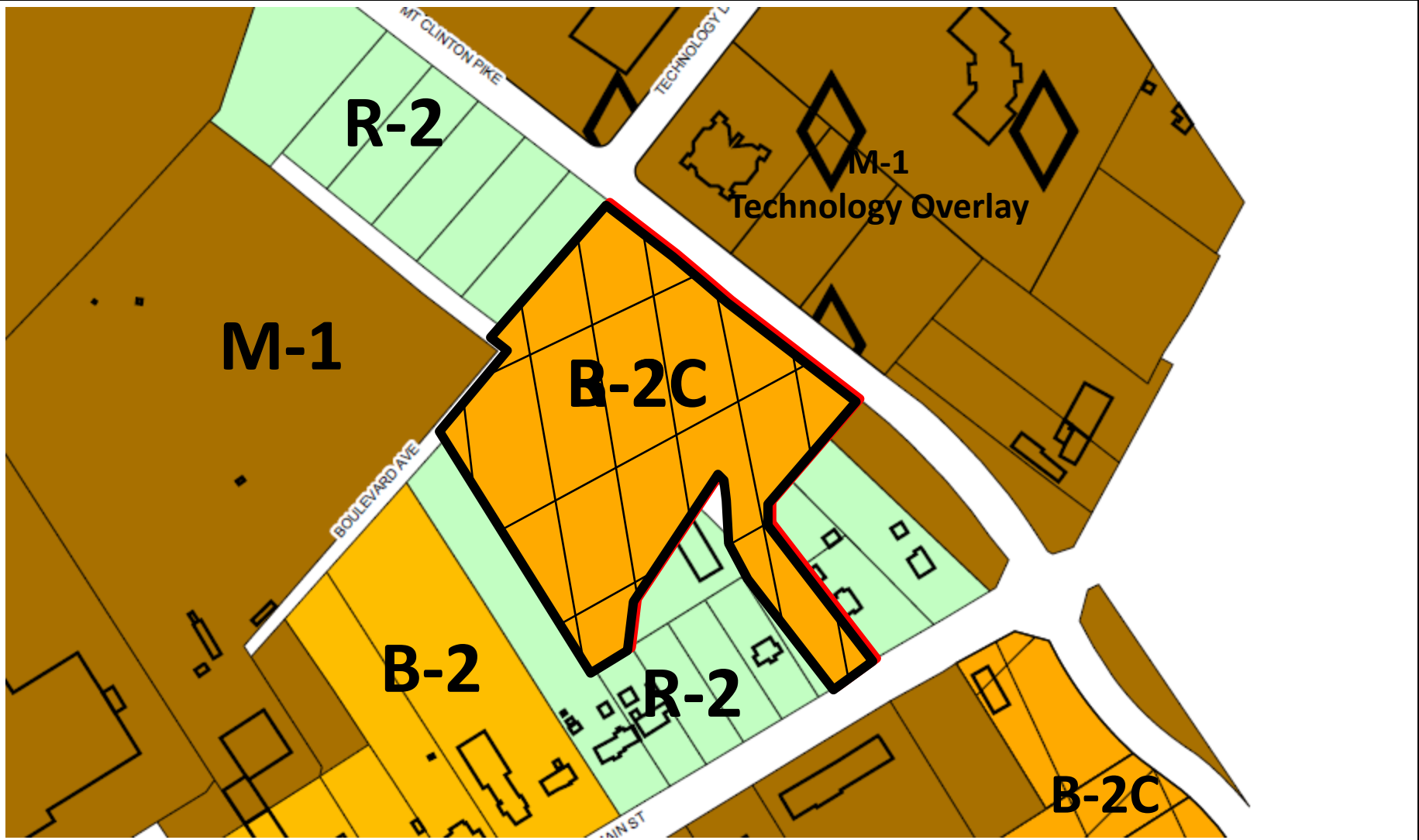


West of N. Main St. and South of Mt. Clinton Pike Rezoning – R-2 to B-2C



MT. CLINTON PIKE
60' RIGHT OF WAY
DB:1036 PG:537

4

LOT 4
0.78 ACRE
EXISTING R-2

PROPOSED PUBLIC ROAD
60' R-O-W

N37°54'40"E 308.99'

