



# **Zoning Case #0119-01 Devary Durrill Foundation**

## **Rezoning for a Property at Enterprise Parkway**

Planning Commission Presentation  
January 9, 2019



# Aerial Overview





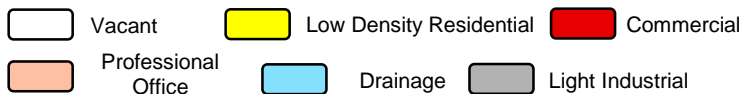
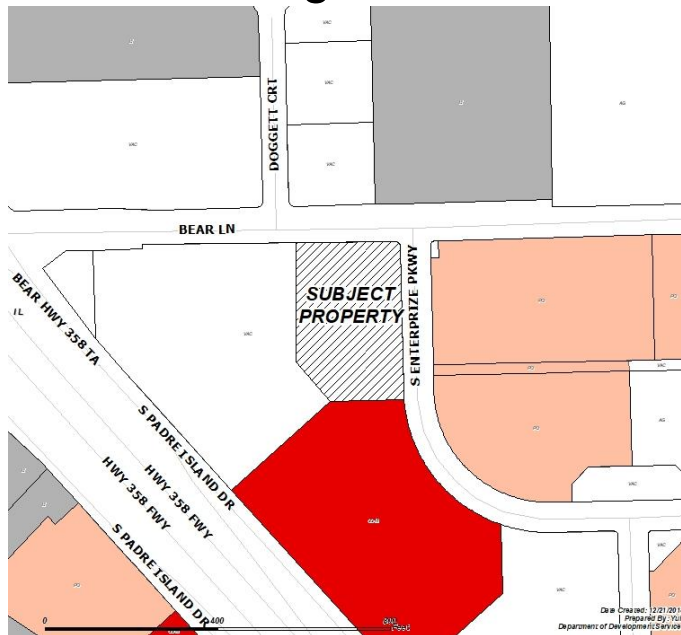
# Subject Property at 0 Enterprize Parkway



