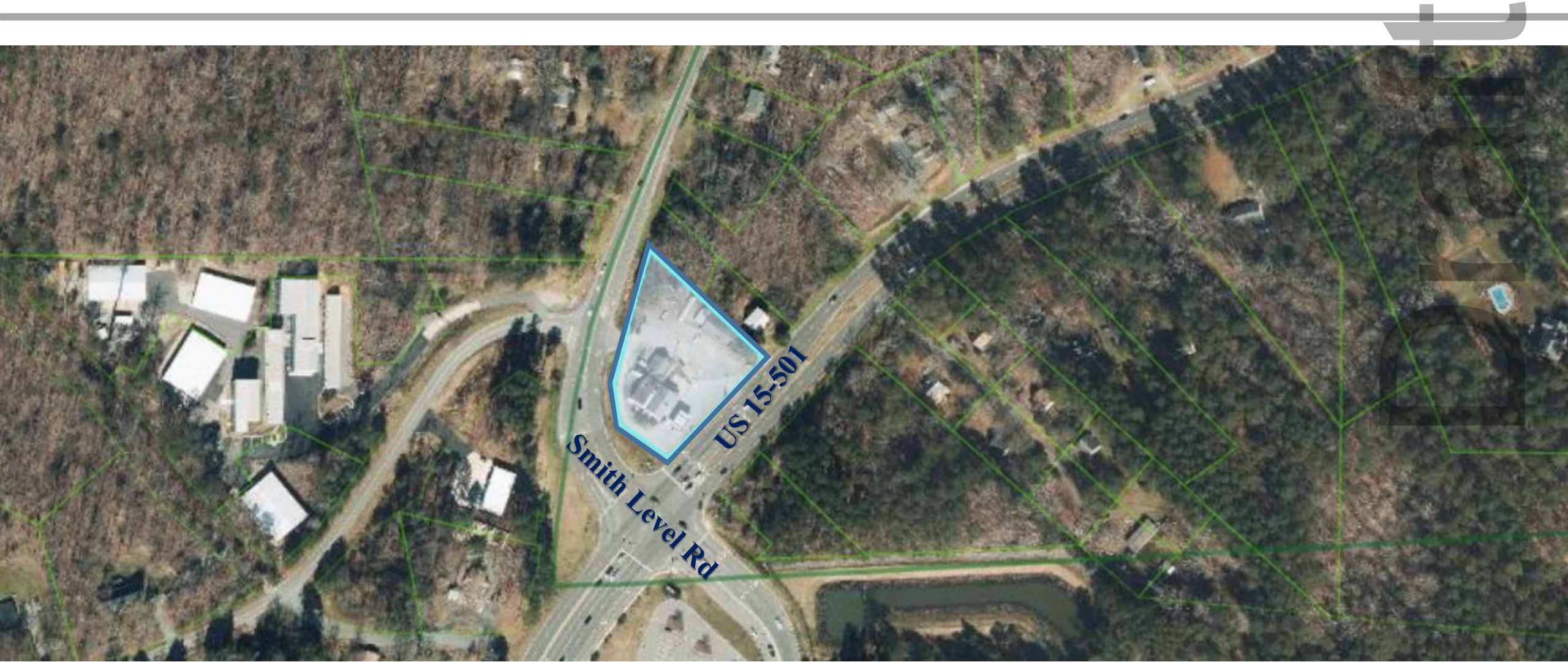




CONDITIONAL ZONING Starpoint Refuel

June 14, 2023





RECOMMENDATION

Close the Legislative Hearing

Adopt the Resolution of Reasonableness and Consistency

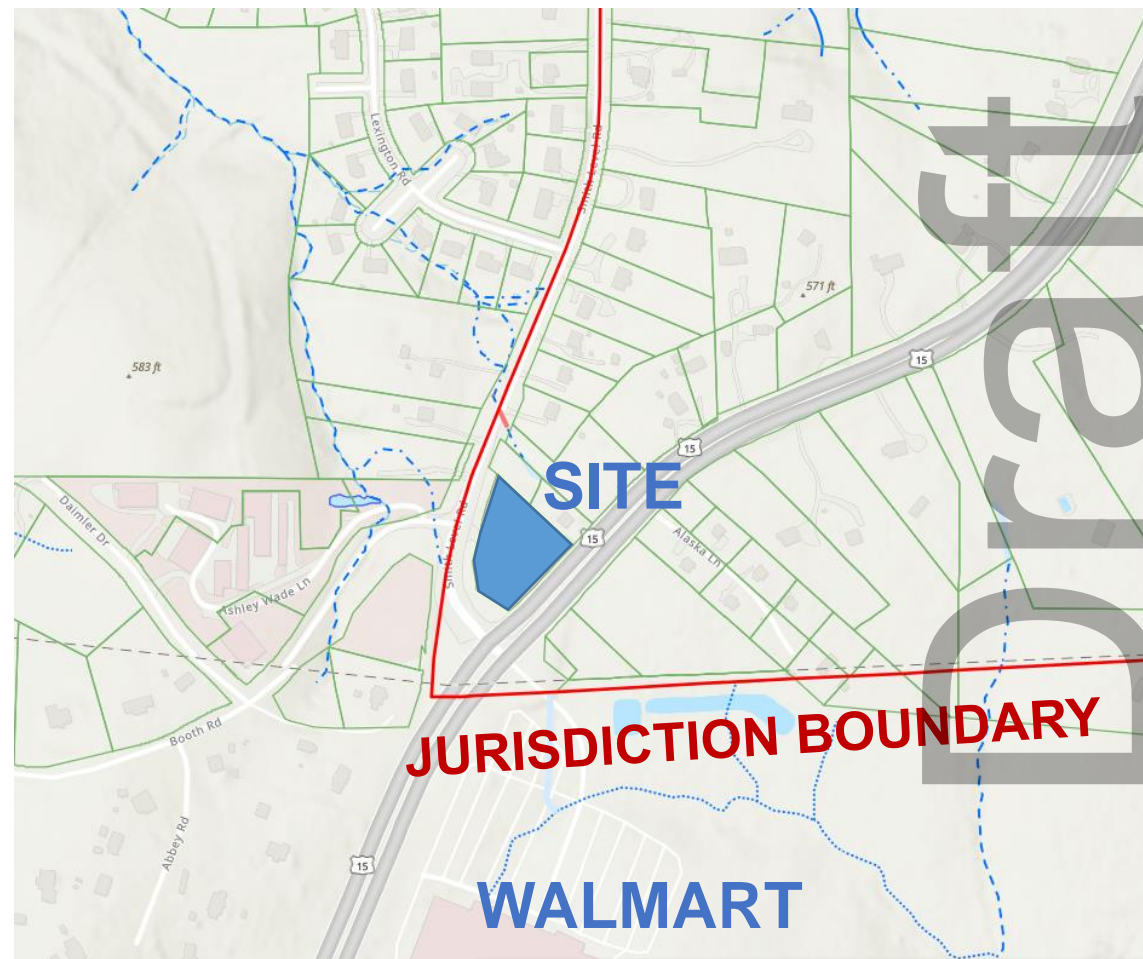
Enact the Ordinance approving the Conditional Zoning