1

LOT 1
6.71 ACRES
PROPOSED B-2

2

3

LOT 3
0.75 ACRE
EXISTING R-2

LOT 2
1.21 ACRES
EXISTING R-2

WILSON AVENUE
30' RIGHT OF WAY

EXISTING
R-2

G.S.W. INVESTORS
PARCEL 42 A
#1211 N MAIN ST

N41°00'10"E 173.57'

EXISTING
R-2

N32°42'05"W 469.41'

SPRING REDEVELOPMENT
PLANNING AUTHORITY
PARCEL 42 B 5
DB:1036 PG:537
#1287 N MAIN ST

RICHARD L. SIMPSON
& BETTY SIMPSON
PARCEL 42 B 5
#1287 N MAIN ST

NANCY PINZO
PARCEL 42 B 6
DB:3719 PG:183
#1363 N MAIN ST

NORTHSIDE, L.L.C.
PARCEL 42 B 6A
DB:1406 PG:424

NORTHSIDE, L.L.C.
PARCEL 42 B 7
DB:1406 PG:424

LOT 2
1.21 ACRES
EXISTING R-2

S37°27'08"E 214'

S39°17'48"W 237.92'

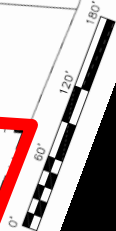
EXISTING
R-2

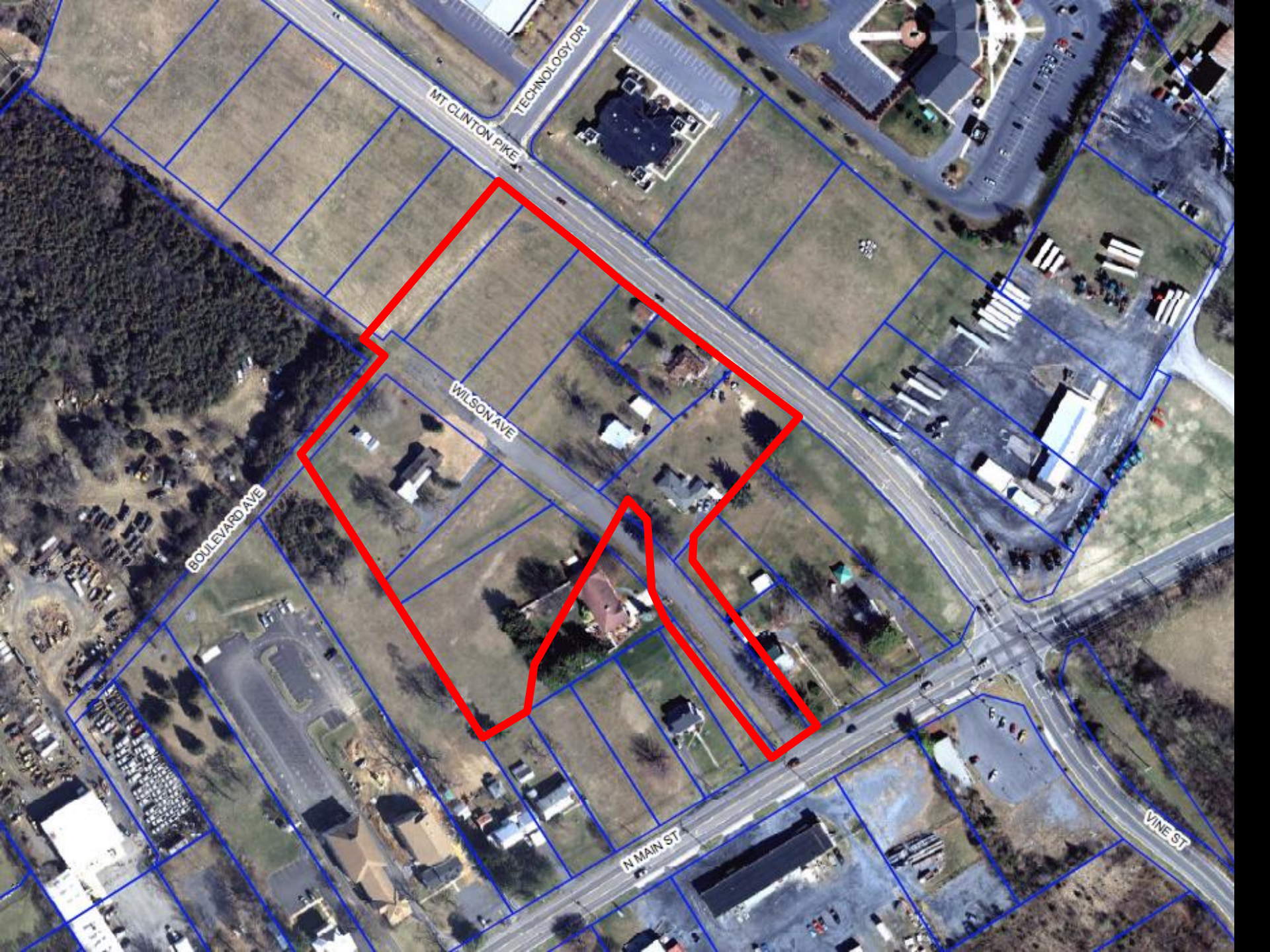
EXISTING
R-2

NORTHSIDE, L.L.C.
PARCEL 42 B 10
DB:1406 PG:424

NORTHSIDE, L.L.C.
PARCEL 42 B 11
DB:1036 PG:537
#144 N MAIN ST

NORTH MAIN STREET
80' RIGHT OF WAY





MT CLINTON PIKE

TECHNOLOGY DR

WILSON AVE

BOULEVARD AVE

N MAIN ST

VINE ST



The applicants have proffered the following:

- 1. Cross access easements as generally shown on Exhibit A.**
- 2. The following uses would be prohibited:**
 - The sale and repair of vehicles, recreation equipment and trailers.**
 - Tractor trailer fueling stations.**
- 3. A shared use path along Mt. Clinton Pike.**
- 4. A westbound and eastbound left turn lane into Technology Drive.**
