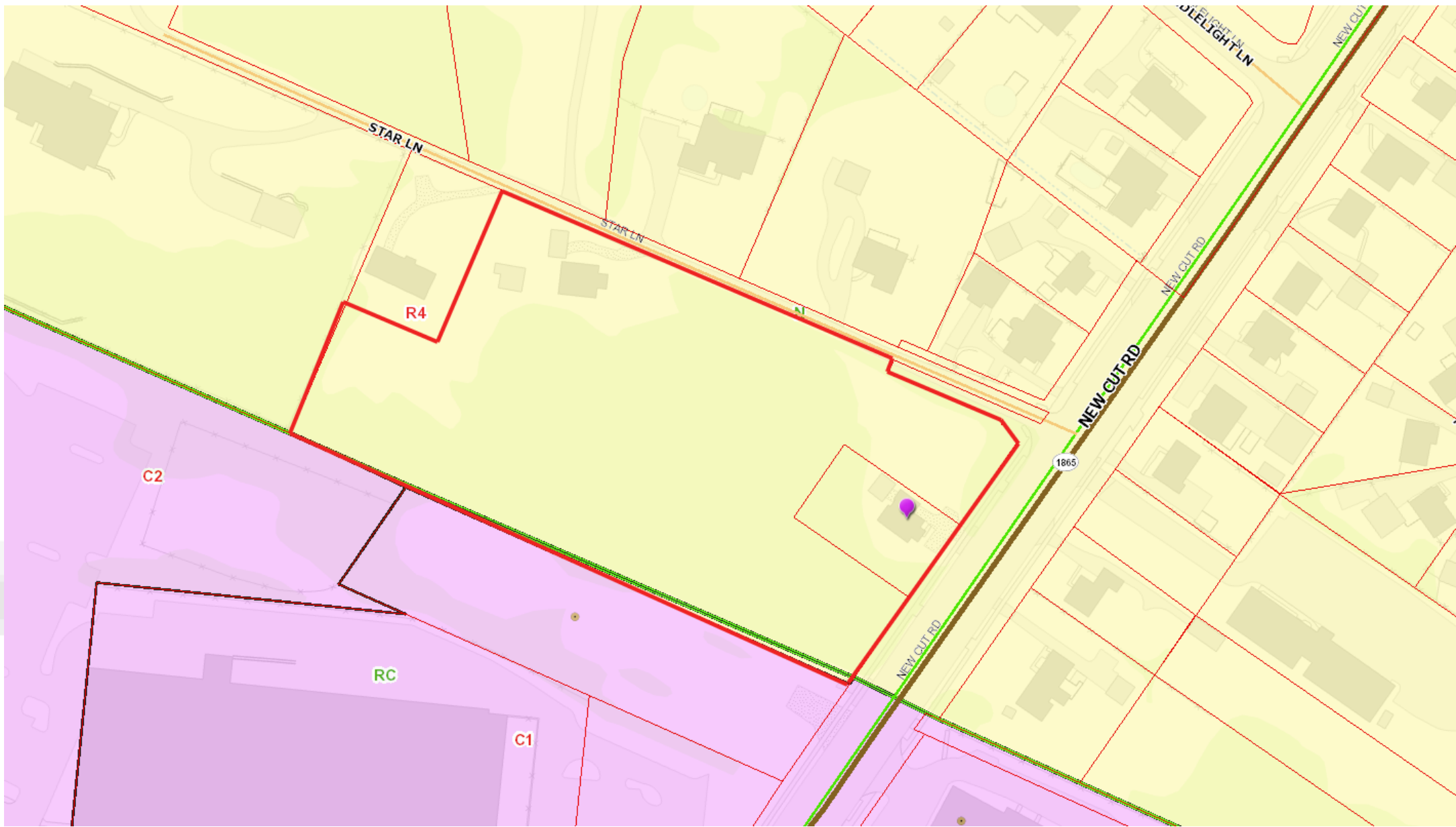
5862 New Cut Road & 7419 Star Lane
District 25– Khalil Batshon





