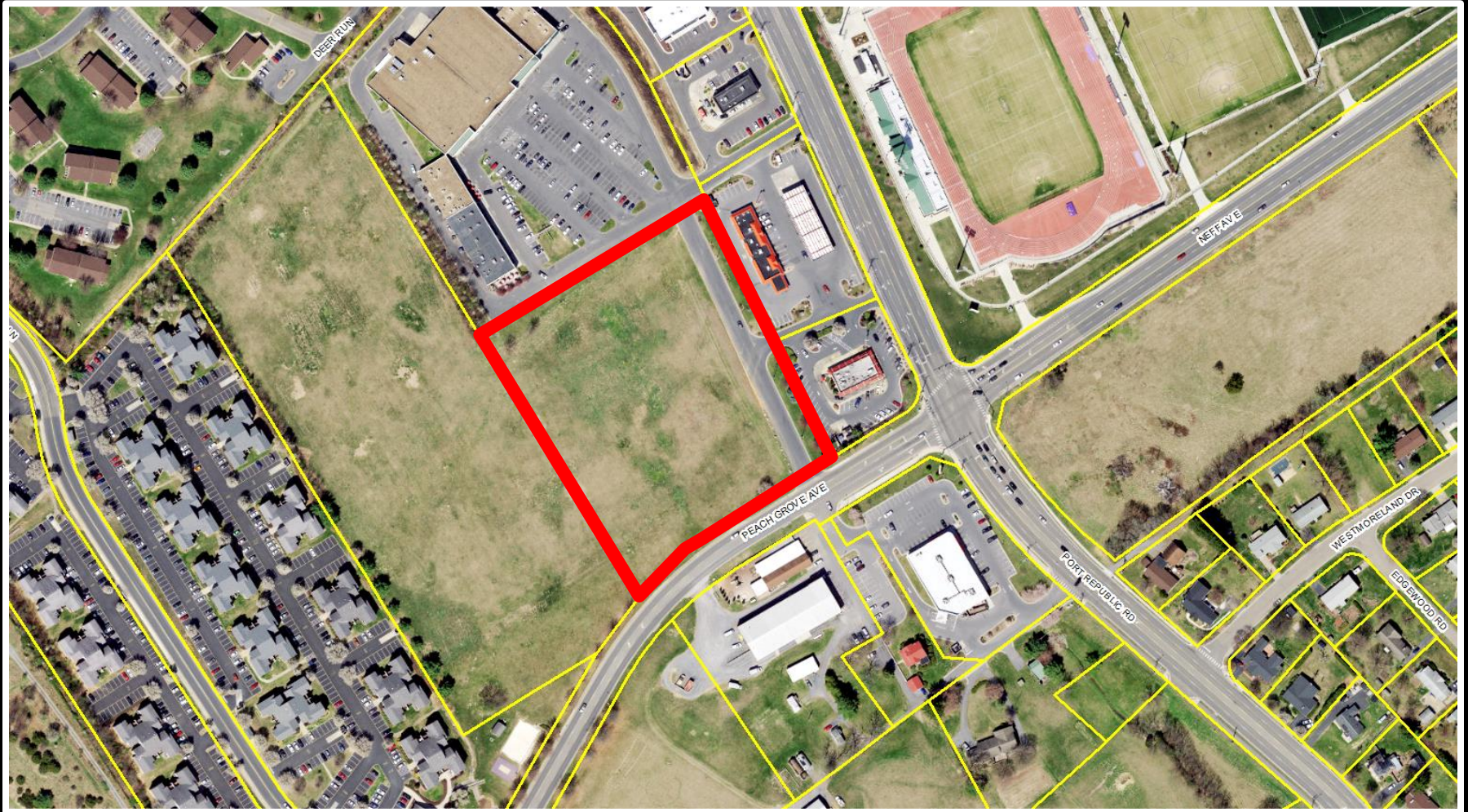


Rezoning (B-2 to R-5C) and 3 SUPs 1051 Peach Grove Avenue



1. To rezone from B-2 to R-5C.
2. SUP to allow multi-family dwellings of more than 12 units per building.
3. SUP to allow multi-family buildings to be greater than four stories and/or fifty-two (52) feet in height.
4. SUP to allow retail stores, convenience shops, personal service establishments, restaurants (excluding drive-through facilities), and business and professional offices.