- 5. A signal design and installation of infrastructure for a future traffic signal at Technology Dr./Mt. Clinton Pike.**
- 6. The construction of Technology Drive.**
- 7. Stormwater will be managed for any sidewalk and curb and gutter along public streets.**

MT. CLINTON PIKE
60' RIGHT OF WAY
DB:1036 PG:537

NORTHSIDE, L.L.C.
PARCEL #4
DB:1406 PG:424

LOT 4
0.78 ACRE

LOT 1
±6.71 ACRES
PROPOSED B-2

FUEL SERVICE

NORTHSIDE, L.L.C.
PARCEL #2 B 17
DB:1406 PG:424
#1411 N MAIN ST

NORTHSIDE, L.L.C.
PARCEL #2 B 10
DB:1406 PG:424

LOT 3
0.75 ACRE

WILSON AVENUE
30' RIGHT OF WAY

PHARMACY

GROCERY
41,839 G.S.F.

PRIVATE ROAD

LOT 2
1.21 ACRES

NORTHSIDE, L.L.C.
PARCEL #2 B 7
DB:1406 PG:424

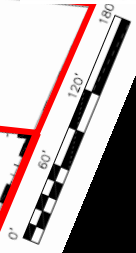
NORTHSIDE, L.L.C.
PARCEL #2 B 6A
DB:1406 PG:424

NANCY PINZO
PARCEL #2 B 6
DB:3718 PG:193
#1363 N MAIN ST

G.S.W. INVESTORS
PARCEL #2 A 2
#1271 N MAIN ST

L. SIMPSON
PARCEL #2 B 5
#1271 N MAIN ST

N MAIN STREET
RIGHT OF WAY



| | |
|-------------------|------------------------|
| LAND AREA GROCERY | APPROX. 6.70 ACRES |
| EXISTING ZONING | RESIDENTIAL (R-2) |
| PROPOSED ZONING | GENERAL BUSINESS (B-2) |

TECHNOLOGY DRIVE

TECH

MT. CLINTON PIKE

+/- 539 FT



PROPOSED NEW ENTRANCE

FRONT PARKING SPACES
(INCL. H.C.)
14 SPACES
3,300 S.F.

TOTAL PARKING SPACES
(INCL. H.C.)
167 SPACES
4.00/1,000 S.F.

