

Rezoning – 1476 & 1486 South Main St (R-3 to B-2C)

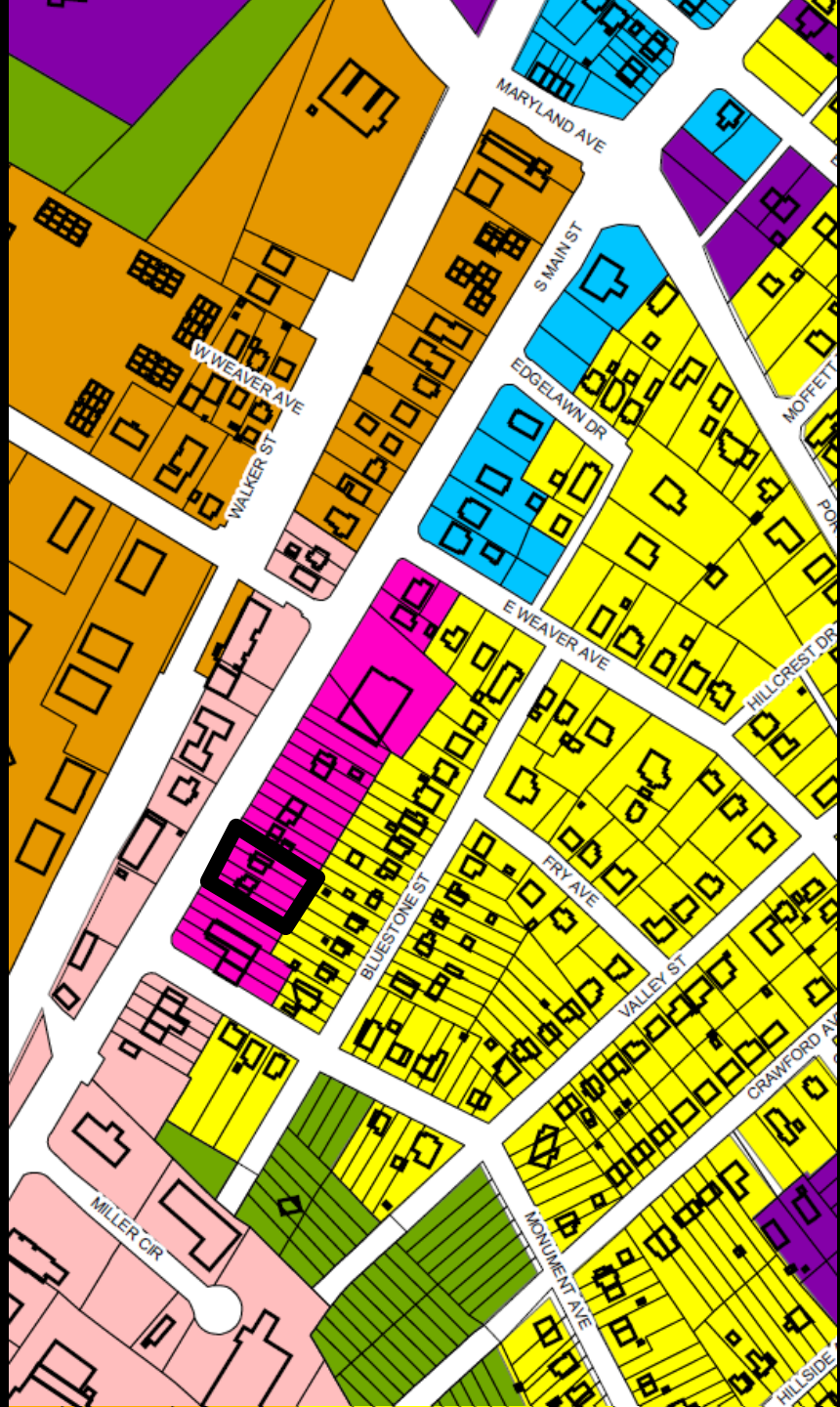




S MAIN ST

BLUESTONE ST

MONMETH AVE



The applicant submitted proffers associated with the following details:

- The types of uses that would be permitted on the site.
- Screening to include fencing and potentially vegetative buffering.
- Exterior lighting.
- Performance of a potential Traffic Impact Analysis.

Proffer Associated with the Uses that Could Occur On-site



Removed B-2 Uses

- (6) Vehicle Sales/Rental
- (7) Vehicle Service
- (10) Radio Stations
- (11) Public Utilities
- (14) Parking Lots
- (19) Fuel Stations

SUPs Retained

Proffer Associated with a Potential Traffic Impact Analysis



TIA threshold is an increase of 100+ vehicle trips during peak hour

When redevelopment triggers a comprehensive site plan, the baseline use shall be a 1,632 sq. ft. professional office use.

