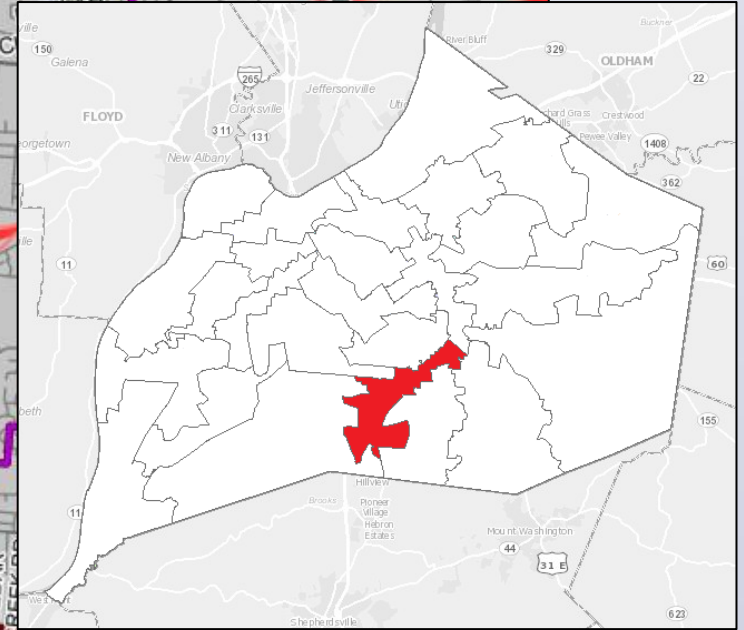
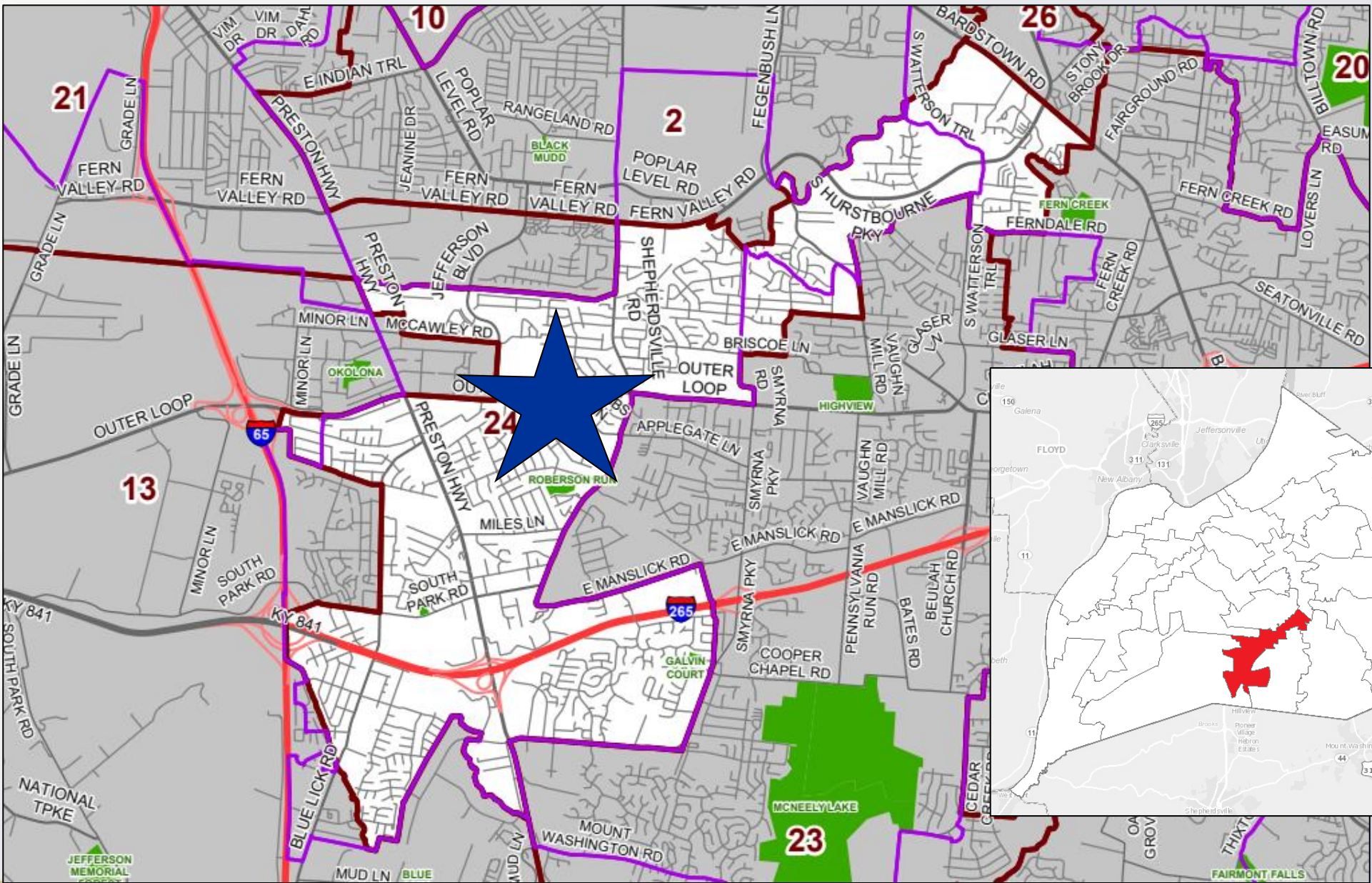


