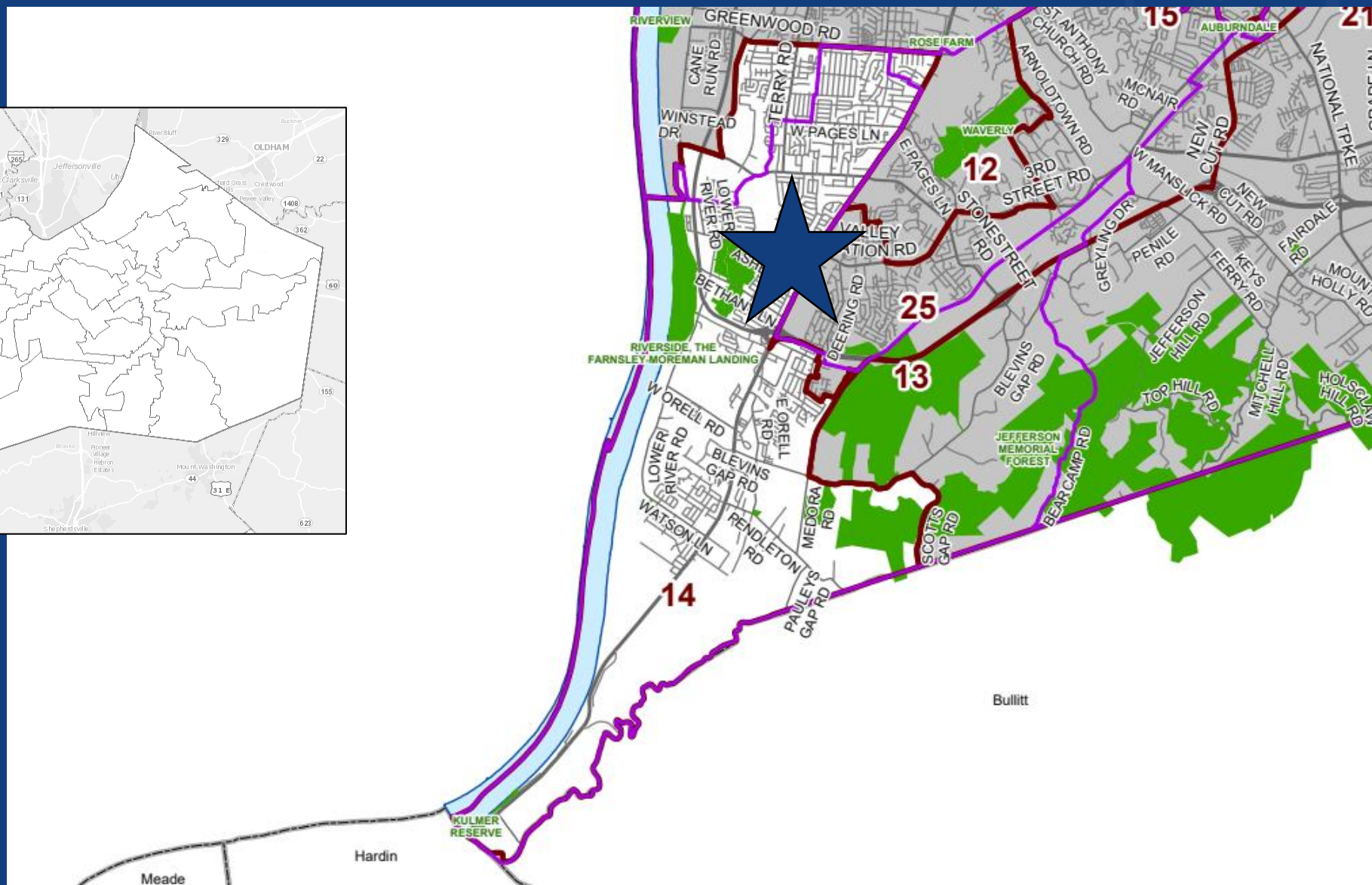
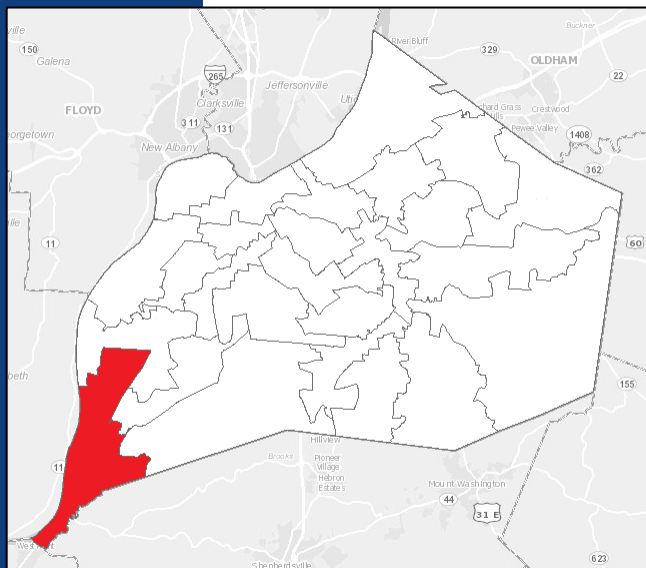