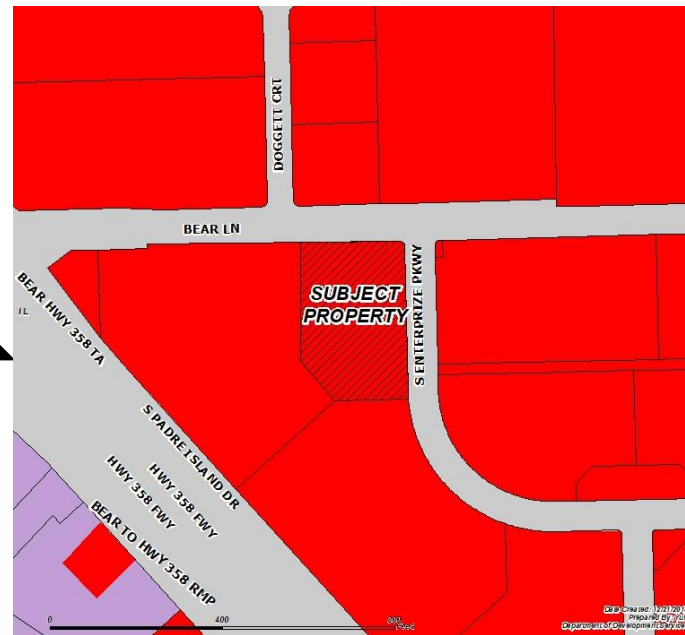


# Land Use

## Existing Land Use



## Future Land Use







# Subject Property, West on Enterprise Parkway





# Enterprize Parkway, North of Subject Property







# Enterprize Parkway, East of Subject Property





# Enterprize Parkway, South of Subject Property







# Public Notification

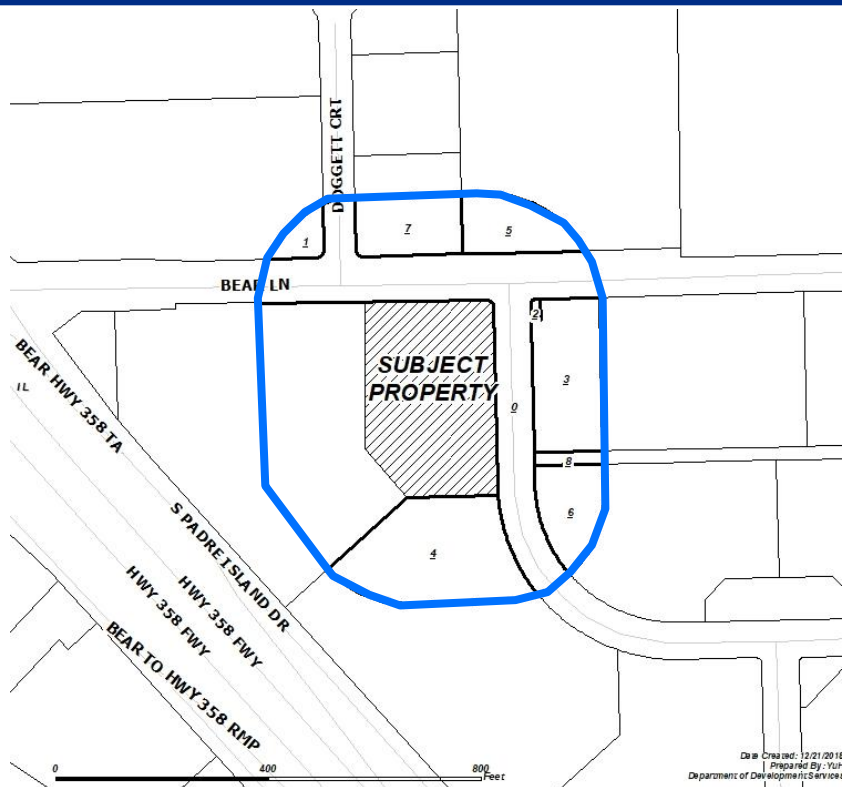
8 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)