22-ZONE-0148

7 BREW – LAUREL RIDGE ROAD



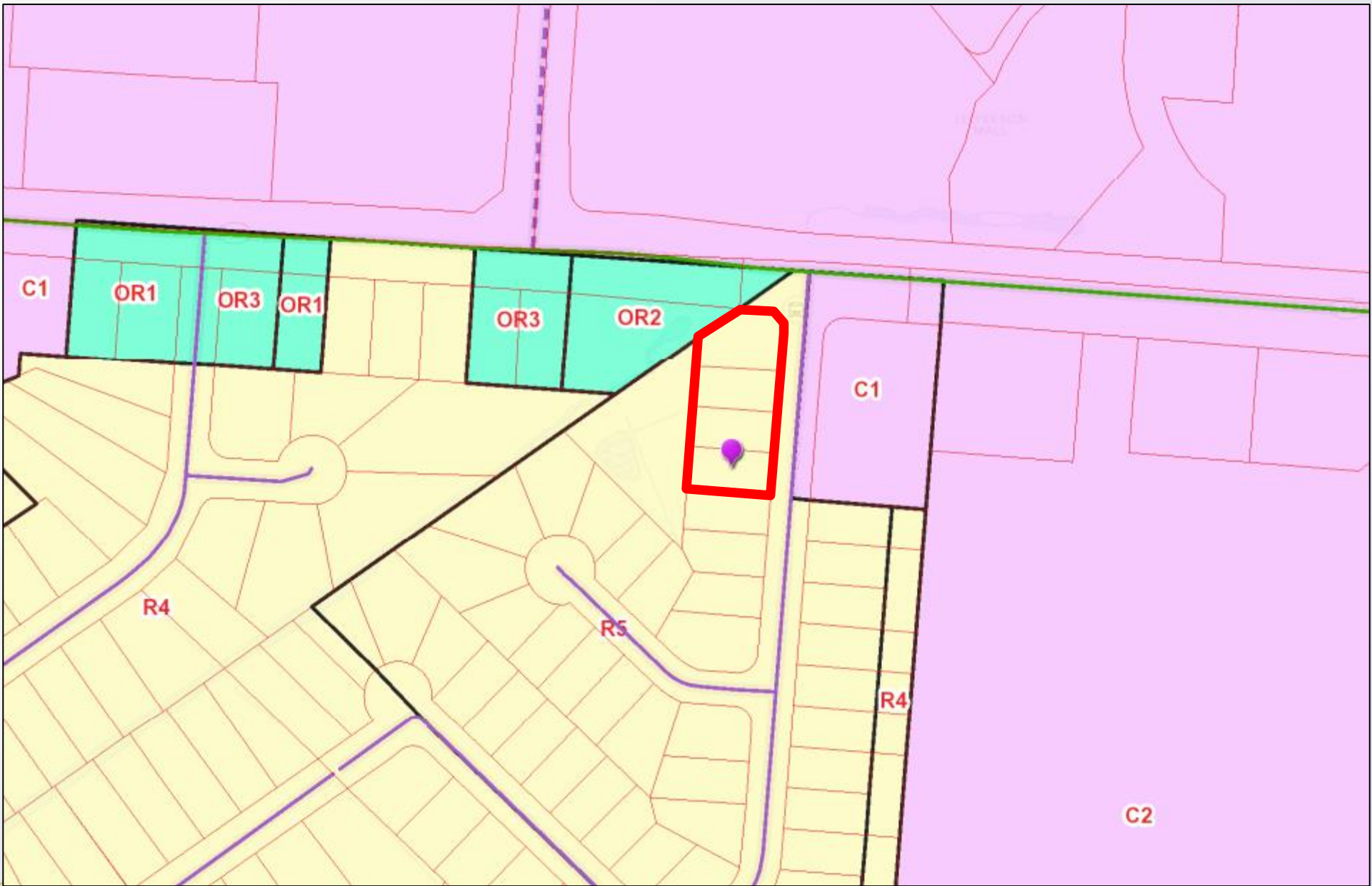
Planning & Zoning Committee
May 2, 2023



7700 - 7706 Laurel Ridge Road
District 24 - Madonna Flood

22-ZONE-0148





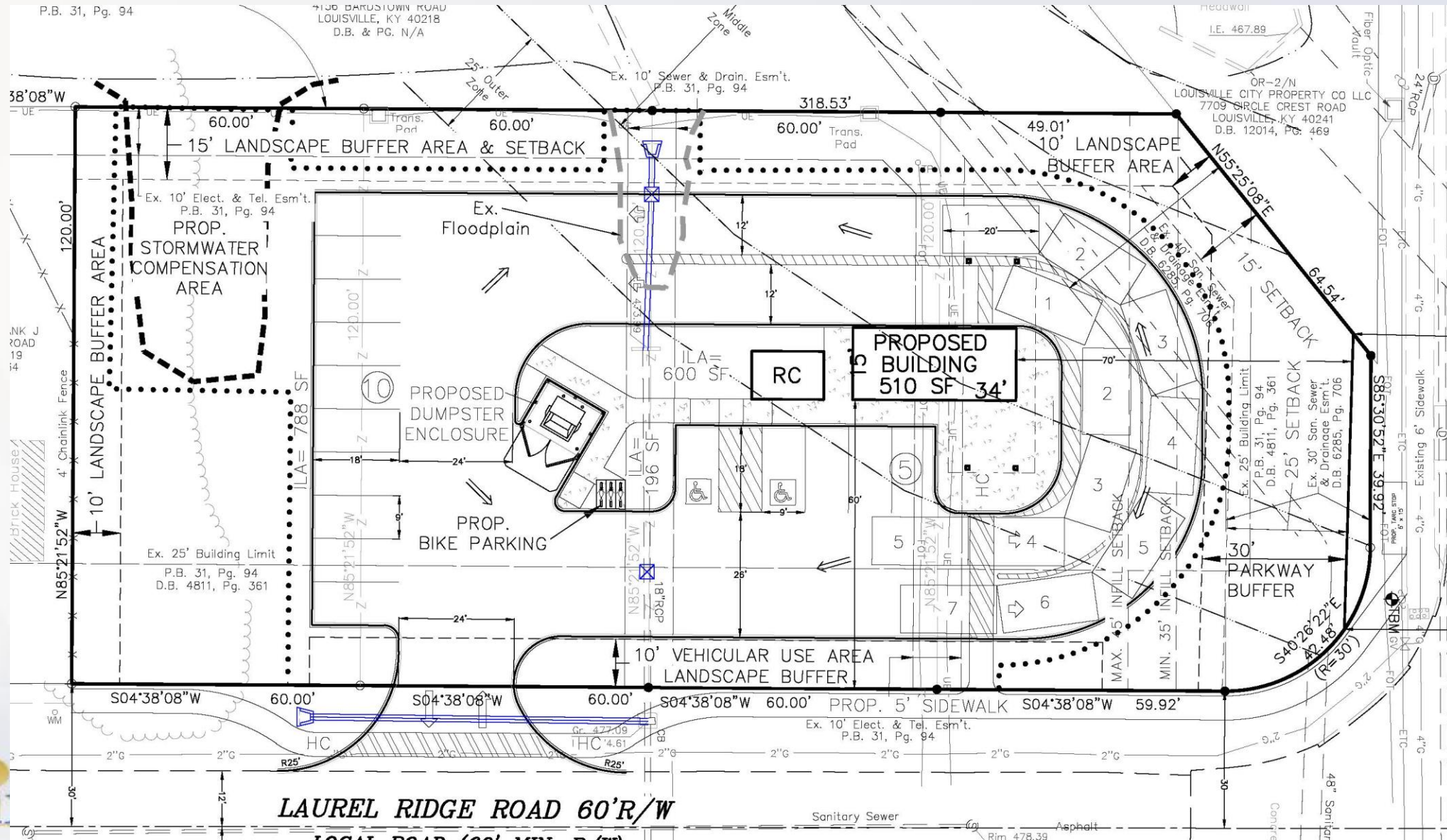
Requests

- **Change in Zoning** from R-5 Single Family Residential to C-1 Commercial
- **Variances:**
 - from 4.8.3.C to permit encroachment into outer and middle zones of a protected waterway buffer (22-VARIANCE-0145)
 - from 5.1.12.B.2.e to exceed maximum infill setback (Outer Loop frontage: required 40', requested 70', variance of 30'; Laurel Ridge Road frontage: required 25', requested 60', variance of 35') (22-VARIANCE-0146)
- **Waivers:**
 - from 10.2.4.B.3 to permit an easement to overlap a required LBA by more than 50% (22-WAIVER-0196)
 - from 8.3.3.A.1 to permit more than three signs on one façade of a non-residential building (23-WAIVER-0007)
- **Parking Waiver** to exceed maximum allowed parking (22-PARKWAIVER-0007)
- **Detailed District Development Plan** with Binding Elements

