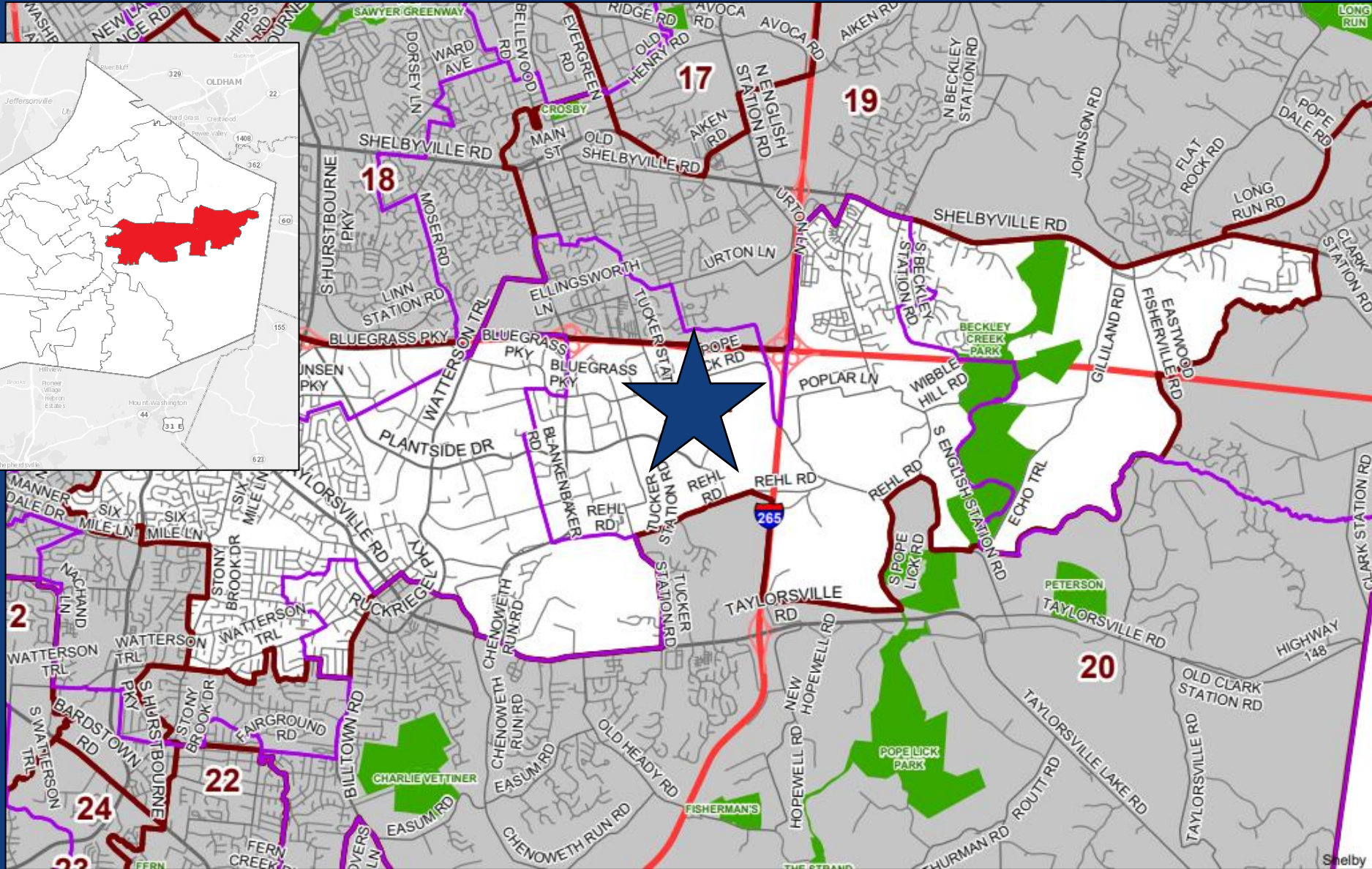
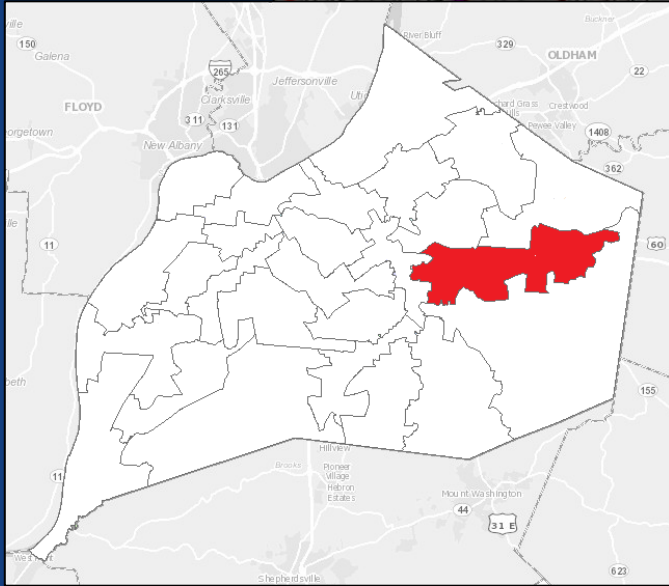