PROJECT SUMMARY

- ❑ 1.26-acre site
- ❑ Existing Zoning:
Neighborhood Commercial (NC) and
Residential Low Density (RLD-1)
- ❑ Proposed Zoning:
Neighborhood Commercial –
Conditional Zoning District (NC-CZD)
- ❑ Existing Gas Station and Retail
- ❑ Proposed Gas Station and
Convenience Store





PROCESS

Staff Review



Advisory
Boards and
Commissions
Review



Open
Legislative
Hearing
5/10/23

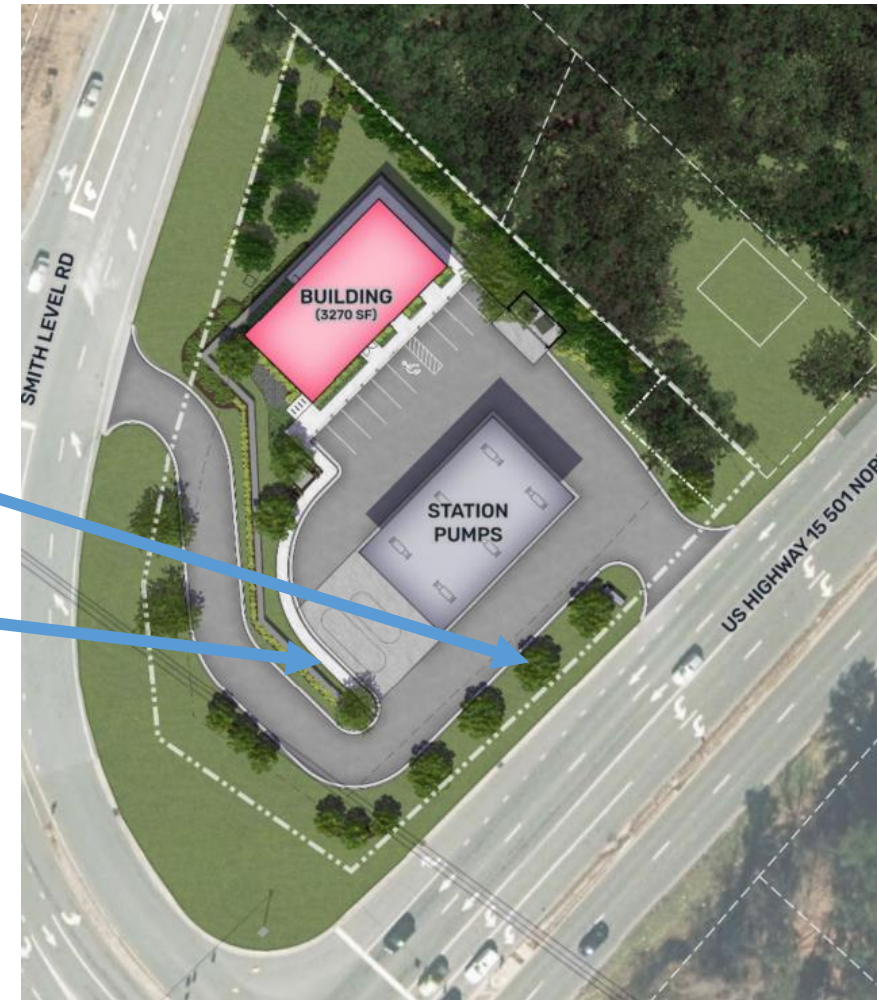


Council Action
6/14/23



Updates Since May 10, 2023

- ☐ Increases to canopy street trees
- ☐ Internal pedestrian circulation improvements



Draft



PROPOSED MODIFICATIONS

Requesting modification to regulations for:

		Required:	Requested:
LUMO 3.8.2: Setbacks		24 ft. Street Setback	16 ft. along Smith Level Rd
LUMO 5.6.6: Landscape Buffers	East – single-family	Type 'C' 20 ft.	Type 'C' 12-20 ft.
	East – 15-501	Type 'D' 30 ft.	Street trees, 0 ft.
	West	Type 'D' 30 ft.	Modified plantings, 0-30 ft.
LUMO 5.8.1: Sidewalks		Street improvements including sidewalks along both frontages	For sidewalks to be provided within site only



Enact the Ordinance approving the Conditional Zoning (O-#)

