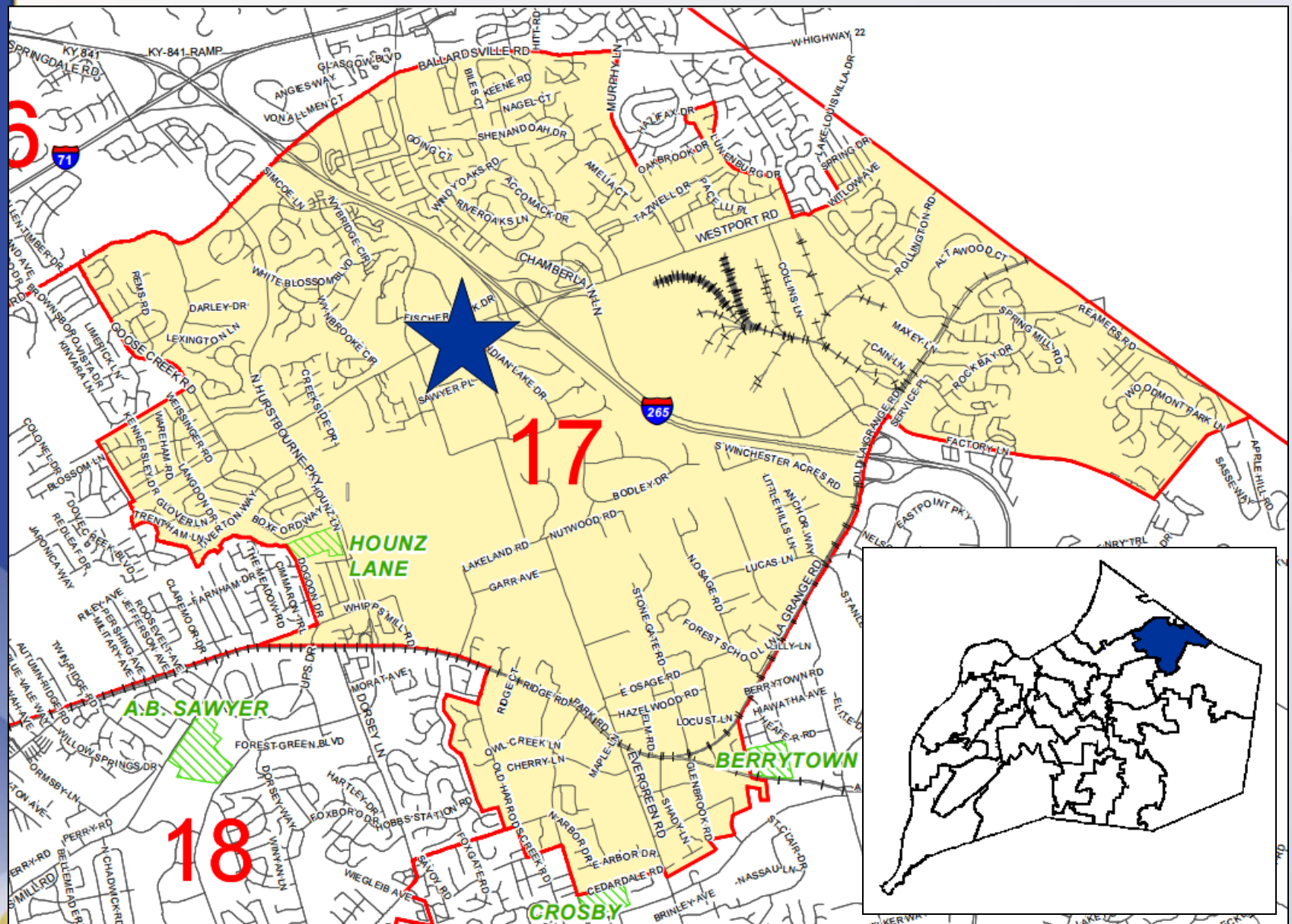


# 15ZONE1016

## Martin's BBQ



Planning/Zoning, Land Design & Development  
September 15, 2015



# Request(s)

- Change in Zoning from R-4 (Single Family Residential) to C-1 (Commercial)
- Conditional Use Permit for outdoor alcohol sales and consumption
- Revised Detailed District Development Plan
- Binding Elements

# Case Summary / Background

- Former Indian Springs Golf Course clubhouse to be used for a restaurant
- No building construction is proposed
- Parking lot with 80 spaces to be constructed south of the building
- Required setbacks and landscaping along all property lines are provided