22-ZONE-0098

Xebec Tucker Station

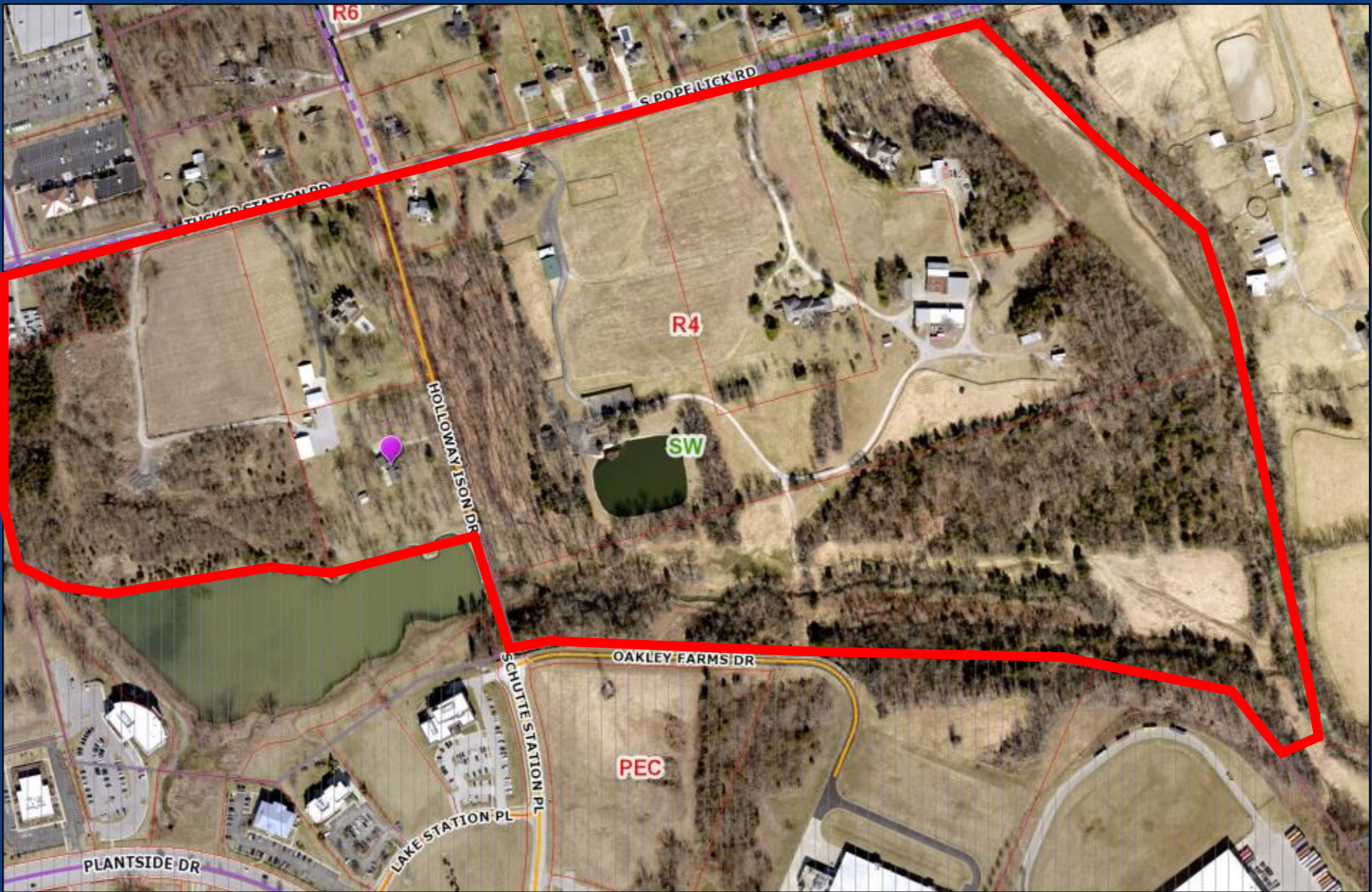
Planning & Zoning Committee
July 18, 2023