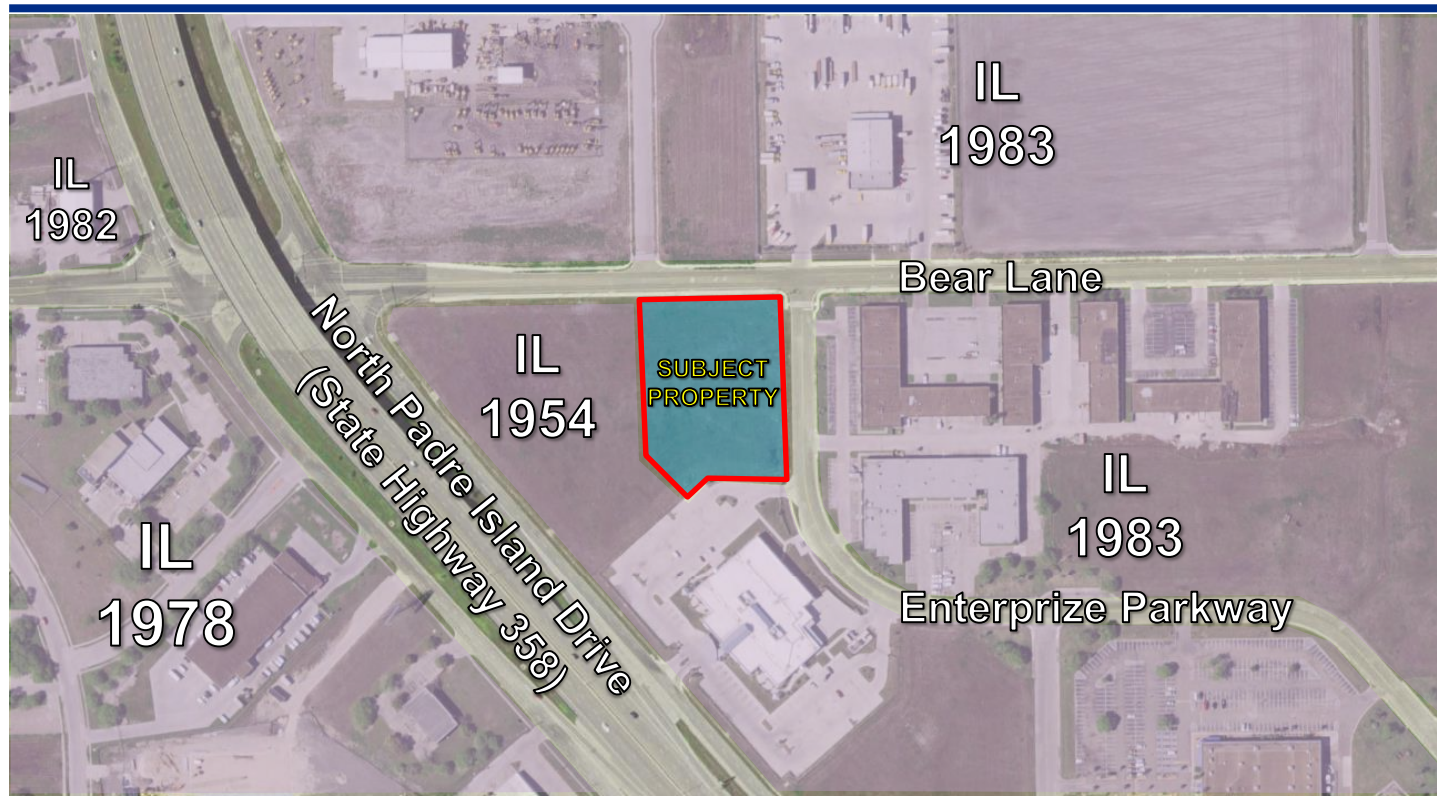


In Favor: 0





# Zoning Pattern









# UDC Requirements



Buffer Yards: "CG-2" to "IL"  
Type A: 10' & 5 pts.

Setbacks: Street: 20 feet  
Corner: 15 feet

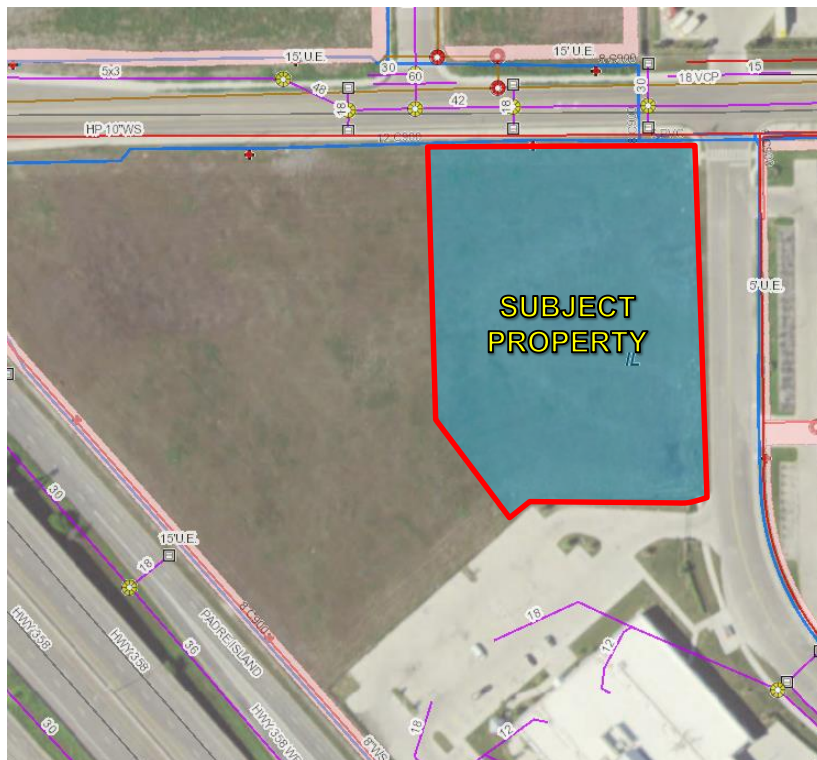
Parking: 1 per room

Landscaping, Screening, and Lighting Standards

Uses Allowed: Retail, Office, Indoor Recreation, Bars, Vehicle Sales, Self-Storage, Car Washes, and Multifamily Uses.



# Utilities



- **Water:** 12-inch C900 Line
- **Wastewater:** 18-inch VCP
- **Gas:** 10-inch Service Line
- **Storm Water:** Road side drainage along Bear Lane.



# Staff Recommendation

---

**Approval** of the “CG-2” General  
Commercial District