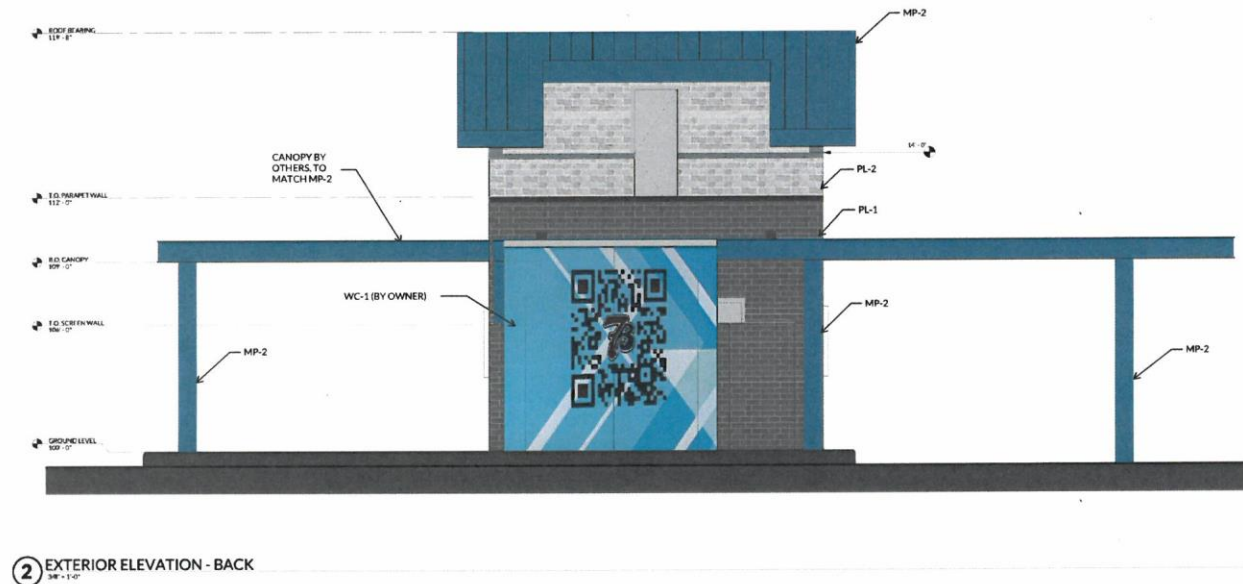
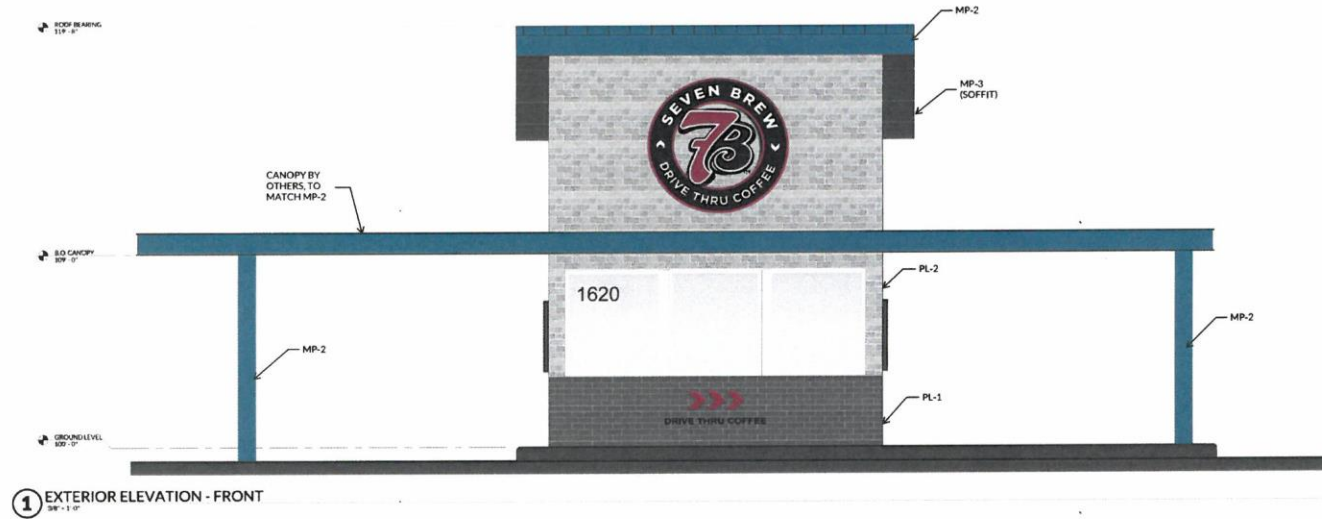
Case Summary

- Site currently undeveloped
- Proposed 510 sf 7 Brew coffee shop
- Access from Laurel Ridge Road
- Southern Ditch