1525-1711 Tucker Station Rd., 12850 & 1704 S. Pope Lick Rd.
Parcel ID 367200070000
District 11 – Kevin Kramer

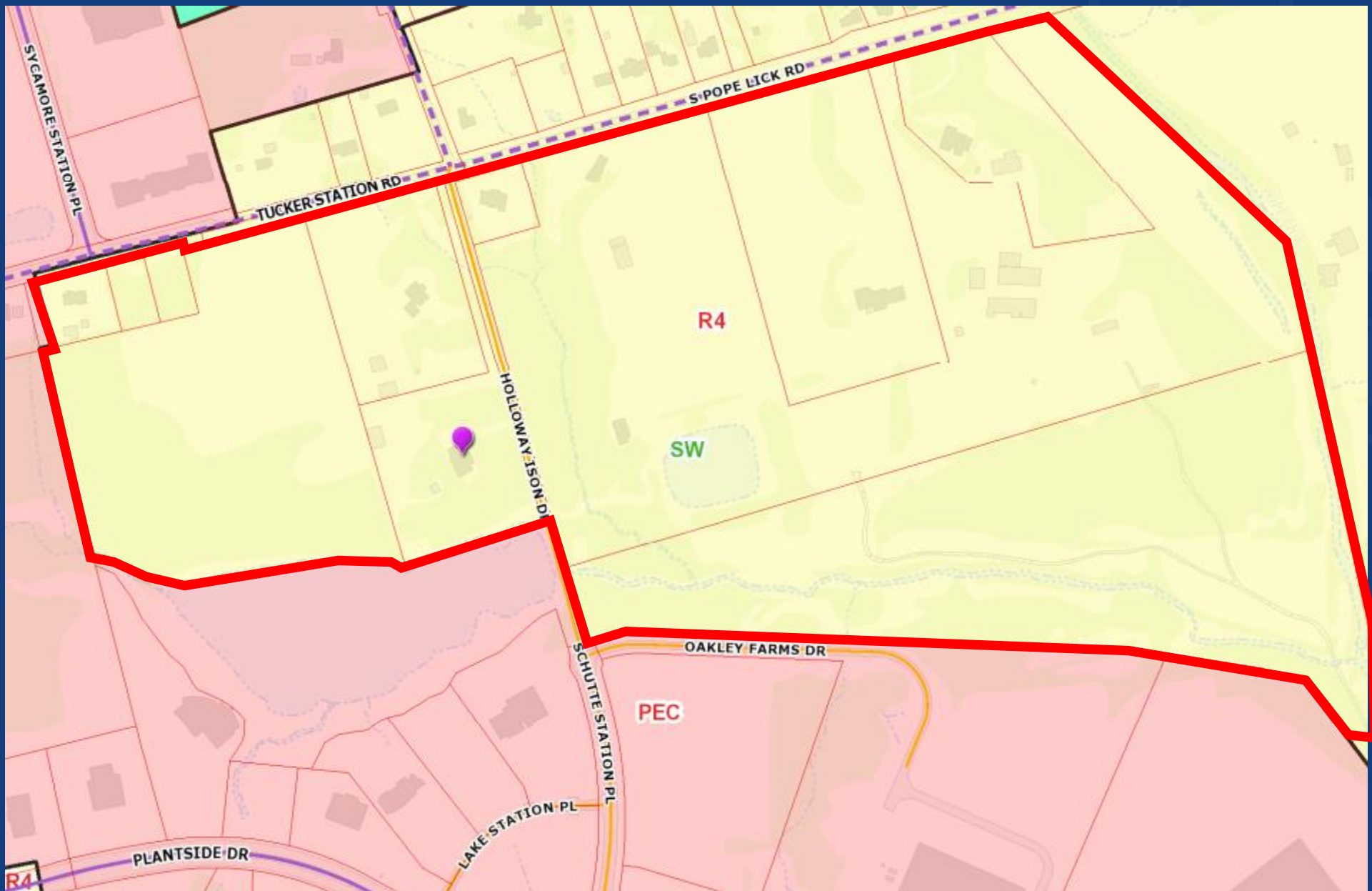
22-ZONE-0098



Existing: Residential/Ag
Proposed: Industrial/Warehouse

22-ZONE-0098





Existing: R-4/SW
Proposed: PEC/SW

22-ZONE-0098



REQUESTS

- Change in Zoning from R-4 Single Family Residential to PEC Planned Employment Center (71 acres)
- Waiver from 10.2.4.B.8 to allow encroachment into a required LBA by a drive aisle and waive the plantings in the area of encroachment
- Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements



CASE SUMMARY

- Site partially developed with single-family residences (not to be preserved)
- Proposed industrial development – warehouses/distribution
- Five developable tracts, over 990,000 sf of proposed building space
- 42 acre residual tract to remain R-4