DEER RUN

NEFF AVE

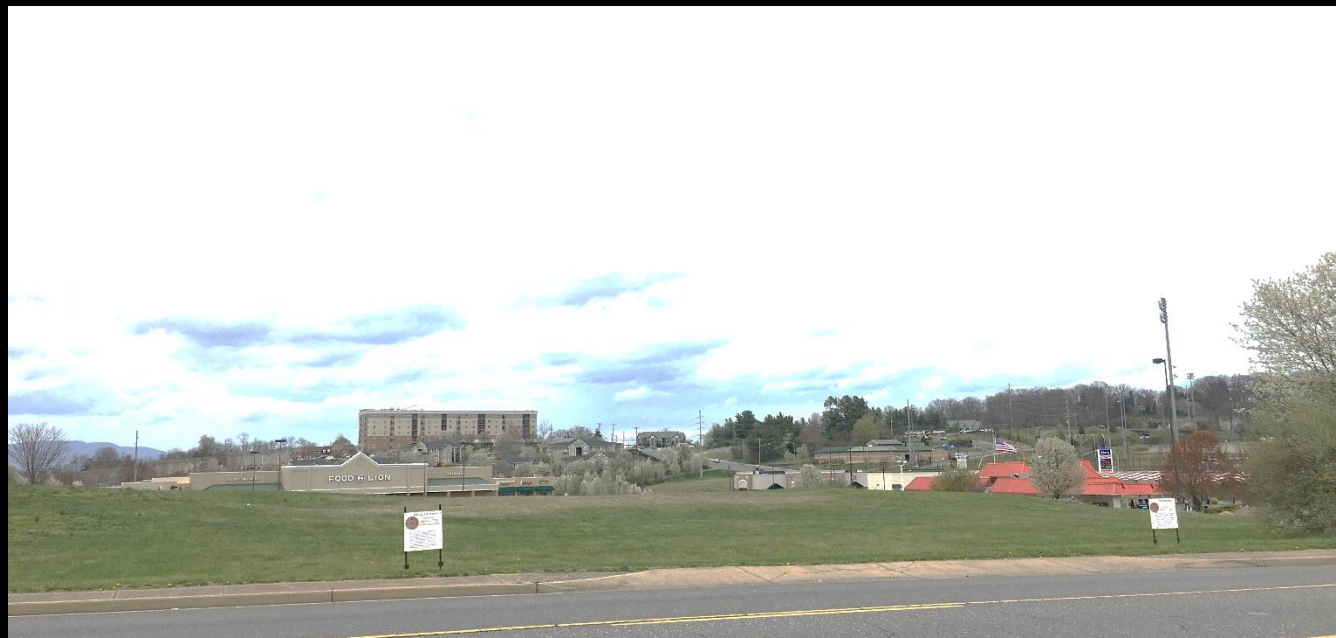
PEACH GROVE AVE

PORT REPUBLIC RD

WESTMORELAND DR

EDGEWOOD RD

OPS LN





VITO'S ITALIAN KITCHEN

SALE

EXTRA LOW PRICES

FOOD LION