Existing: Residential
Proposed: Commercial





Existing: R-4/N
Proposed: C-1/N



REQUESTS

- **Change in zoning from R-4 single family to C-1 Commercial**
- **Variance**
- **Detailed District Development plan with Binding Elements**



CASE SUMMARY

- 7,381 SF retail structure proposed
- Leaving additional site area for future development
- Access to the site will be via New Cut Road



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DRAINAGE SUMMARY

GROSS SITE AREA 2.20 AC. (95,814 S.F.)
HYDROLOGIC SOIL GROUP "C" = OTWOOD
HYDROLOGIC SOIL GROUP "D" = ALFIC WRD
EXISTING IMPERVIOUS AREA = 3,044 S.F.
EXISTING PERVIOUS AREA = 92,770 S.F.
PROPOSED IMPERVIOUS AREA = 28,078 S.F.
PROPOSED PERVIOUS AREA = 29,384 S.F.
FUTURE IMPERVIOUS AREA = 14,070 S.F.
FUTURE PERVIOUS AREA = 28,303 S.F.
IMPERVIOUS AREA NET INCREASE = 42,148
STORMWATER DETENTION CALCULATION:
 $X = \Delta CRA / 12$
 $C (PRE) = 0.24$
 $C (POST) = 0.55$
 $LC = 0.55 - 0.24 = 0.31$
 $A = 2.20 AC.$
 $R = 2.8 \text{ INCHES OF RAINFALL}$
 $X = (0.31)(2.8)(2.20) / 12$
 $X = 0.16 \text{ ACRE-FEET (6,970 CU. FT. X 1)}$
PROPOSED DETENTION BASIN VOLUME = 10
PROPOSED DETENTION BASIN DEPTH = 5.1
PROPOSED DETENTION BASIN AREA = 2.07

LANDSCAPE / TREE CAN

IN ACCORDANCE WITH CHAPTER 10,
PART 2 OF THE LAND DEVELOPMENT
VEHICULAR USE AREA (VUA) = 18,539
INTERIOR LANDSCAPE AREA (ILA) = 18
ILA REQUIRED: 1,380 SQ. FT.
ILA PROVIDED: 1,720 SQ. FT. (SEE PLA
EXISTING TREE CANOPY COVERAGE: 7
TREE CANOPY PRESERVED: 14,741 SQ.
TOTAL TREE CANOPY REQUIRED: 33,54