# **23-ZONE-0029**

## **DIXIE HIGHWAY VENUE**

**Planning & Zoning Committee**  
September 19, 2023





9718 Dixie Highway  
District 14 – Cindi Fowler

23-ZONE-0029

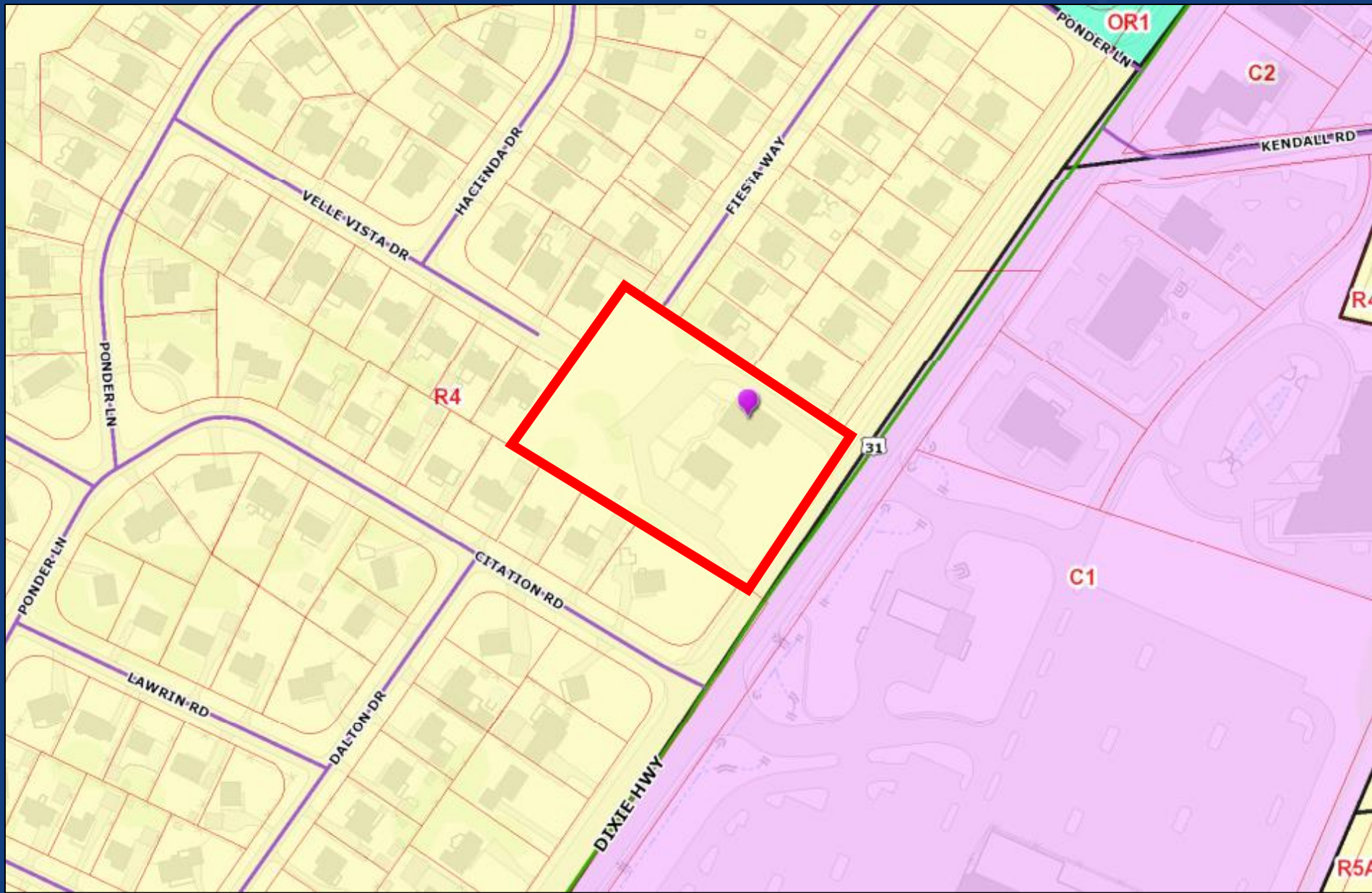




**Existing: Institutional**  
**Proposed: Commercial**

**23-ZONE-0029**





Existing: R-4/N  
Proposed: C-2/N

23-ZONE-0029



# REQUESTS

- Change in Zoning from R-4 to C-2
- Waiver from 10.2.4.B.1 to permit encroachment into a required LBA by a drive aisle (23-WAIVER-0084)
- Detailed District Development Plan with Binding Elements

