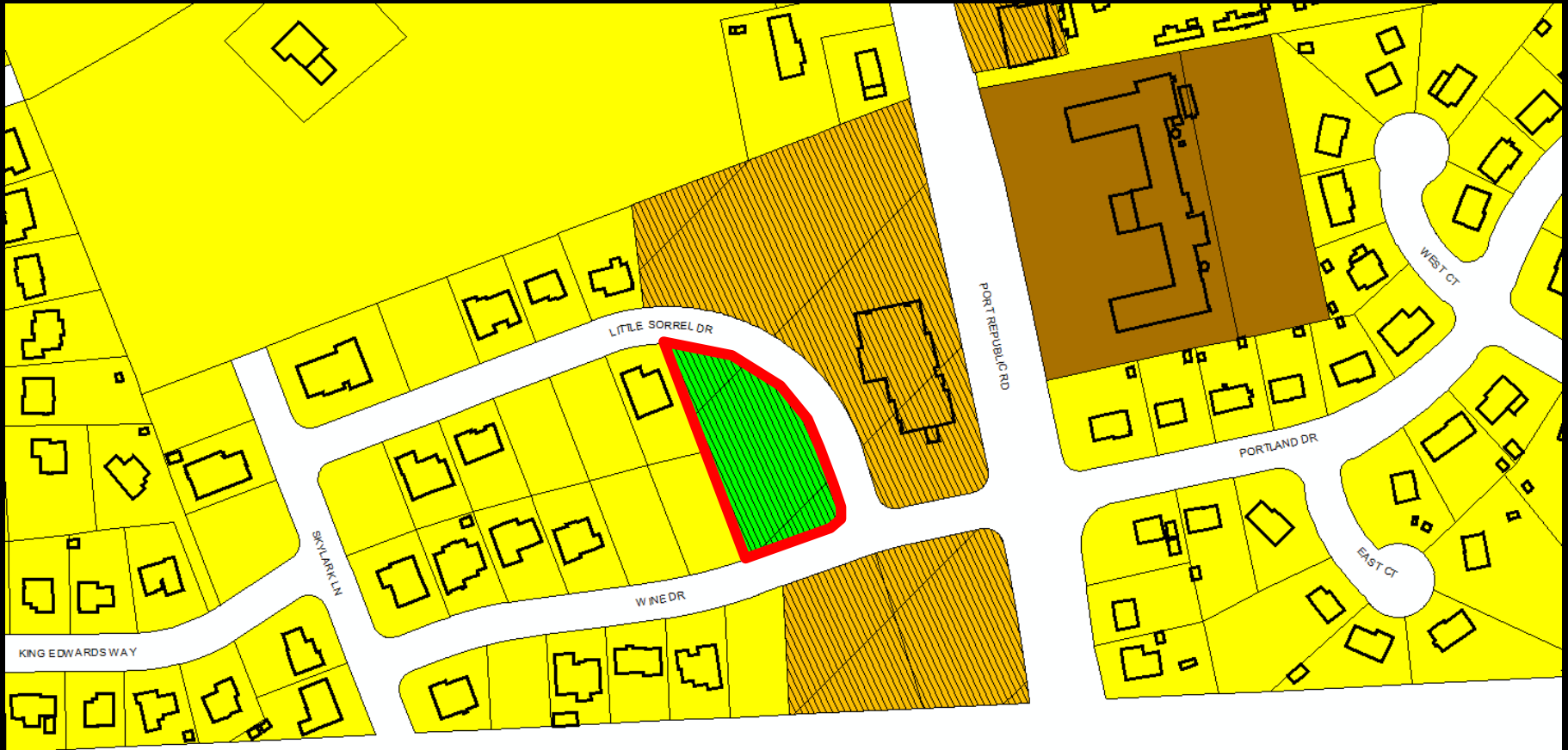




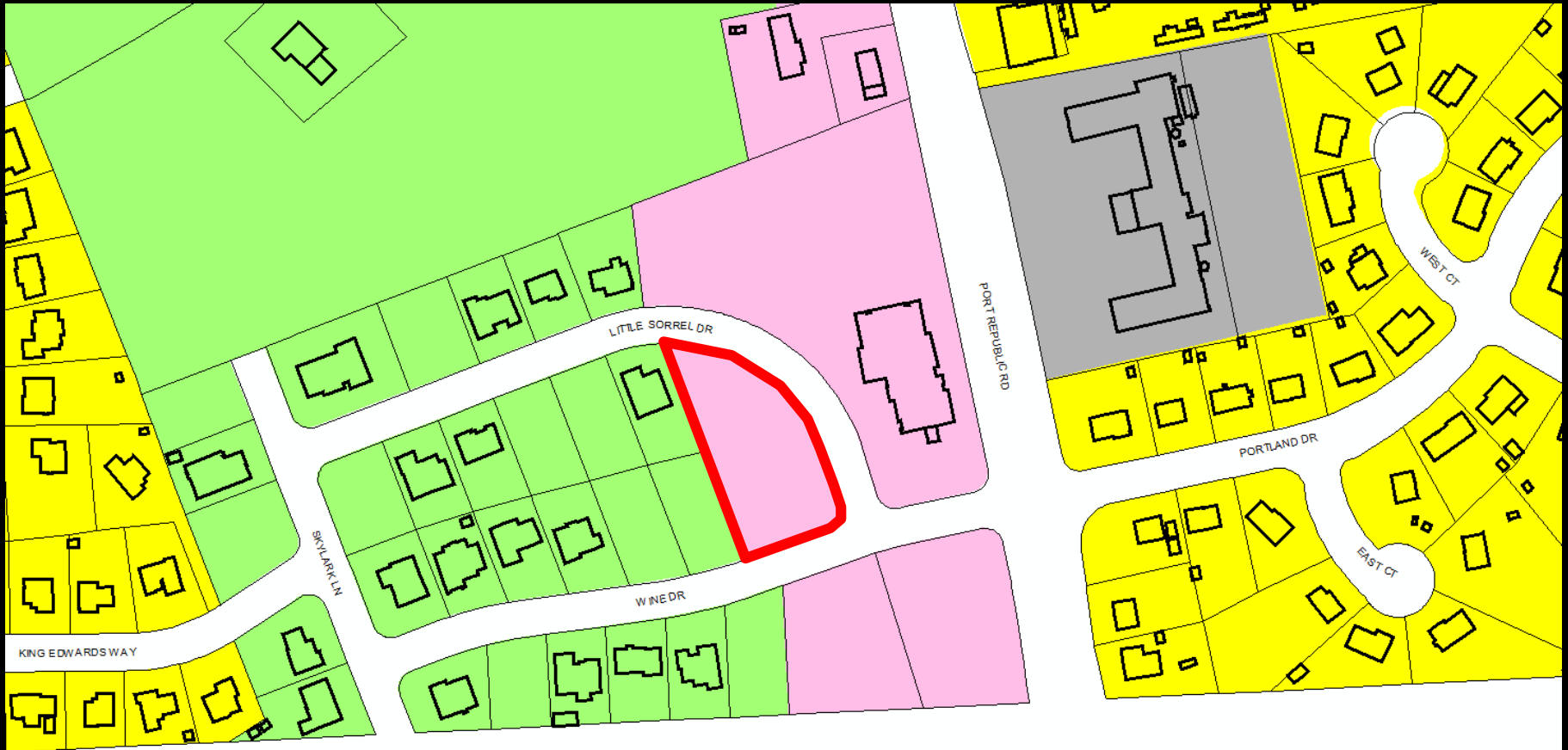
# Rezoning R-3C to B-2C

## 1381 Little Sorrel Drive



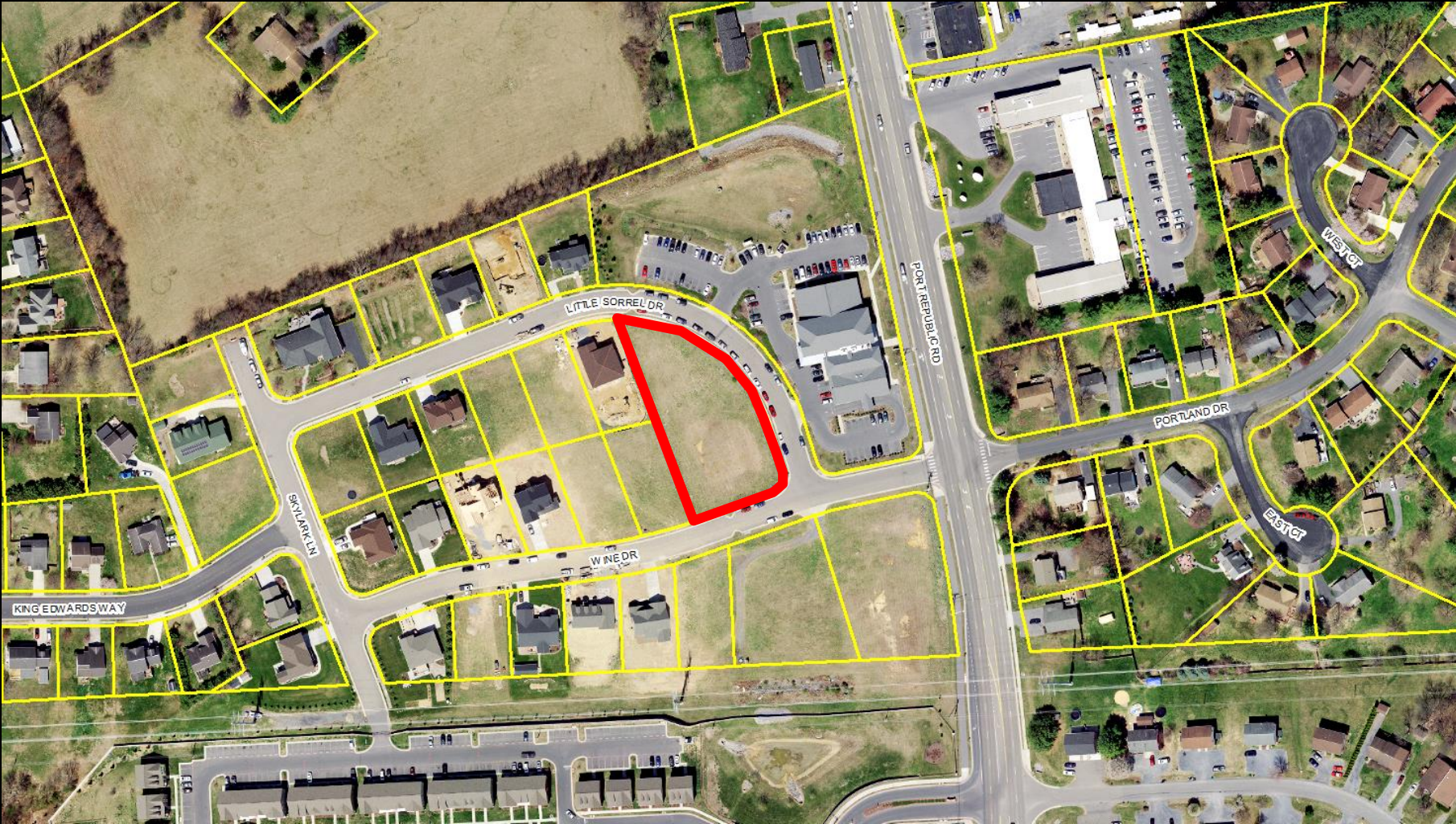
# Rezoning R-3C to B-2C

## 1381 Little Sorrel Drive



# Rezoning R-3C to B-2C

## 1381 Little Sorrel Drive



















# Existing Proffers

1. All buildings would be used only for medical offices and professional offices.
2. Screening between properties zoned R-1 and the subject property will be a six-foot-tall vinyl fence, similar to the picture from 2007 rezoning.
3. All buildings would be no more than two story, substantially of brick material, and of colonial design similar to attached pictures. Design would have to be approved by Architectural Control Committee.