BUILDING ELEVATION/RENDERING



Received by Planning and Design Services 09/07/22



22-ZONE-0098

BUILDING ELEVATION/RENDERING



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22-ZONE-0098



22-ZONE-0098

SITE PHOTOS – SUBJECT PROPERTY

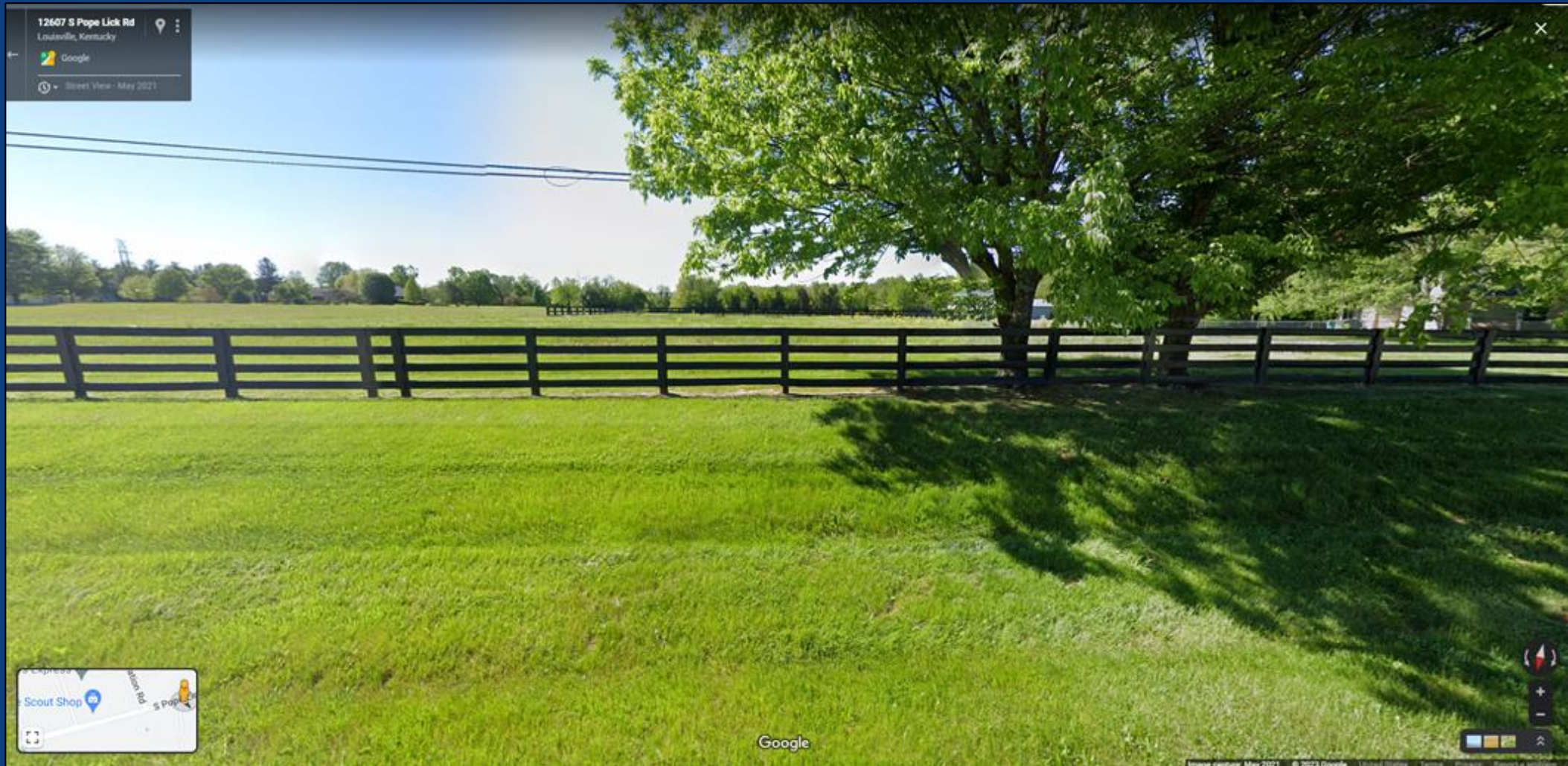