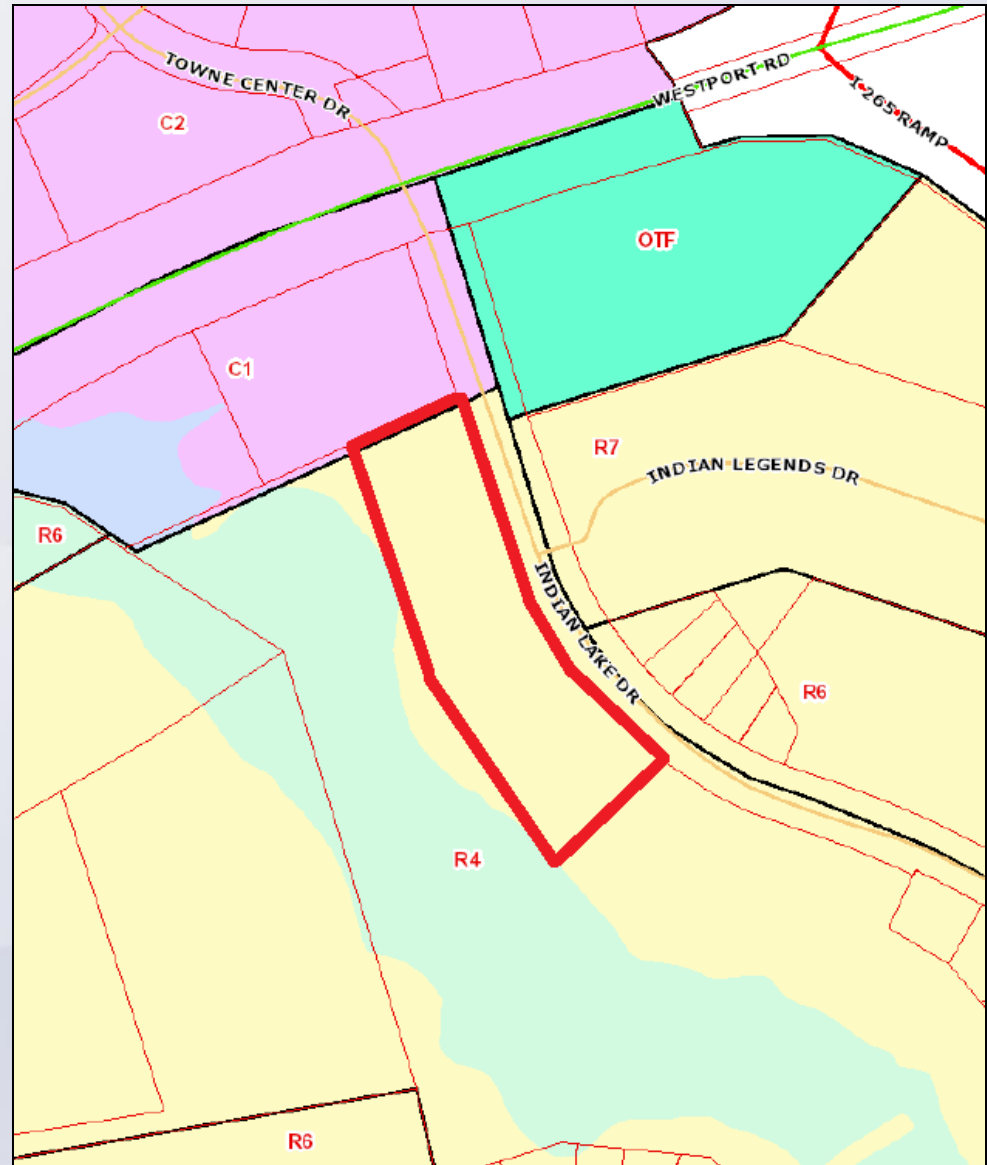
# Zoning/Form Districts

## Subject Property:

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

## Adjacent Properties:

- North: R-4/N
- South: R-4/N
- East: R-4/N
- West: R-4/N



# Aerial Photo/Land Use

## Subject Property:

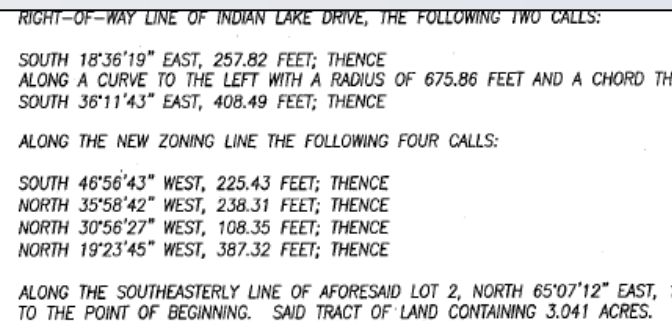
- Existing: Clubhouse
- Proposed: Restaurant

## Adjacent Properties:

- North: Commercial
- South: Vacant
- East: Single Family
- West: Vacant













# PC Recommendation

- Public Hearing was held on 8/20/2015
  - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from R-4 to C-1 (7 members voted)