4. Islands would be landscaped by Developer and maintained by adjoining property owners. This is a deed requirement.

# Proposed Proffers (Summarized)

1. Permitted Uses
  - Off-Street Parking lot serving tax map 88-G-7.
  - Medical and Professional Offices.
  - Traffic generating uses limited to 100 vehicle trips in the peak hour
  - Buildings shall be no more than two stories
2. Fence screening
3. 5 ft. Landscape buffer with 1 canopy tree per 50 linear feet or 1 sub-canopy tree per 30 linear feet.
4. Landscaping to not impede sight distance.
5. Installation of bumpouts and pedestrian crosswalk.
6. One entrance
7. Islands shall be landscaped and maintained by adjoining property owner.
8. Sign limitations.

**SITE DATA:**

- Parcel #: 88 H 8
- Parcel Acreage: 0.85 ac
- Current Zoning: R-3C
- Proposed Zoning: B-2
- Proposed Use: Parking Lot
- Proposed Parking Spaces: 79
- Parking Lot Paved Area: 24,886 sf
- Required Landscape Area: 3,733 sf (15% of parking lot paved area, excludes ROW buffer)
- Proposed Landscape Area: 7,423 sf (29.8% of parking lot paved area)



Parking Landscape Area

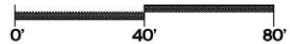
**Note:** Trees located within sight distance triangles shall be planted and maintained/pruned so as not to impede sight distance viewshed.



**Exhibit A**



SCALE: 1" = 40'-0"



# Recommendation

Staff and Planning Commission (7-0) recommended approval of the rezoning.