DELI BAKERY

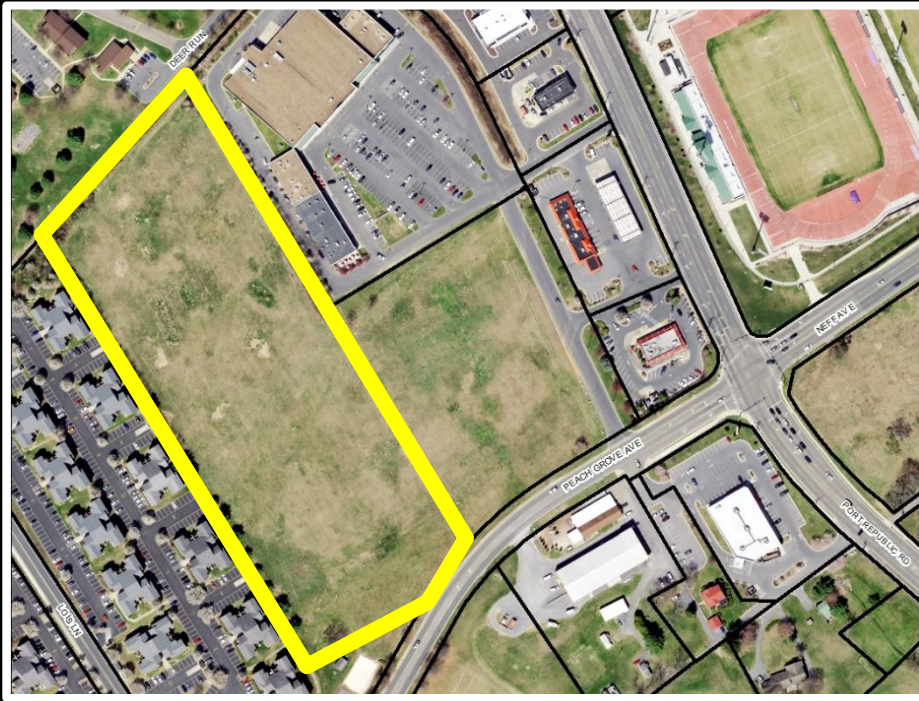
MAILS





EAGLE CARPET

EAGLE CARPET



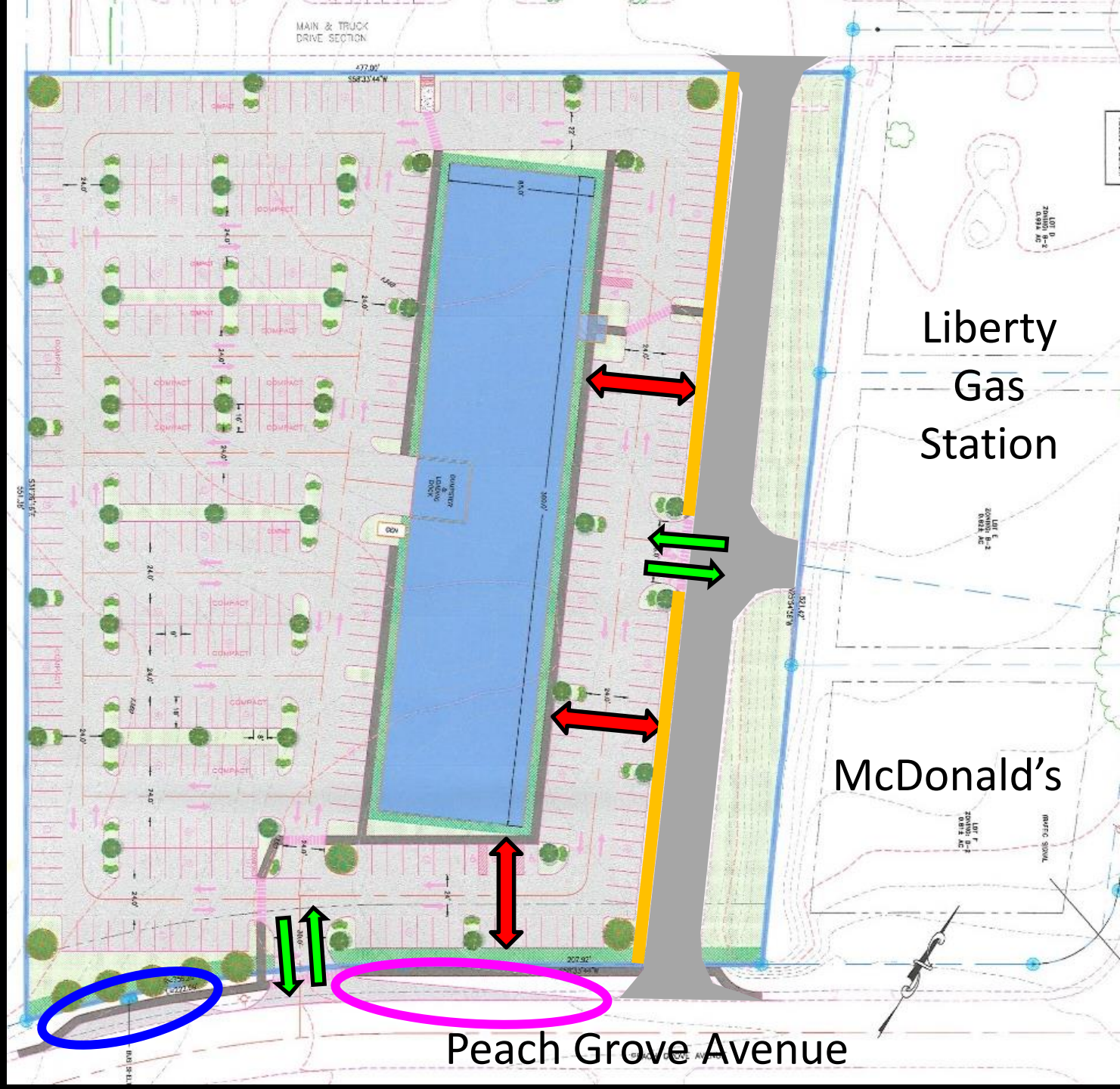
The site shall contain residential and non-residential uses.

