

Rezoning and Special Use Permit – 151 West Wolfe St. (R-3 to B-1C) (Parking Lots)





REZONING
Information:
540-432-7700

SPECIAL USE PERMIT
Information:
540-432-7700





A two-story white brick building with a gabled roof. The gable end features a small bird emblem. The second floor has three arched windows, and a wooden balcony with a railing is accessible via a set of stairs. The building is situated on a street corner.

A large, dense green tree stands to the right of the building, partially obscuring the view. The area around the tree is overgrown with grass and weeds. A concrete curb separates the sidewalk from the road.

A paved road curves from the foreground towards the building. A silver car is visible on the road, and a stop sign is visible in the distance. The sky is blue with scattered clouds.

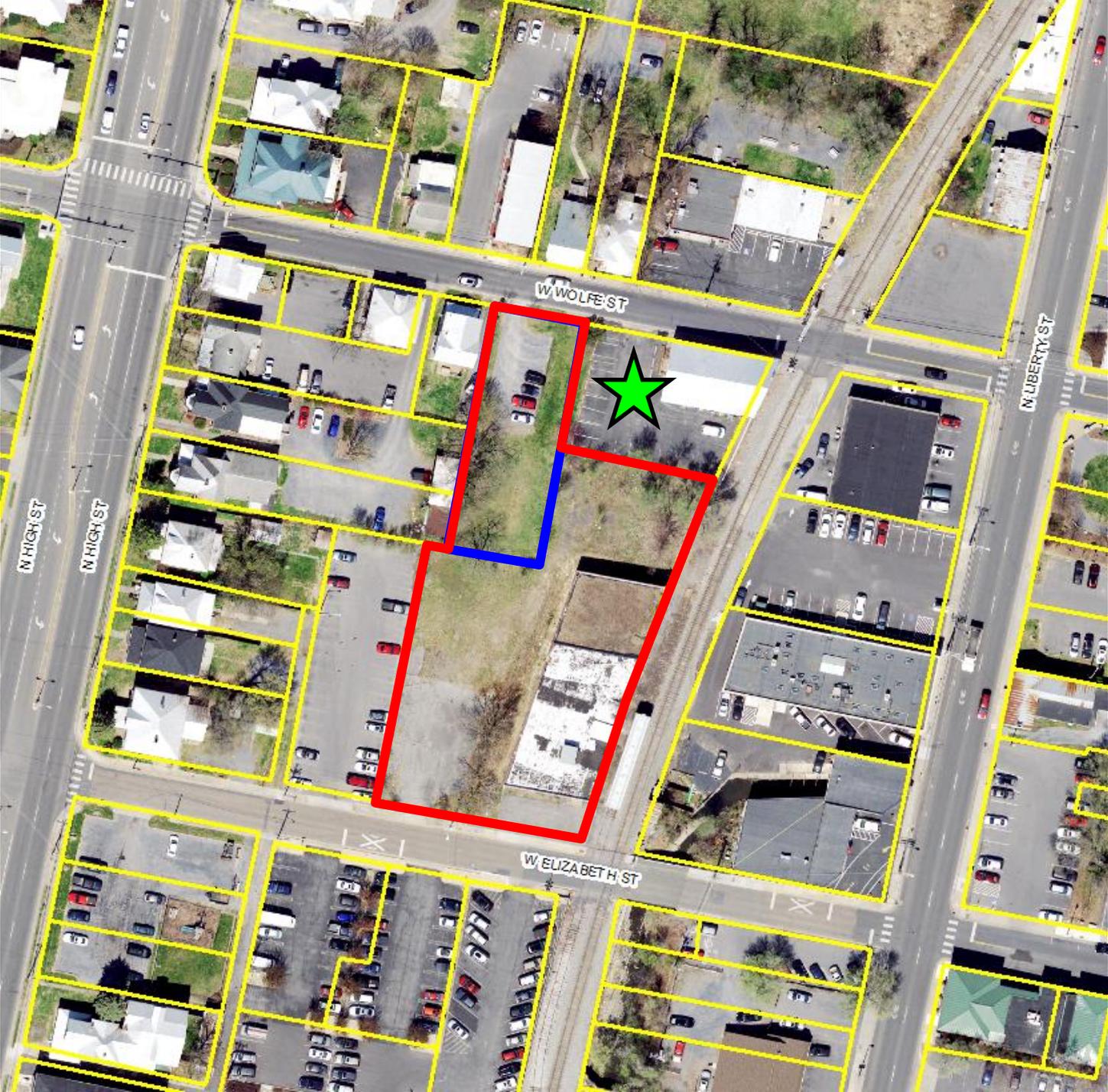




Submitted Proffers (R-5)

1. The applicant would retain all uses permitted by right except for convenience shops, drive-through banks, fast food restaurants, shops that primarily serve coffee, donuts, bread or bagels, and marijuana dispensaries;
2. There shall be no less than 10 parking spaces located on the property; and
3. Should the lot be redeveloped in the future, no parking lot (including travel lanes and drive aisles) shall be located between W. Wolfe Street and the closest building to W. Wolfe Street.

