

Rezoning Request:

1932-near Fleming Road, generally described as east of Fleming Road and south of Isaacson Boulevard.

To:

CD-O (Conditional District-Office) with the following conditions:

1. Uses shall be limited to all uses permitted in the O district except drive-thru uses.
2. The total square footage of all buildings shall not exceed 29,000 square feet.
3. Freestanding signage shall be limited to a monument sign with a maximum height of 6 feet and a maximum size of 48 square feet.
4. A minimum of 10% tree conservation will be preserved.

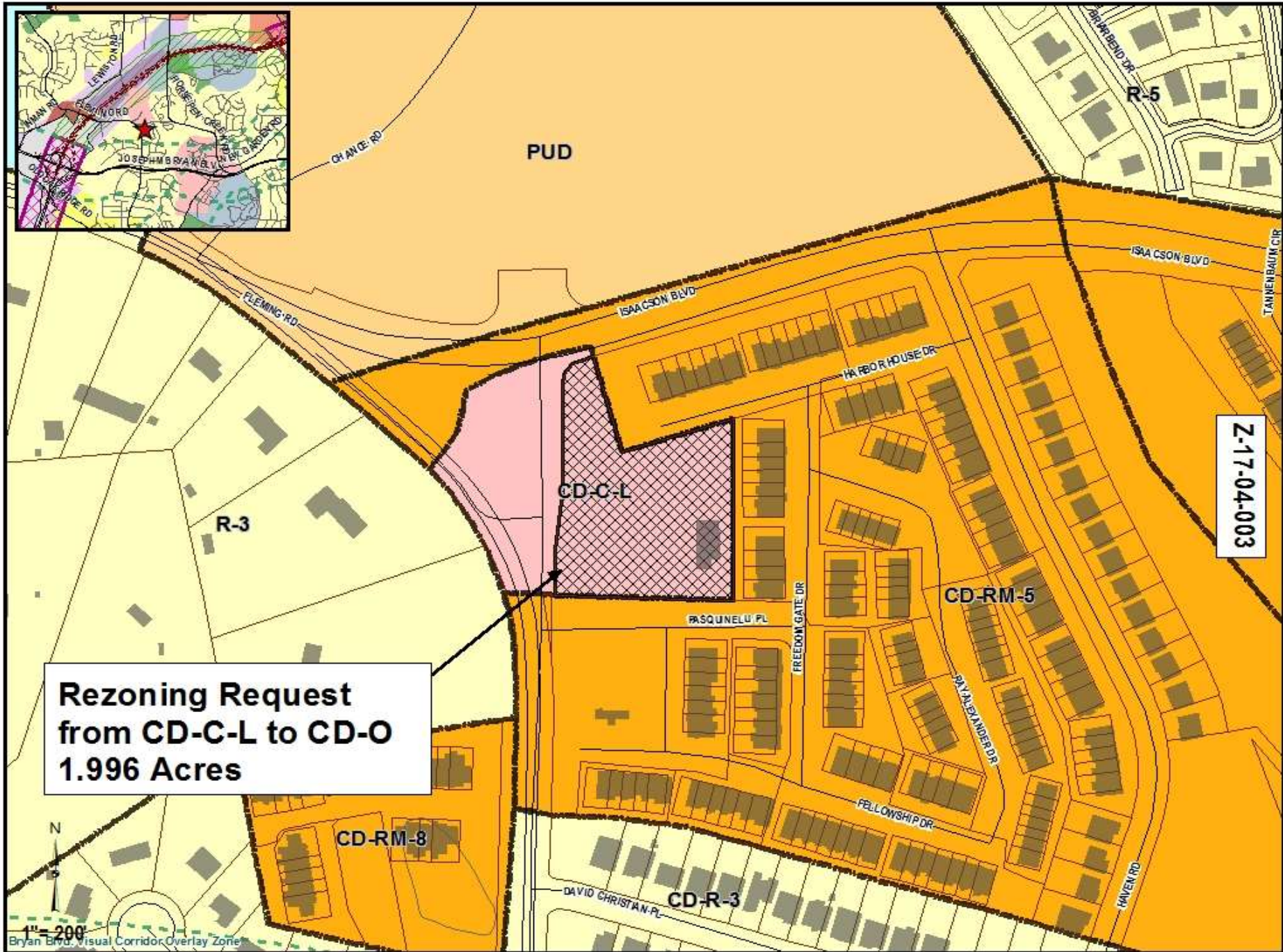
*Typical uses in the CD-O district include professional services and office uses.

From:

CD-C-L (Conditional District-Commercial-Low) with the following conditions:

1. Use will be additionally limited to Professional Offices; Restaurant (no drive-thru); and the following Retail Trade Uses: Antique Stores, Arts & Crafts, Gift Shops, Jewelry Stores, Florists, Clothing Stores and Cosmetics Shops.
2. Any use with a drive thru service and/or fuel service shall not be permitted.
3. The existing Bond McAlister House and existing trees on the 1.944-acre lot will be retained and preserved.
4. Freestanding signage shall be limited to a monument sign with a maximum height of 6 feet and a maximum size of 48 square feet.
5. No additional buildings or structures shall be placed, erected or constructed on the property, except for an accessory storage building with a maximum gross floor area of 300 square feet; a dumpster enclosure; ornamental landscape features such as planters, arbors, trellises and decorative fencing.

*Typical uses in the C-L district include retail, professional services, and office uses.



Z-17-04-003

**Rezoning Request
from CD-C-L to CD-O
1.996 Acres**

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1" = 200'
Bryan Blvd. Visual Corridor Overlay Zone

**Rezoning Request
from CD-C-L to CD-O
1.996 Acres**

Z-17-04-003





Subject property.



Townhouses located north of the subject property, zoned CD-RM-5.



Townhouses located east of the subject property, zoned CD-RM-5.



Townhouses and accessory uses
located south of the subject
property, zoned CD-RM-5.



Single-family dwelling located west of the request, zoned R-3.



Fleming Road looking north, subject property on the right.



Fleming Road looking south, subject property on the left.