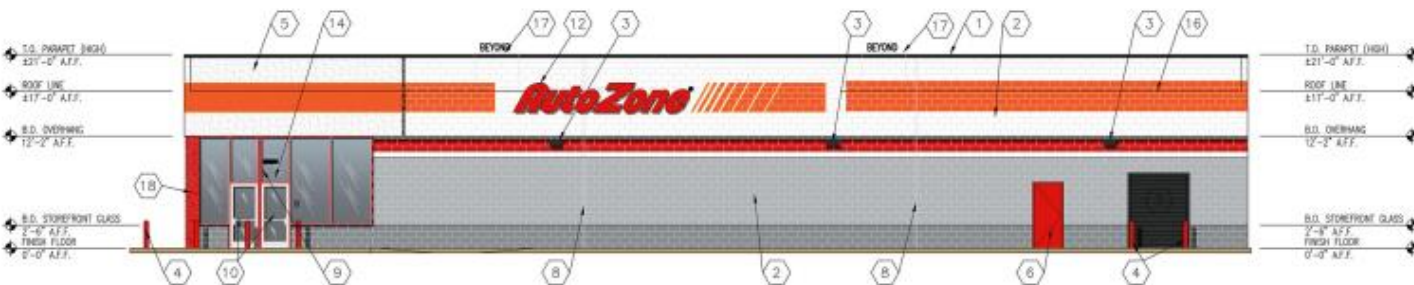
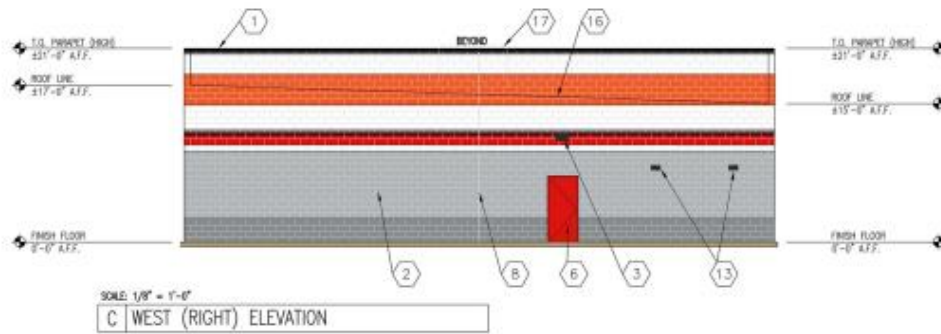
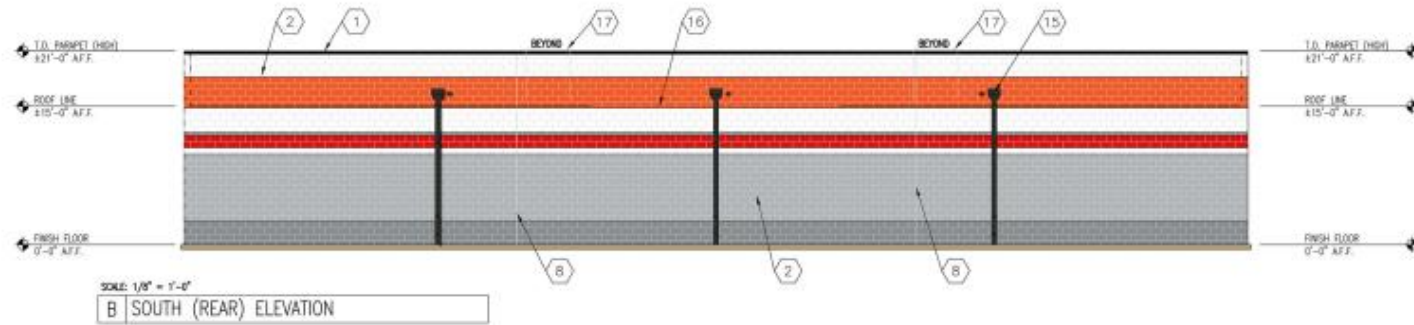
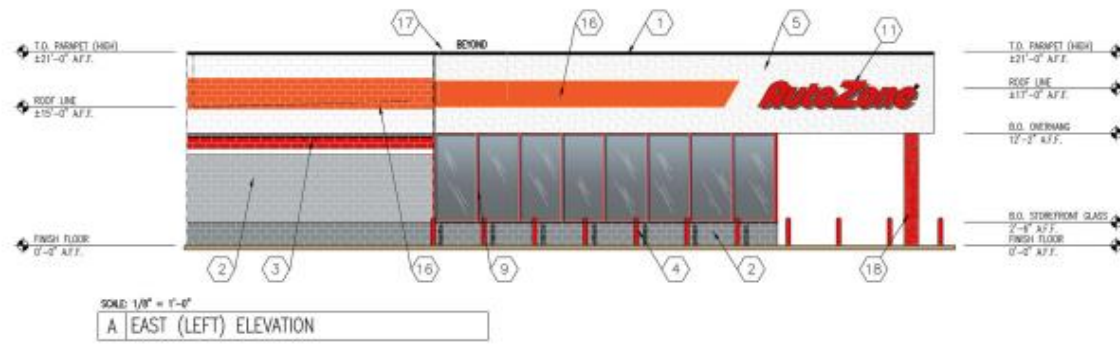
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ELEVATIONS



SUBJECT PROPERTY



View of site from New Cut Road

SUBJECT PROPERTY



View of site from Star Lane

ADJACENT PROPERTY



Property to the South on New Cut Road



ADJACENT PROPERTY



Property across the street on New Cut Road



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on April 29, 2024
- ❖ LD&T Meeting on March 13, 2025
- ❖ Planning Commission Public Hearing on April 24, 2025
 - ❖ Motion to recommend approval of the change in zoning from R-4 to C-1 passed by a vote of 8-0