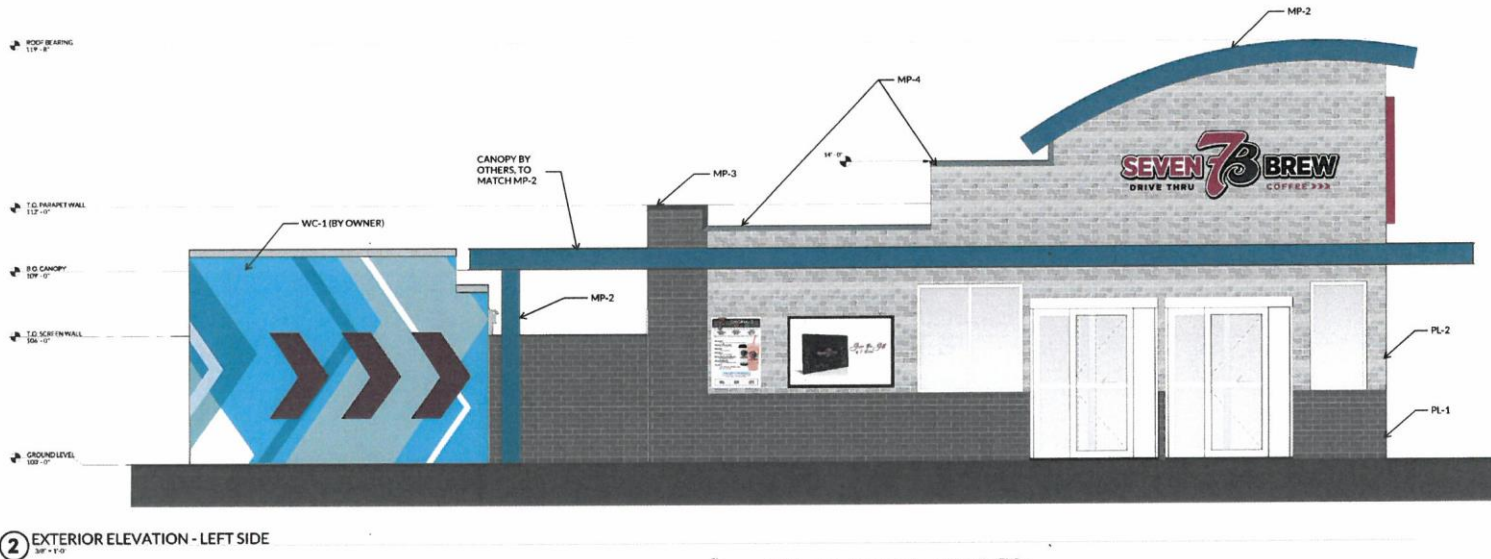