View from Tucker Station Road

22-ZONE-0098



SITE PHOTOS – SUBJECT PROPERTY

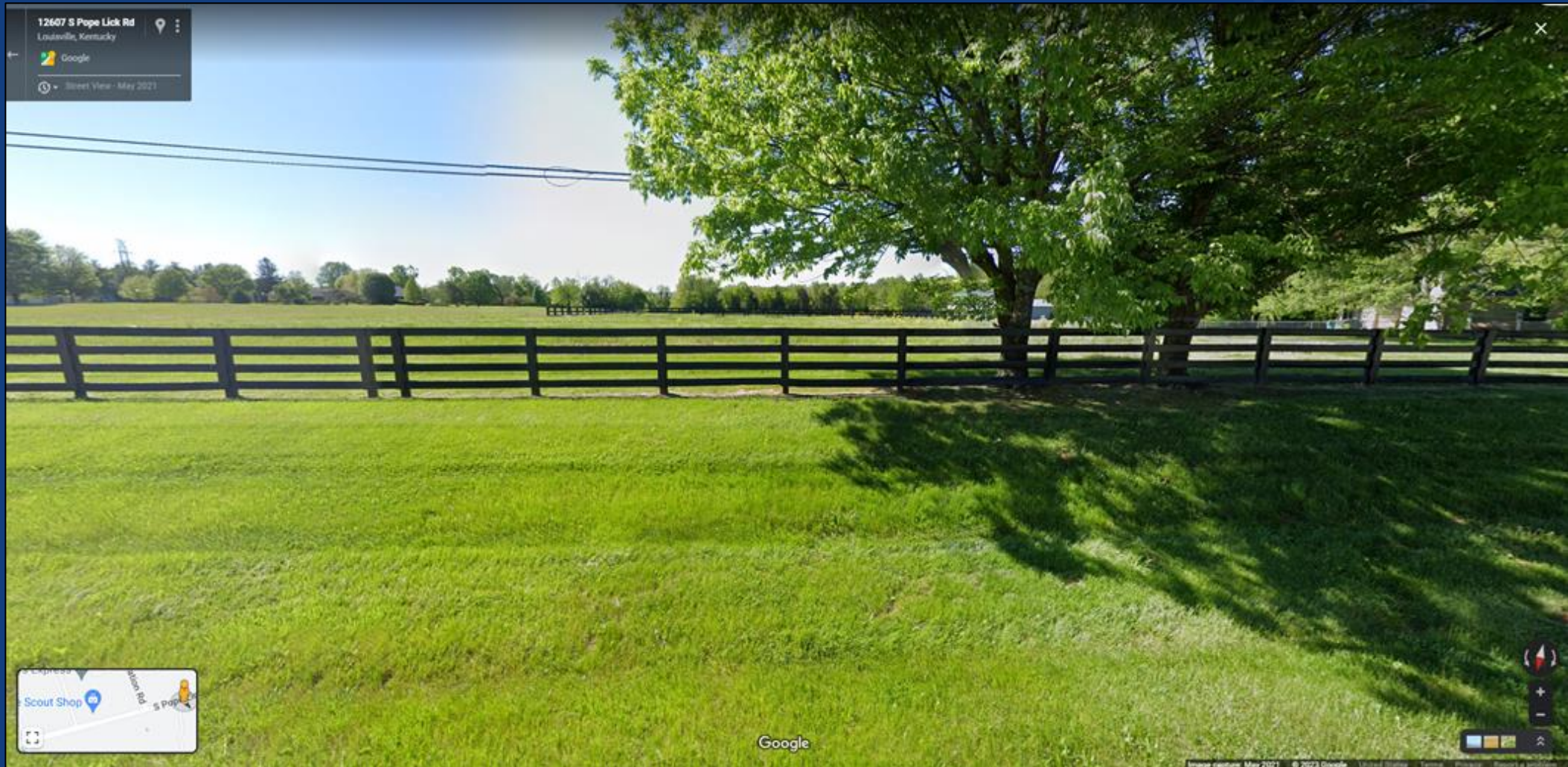


View from S Pope Lick Road



22-ZONE-0098

SITE PHOTOS – SUBJECT PROPERTY

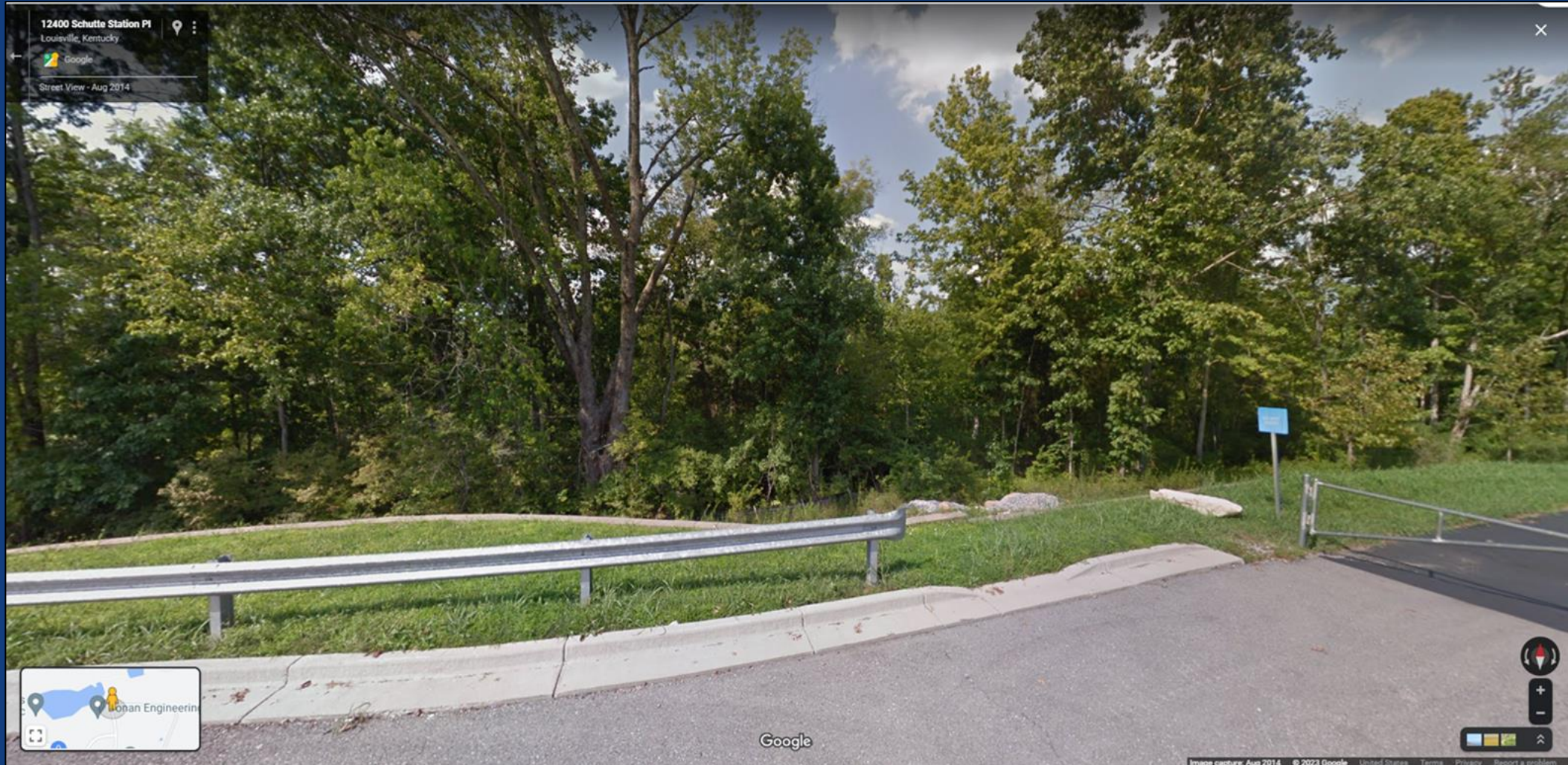


View from S Pope Lick Road