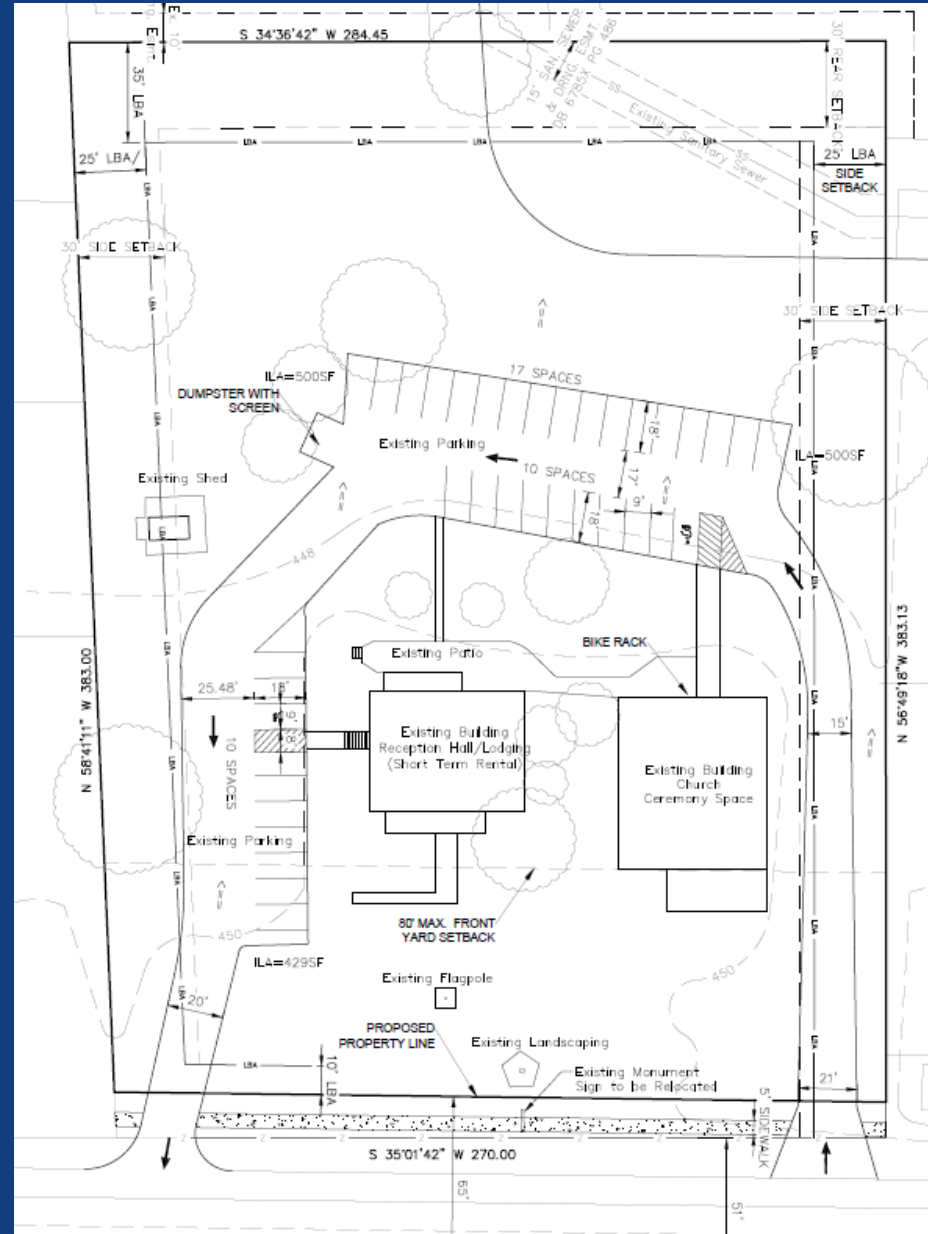


# CASE SUMMARY

- Currently developed with religious structures
- Proposal to rezone the site in order to use the existing structures for wedding venue & event space
- One proposed short term rental unit



# DEVELOPMENT PLAN



23-ZONE-0029



# SITE PHOTOS – SUBJECT PROPERTY





# PUBLIC MEETINGS

- Neighborhood Meeting on October 6, 2022
- LD&T Meeting on July 13, 2023
- Planning Commission Public Hearing on August 17, 2023
  - Motion to recommend approval of the change in zoning from R-4 to C-2 passed by a vote of 8-0.