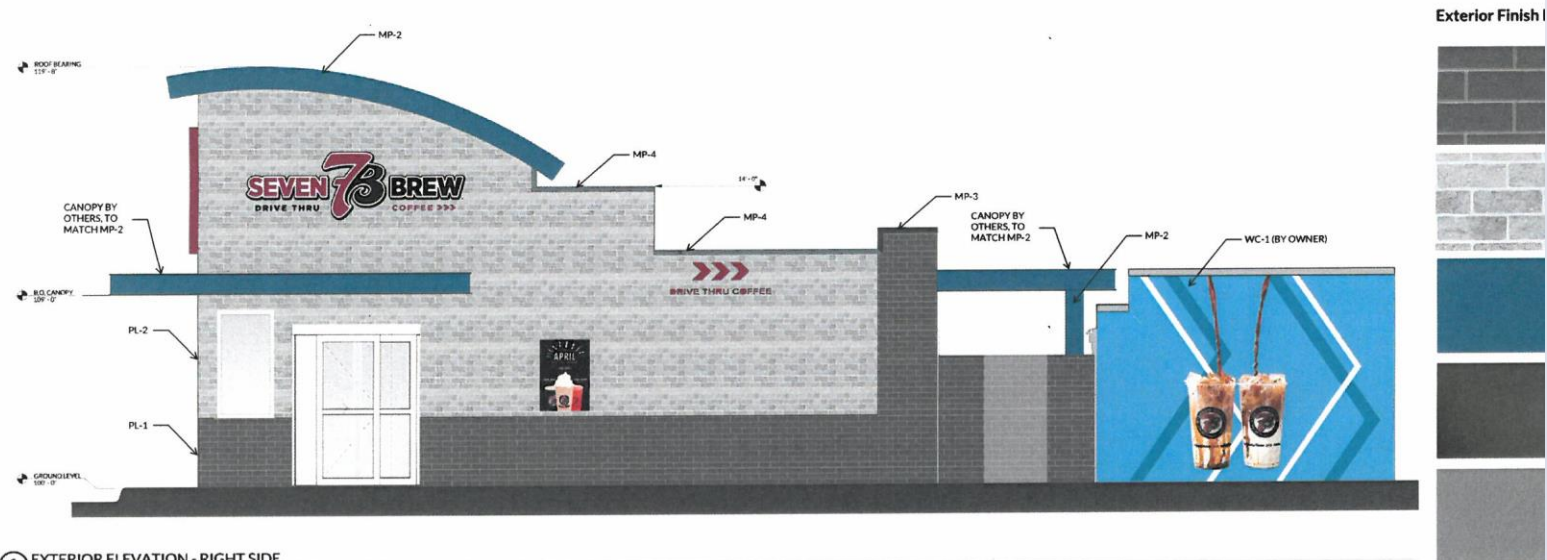
Applicant's Development Plan