VACANT

Technology Drive

+/- 295 FT

PHARMACY

FUEL SERVICE

OUTDOOR STORAGE

RETAINING WALL (5'-20FT)

STORMWATER MANAGEMENT AREA

+/- 469 FT

+/- 92 FT

+/- 74 FT

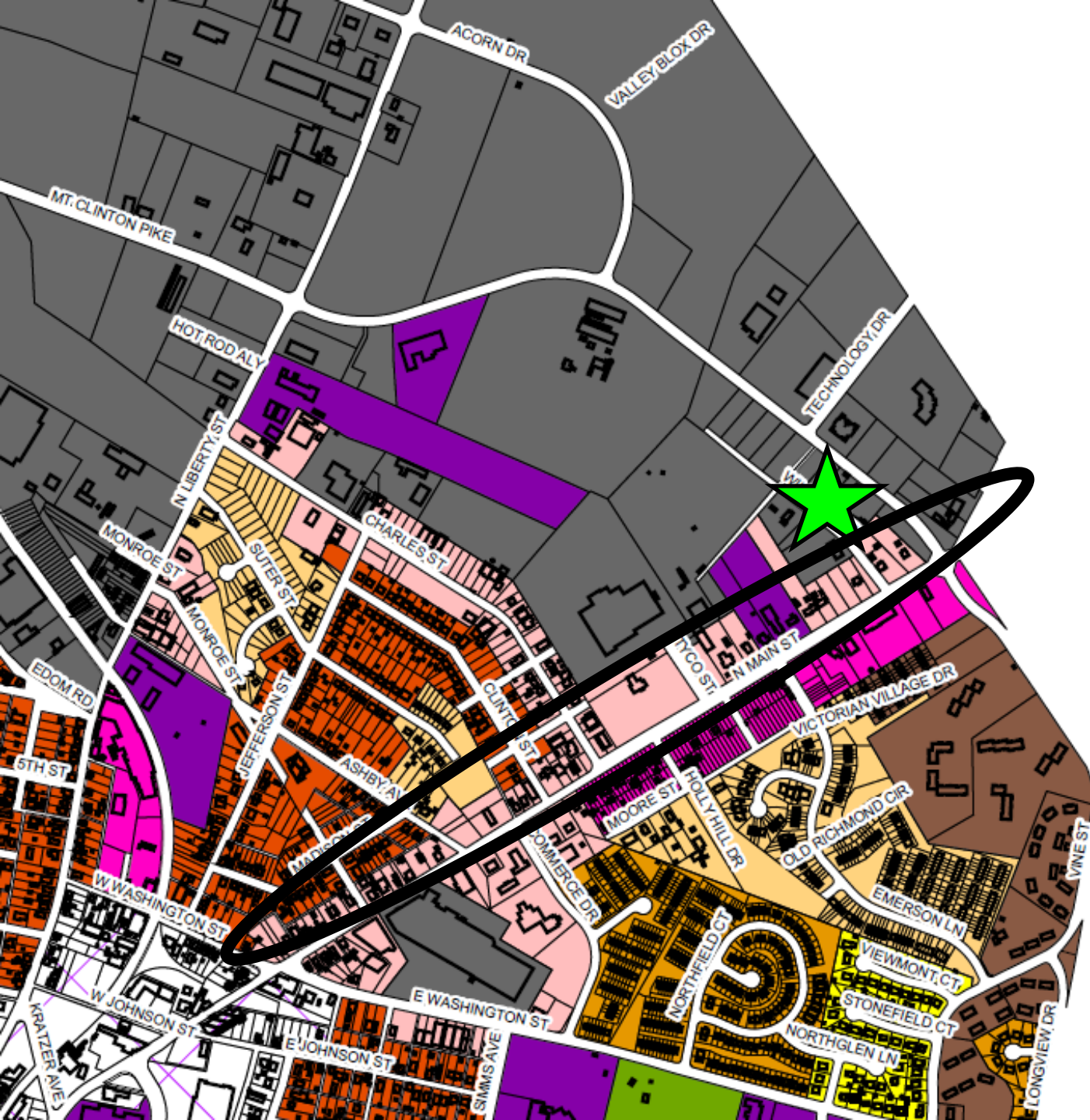
NORTH MAIN

Technology Drive

- Designated through and right turn
- Designated left turn

| | |
|-----------------------------------|-----------------|
| ACCESSIBLE PARKING SPACES | 6 SPACES |
| TOTAL PARKING (INCL. H.C. SPACES) | 167 SPACES |
| PARKING RATIO | 4.00/1,000 S.F. |

