

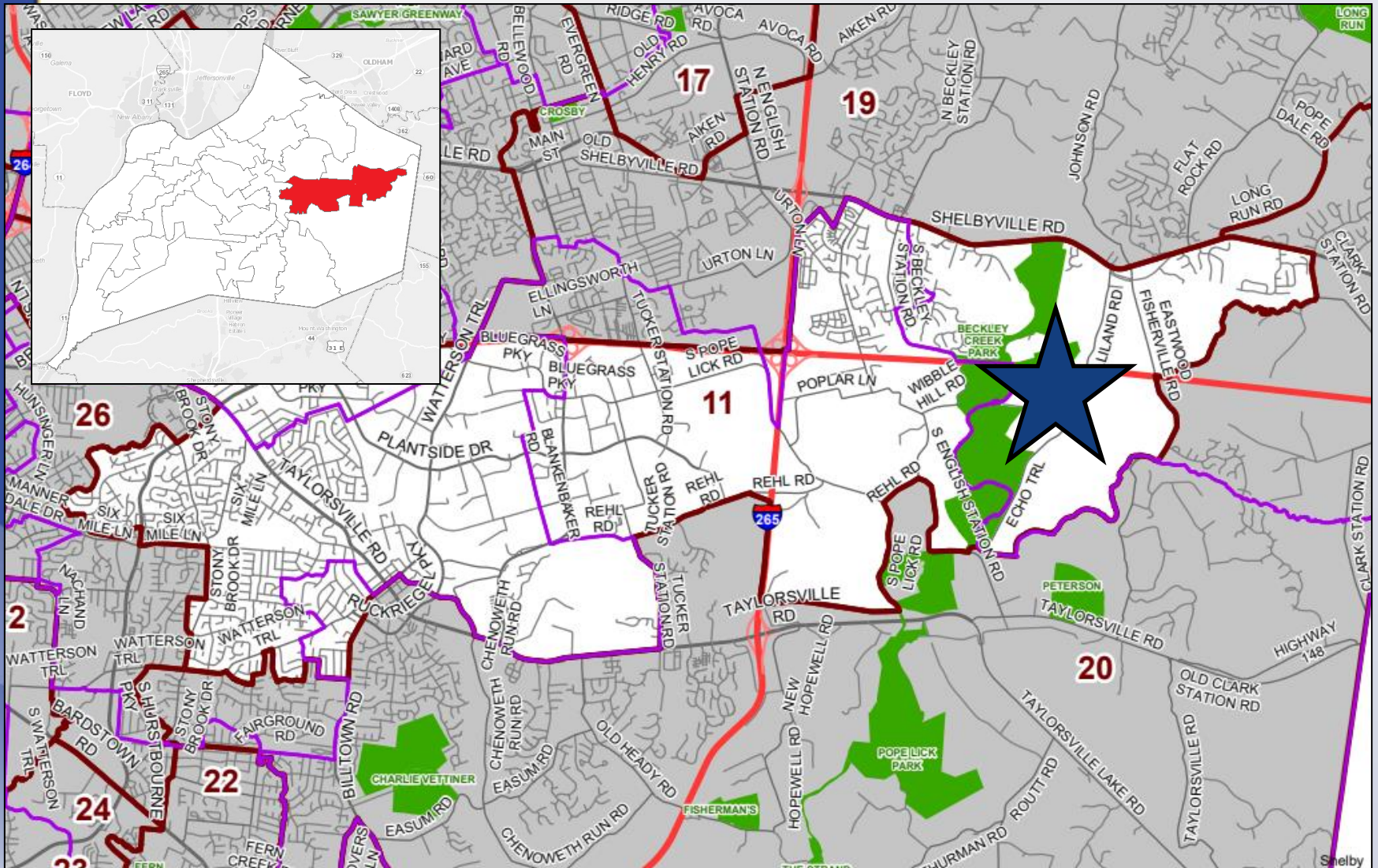
22-ZONE-0170

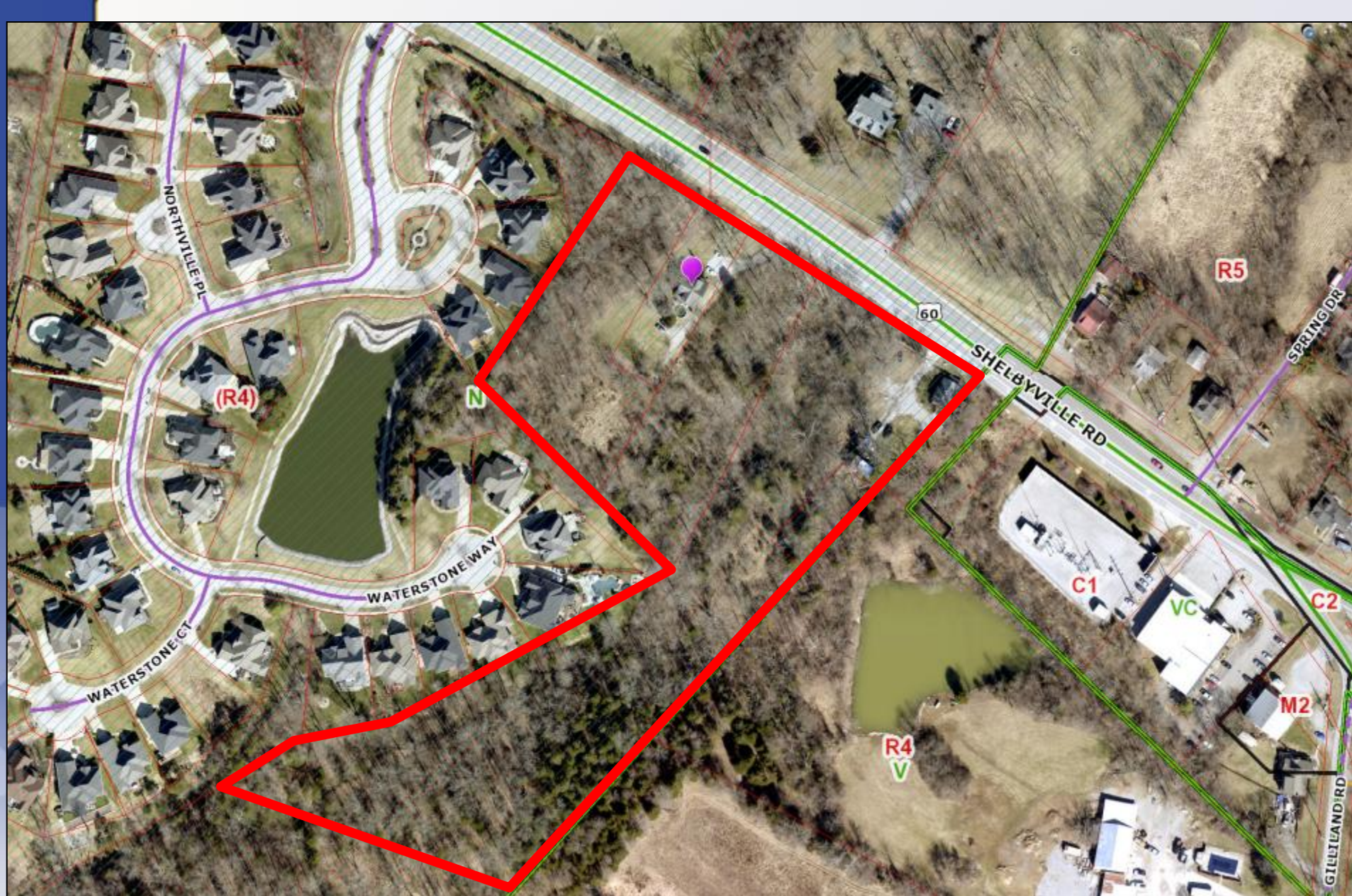
15900 & 15910 SHELBYVILLE RD

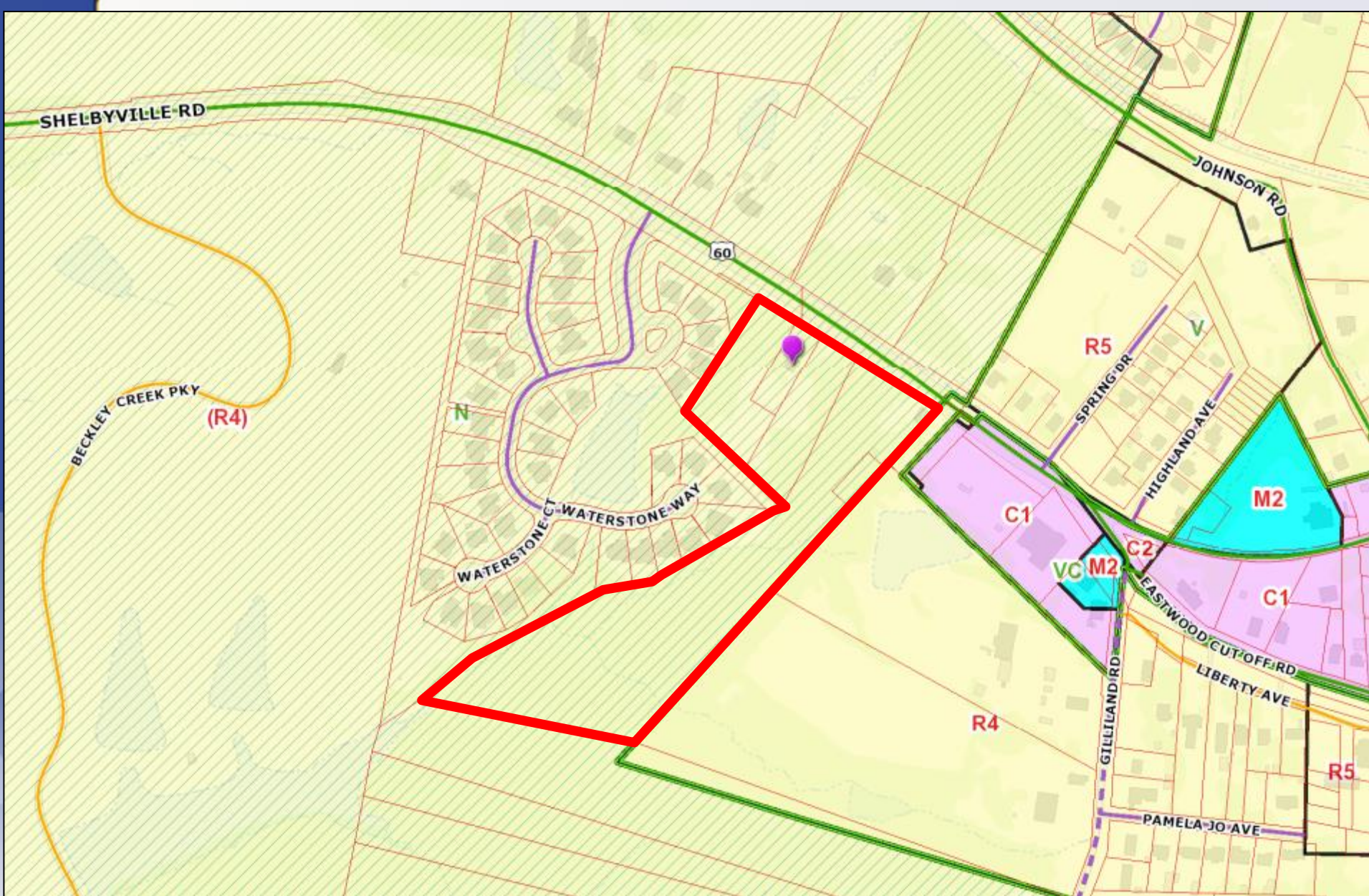


Planning & Zoning Committee

June 13, 2023







Requests

- **Change-in-Zoning** from R-4, Single-family residential to C-2 Commercial
- **Conditional Use Permit for Mini-warehouse**
- **Floyds Fork Development Review Overlay**
- **Variance** from Land Development Code section 5.3.1.C.5 to exceed the maximum 35-foot height by up to 5 feet.
- **District Development Plan with Binding Elements**

Project Summary

- Mini-warehouse on approximately 13.07 acres.
- Adjacent to Eastwood area along Shelbyville Rd.
- Within the Floyds Fork DRO
- Approximately 7.34 acres to remain R-4 and permanently preserved.