1,632 sq ft
Professional Office
= 3 trips

3,000 sq ft
Restaurant w/ Drive-Thru
= 137 trips

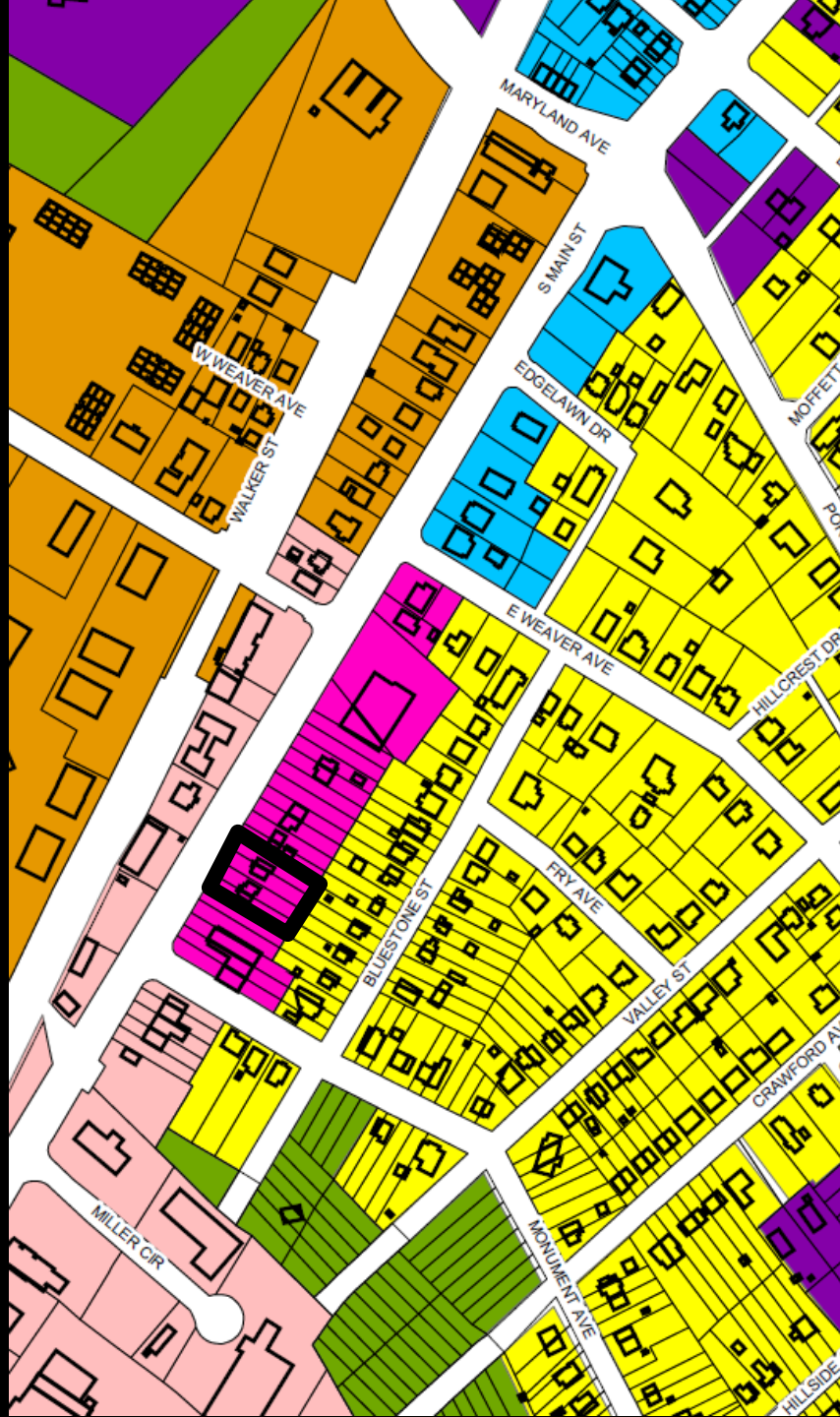
137 – 3 = **134**

Proffer Associated with Fencing



Proffer Associated with a 10-foot Vegetated Landscaped Buffer





Recommendation

Staff recommended approval and Planning Commission voted 5-2 in favor of the rezoning as presented from R-3 to B-2C.

(Dissenting votes were cast by Commissioners Finks and Finnegan.)