The site shall contain no more than 400 bedrooms.

No more than 2 rows of parking can be located between the building and the public street and the private access road.

A sidewalk shall be provided along the western side of the private access road.

A right turn taper lane shall be provided along Peach Grove Avenue of at least 125 feet in length.





NORTH ELEVATION

MAIN & TRUCK
DRIVE SECTION



Liberty
Gas
Station

McDonald's

Peach Grove Avenue

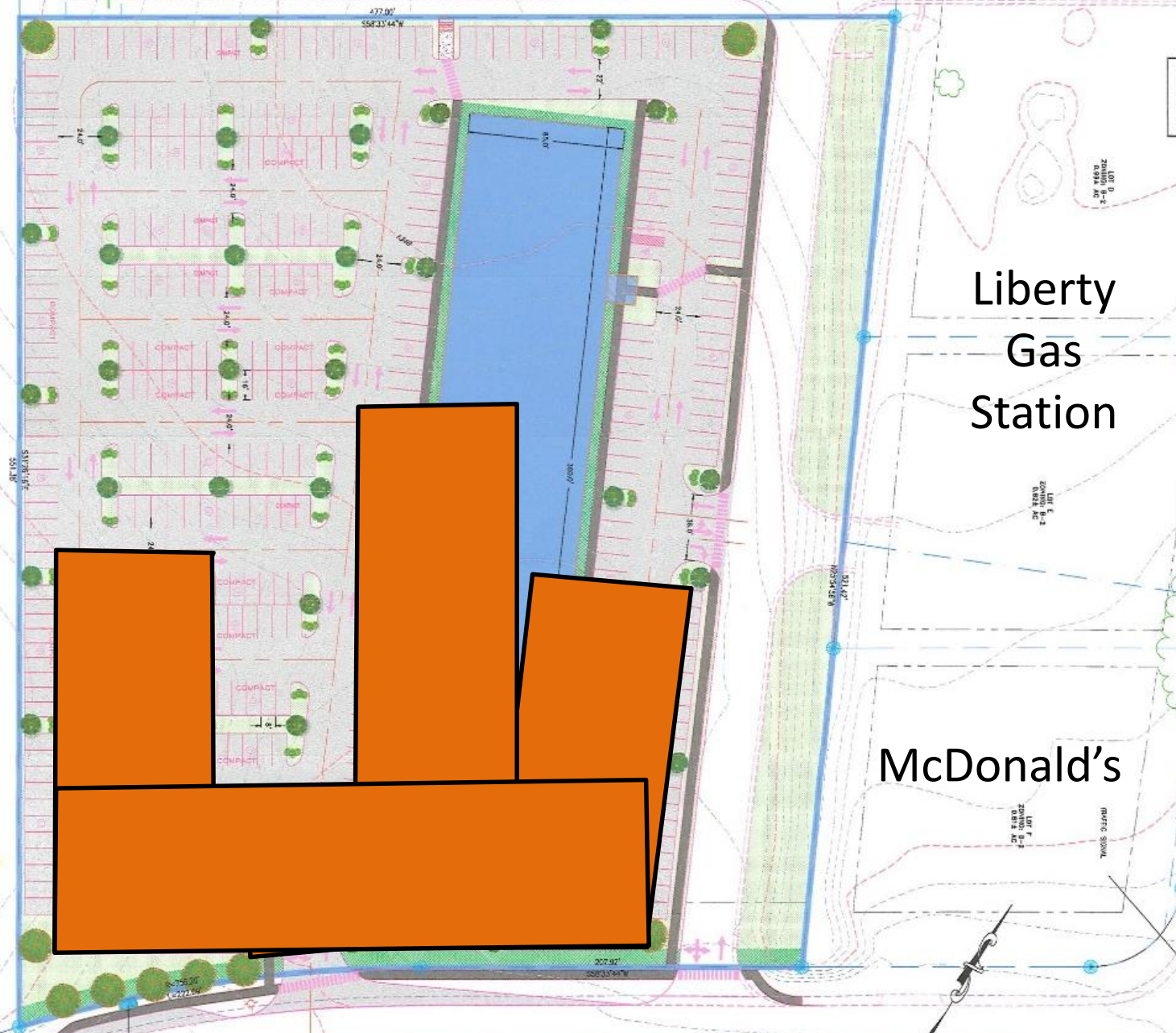
GRAPHIC SCALE
SCALE: 1"=20'



R-5 District, Purpose

- “This district is intended for medium to high density residential development, including townhouses and multiple-family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. Vehicular, pedestrian and bicycle transportation is facilitated through a connected system of roads, sidewalks and shared use paths, so as to provide many choices with regard to mode and route, and to provide a safe and comfortable pedestrian environment that promotes walkability for residents and visitors.”