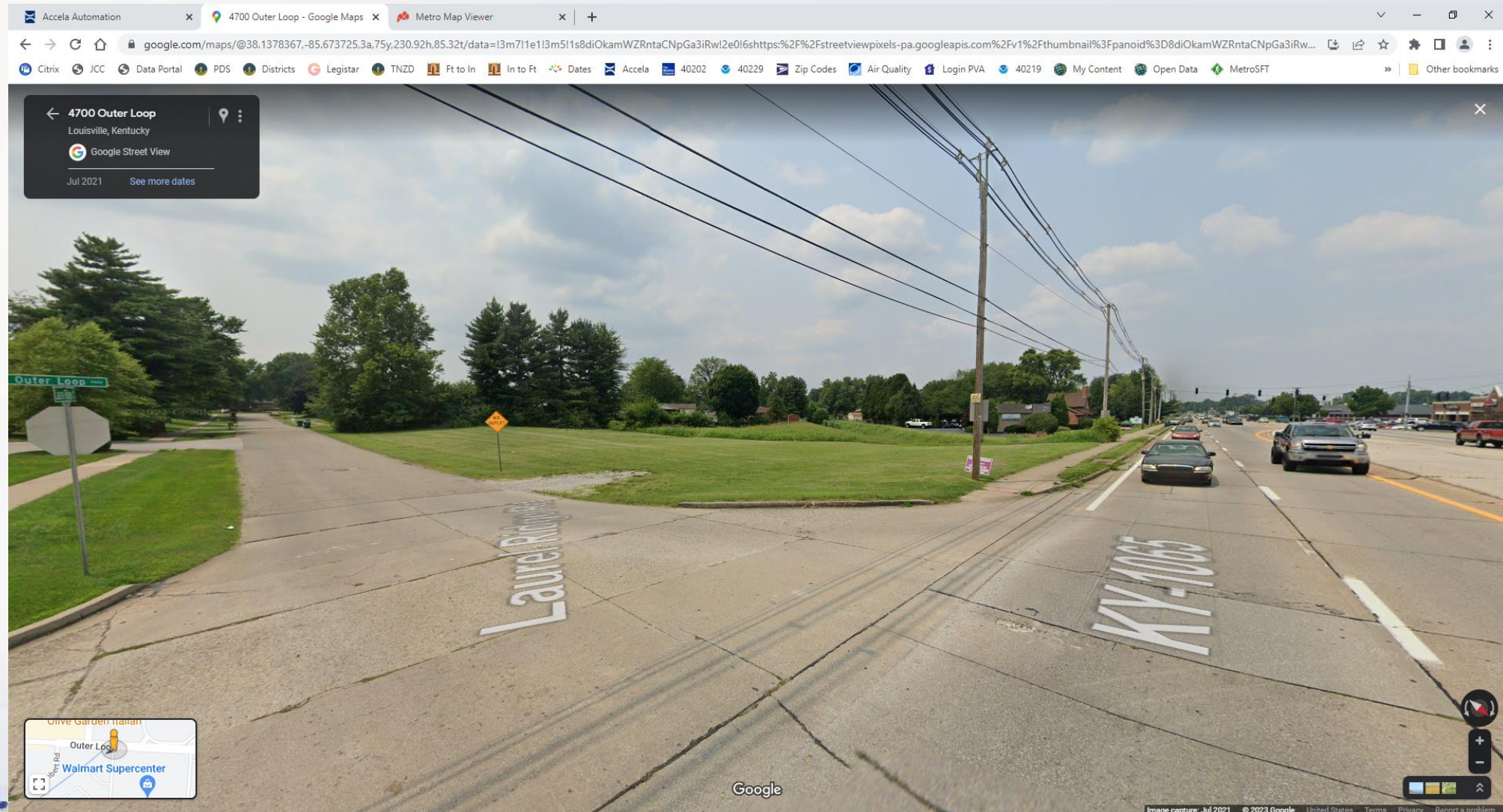
Applicant's Rendering



Applicant's Rendering



Site Photos-Subject Property



Public Meetings

- Neighborhood Meeting on 9/27/2022
- LD&T meeting on 2/23/2023
- Planning Commission public hearing on 3/30/2023
 - No one spoke in opposition.
 - Motion to approve the change in zoning from R-4 to C-1 passed by a vote of 9-0.