PAVEMENT LEGEND



MT. CLINTON PIKE

ACORN DR

VALLEY BLOX DR

HOT ROD ALY

TECHNOLOGY DR

N LIBERTY ST

CHARLES ST

MONROE ST

SUTER ST

EDOM RD

5TH ST

JEFFERSON ST

ASHBY AVE

CLINT ST

TYCO ST

N MAIN ST

VICTORIAN VILLAGE DR

OLD RICHMOND CIR

EMERSON LN

W WASHINGTON ST

W JOHNSON ST

E WASHINGTON ST

KRATZER AVE

W JOHNSON ST

E JOHNSON ST

SHIMMS AVE

NORTHFIELD CT

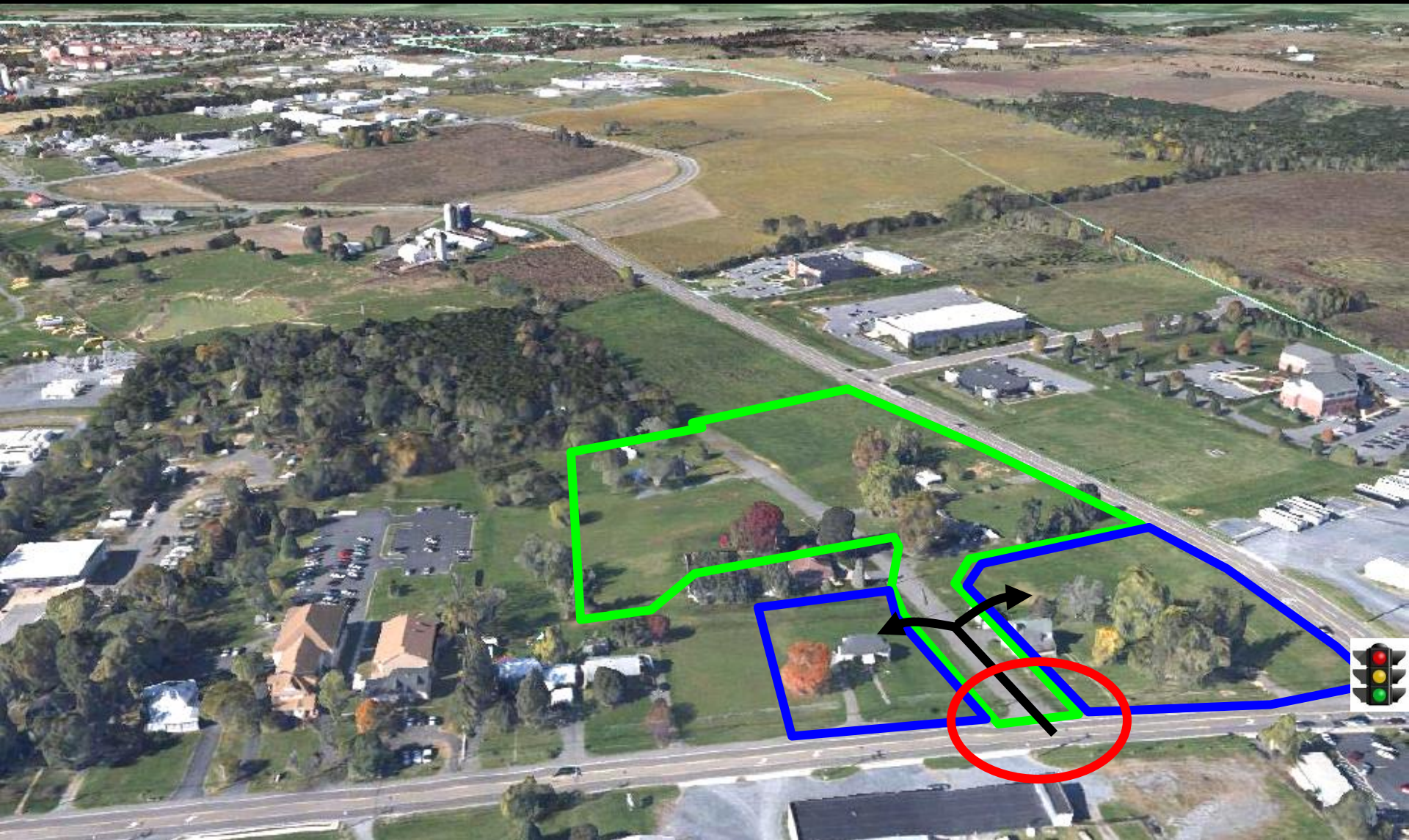
NORTHGLEN LN

VIEWMONT CT

STONEFIELD CT

LONGVIEW DR

VINE ST



Staff recommends approving the rezoning from R-2 to B-2C