22-ZONE-0098

SITE PHOTOS – SUBJECT PROPERTY



View from Schutte Station Place terminus

22-ZONE-0098

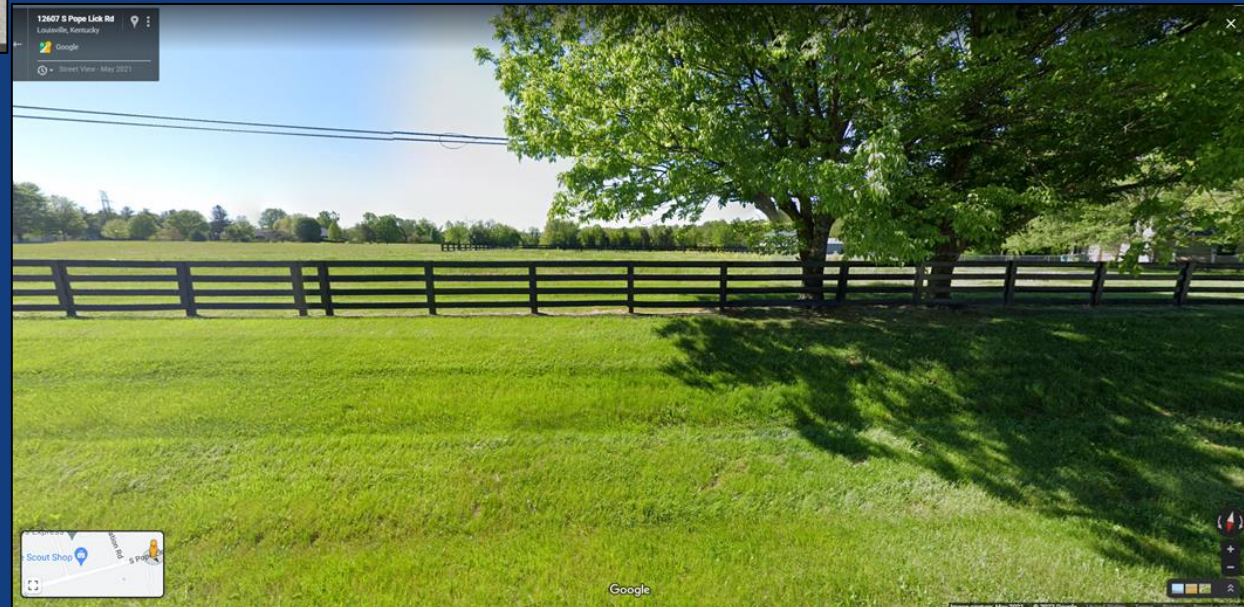


SITE PHOTOS – ADJACENT PROPERTY



Mixed residential & non-residential across Tucker Station Road

Residential across S Pope Lick Road



PUBLIC MEETINGS

- Neighborhood Meeting on June 16, 2022
- LD&T Meetings on February 23 and March 23, 2023
- Planning Commission Public Hearing on May 25, 2023
 - Motion to recommend approval of the change in zoning from R-4 to PEC passed by a vote of 8-0.