Special use permits shall be permitted as approved by City Council.



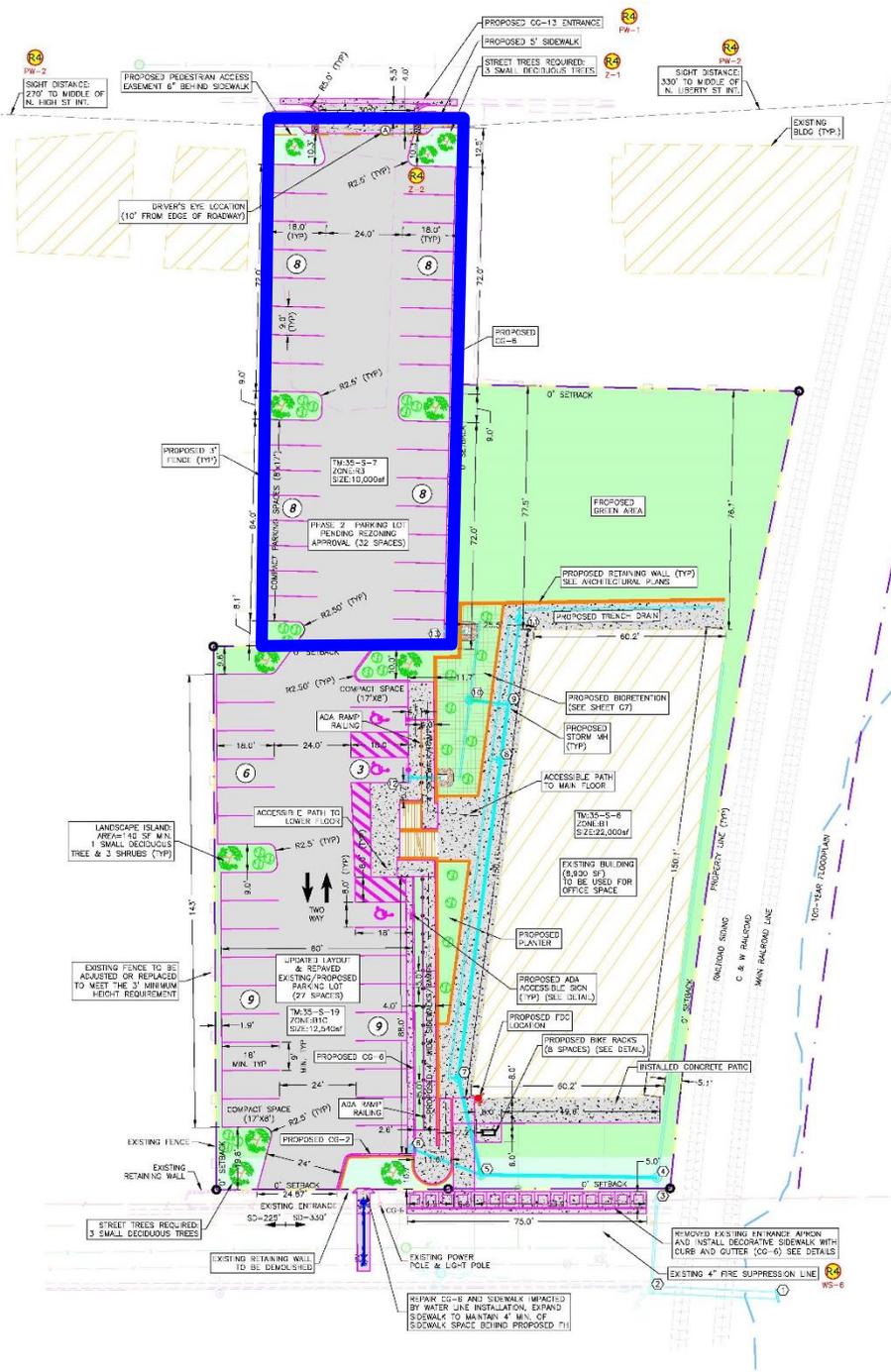
W WOLFE ST

W ELIZABETH ST

M HIGH ST

M HIGH ST

N LIBERTY ST



SUP per Section 10-3-85 (8), which is to allow parking lots and parking garages as principal uses within the B-1 district

Recommendation

Staff and Planning Commission (6-0) recommended approval of the rezoning and special use permit.