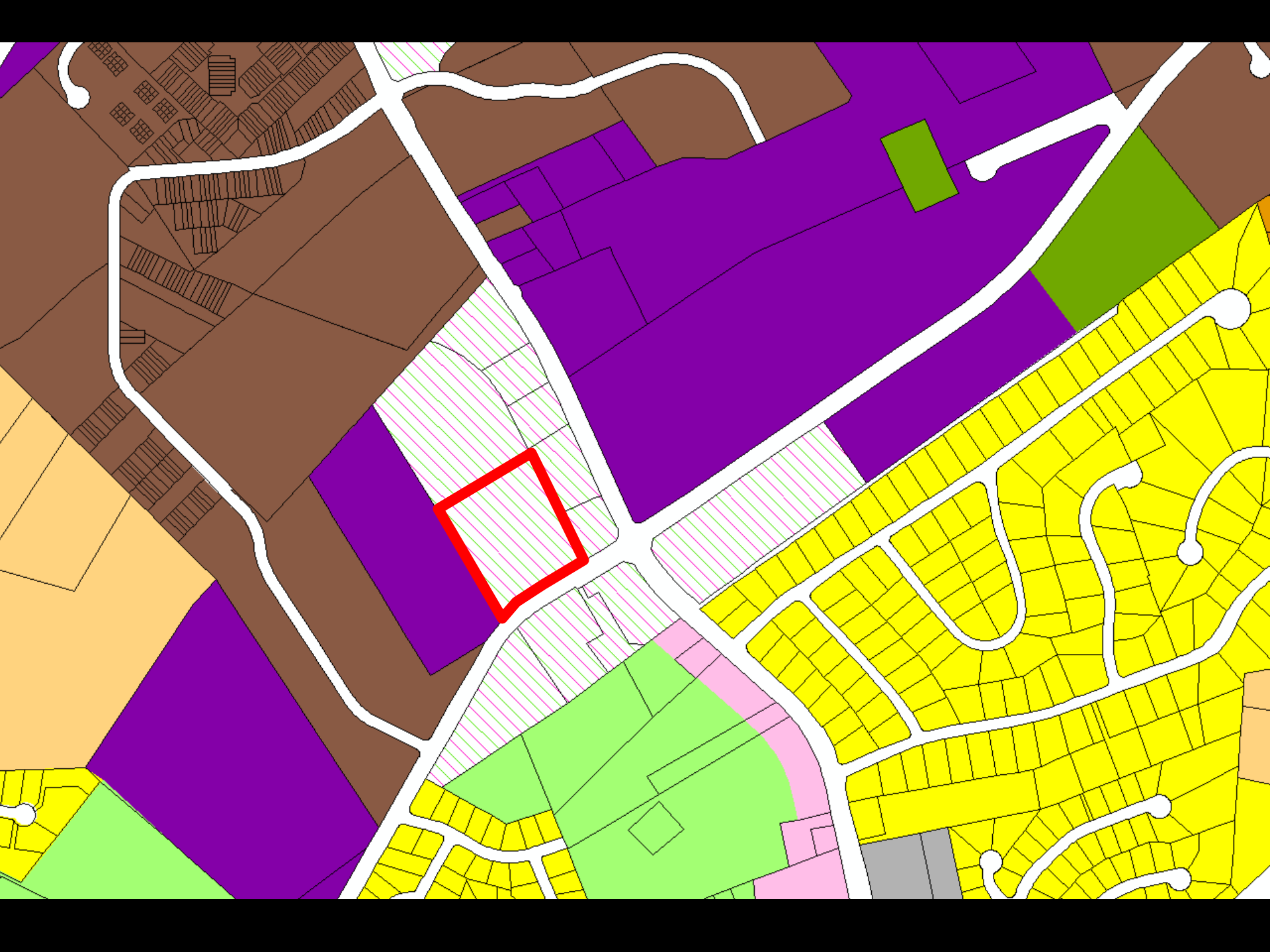
MAIN & TRUCK
DRIVE SECTION



Liberty
Gas
Station

McDonald's

Peach Grove Avenue



Recommendation

Staff and Planning Commission (4-3) recommended denial of the rezoning from B-2 to R-5C.

However, if the rezoning request is approved, staff and Planning Commission recommended (7-0) approving the three requested SUPs with no suggested conditions.