Bowman

NOT FOR CONSTRUCTION

Subject Site



Subject Site



Subject Site



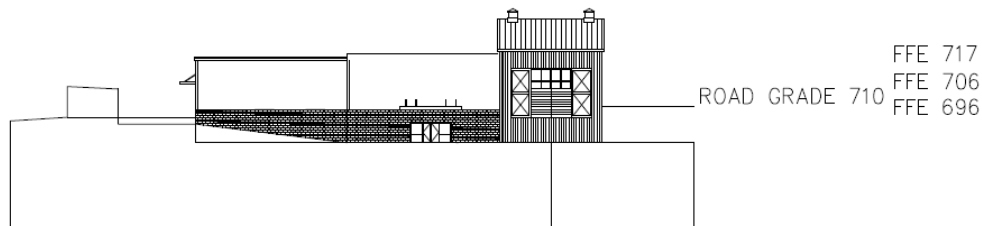
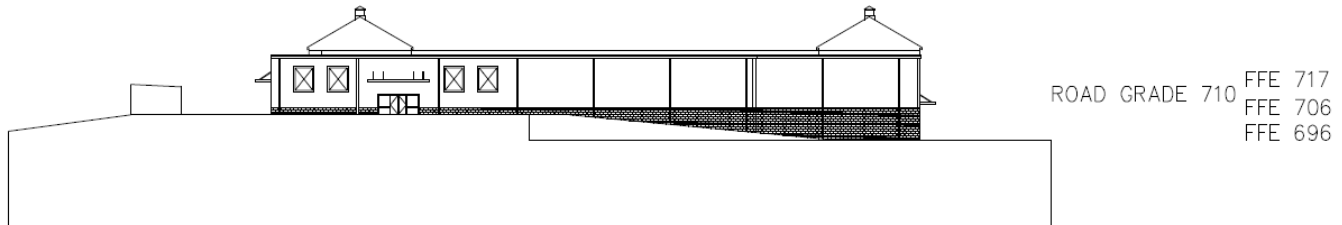
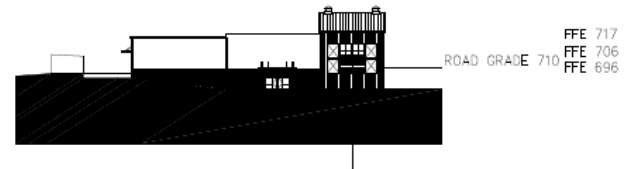
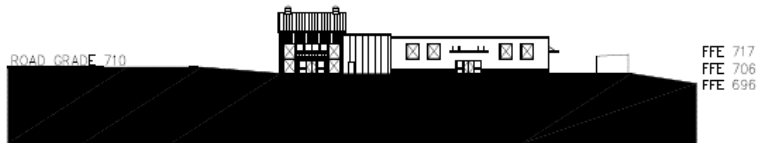
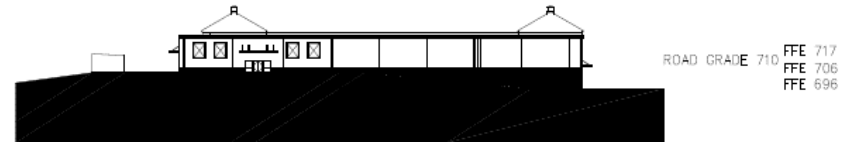
Adjacent Residential Development



Across Shelbyville Rd



Proposed Elevations



Public Meetings

- Neighborhood Meeting on September 19, 2022
- LD&T Meeting on March 23, 2023
- Planning Commission Public Hearing on May 11, 2023
 - Motion to recommend approval of the change in zoning from R-4 to C-2 passed by a vote of 7-0.