



# Proposed Rezoning and Conditional Use Permit on Oracle Road and Suffolk Drive

## Access the project webpage below:

[www.OVprojects.com](http://www.OVprojects.com) under the project name "Proposed Rezoning and Conditional Use Permit on Oracle Road and Suffolk Drive."

## Project Summary

The applicant proposes to change the existing zoning from Residential Service (R-S) to Commercial-1 (C-1) and acquire a Conditional Use Permit to allow a commercial development with a drive-thru. The subject property is approximately 6.8 acres, located on the east side of Oracle Road and Suffolk (see image to the right)



## Proposed Change:

- Amend the existing zoning from Residential Service (R-S) to Commercial-1 (C-1) to develop a 22,750 square feet of office, restaurant or retail space on the vacant portion north of Suffolk Drive.
- Acquire a Conditional Use Permit to allow a 2,600 square foot building with a drive thru on the vacant portion north of Suffolk Drive.

## Meeting Dates

1. First neighborhood meeting – June 16, 2020
2. Second neighborhood meeting – TBD
3. Planning and Zoning Commission – TBD
4. Town Council – TBD

## Project milestones

1. Pre-application submitted – January 2020
2. First neighborhood meeting- June 16, 2020
3. Formal submittal – anticipated after 1<sup>st</sup> neighborhood meeting

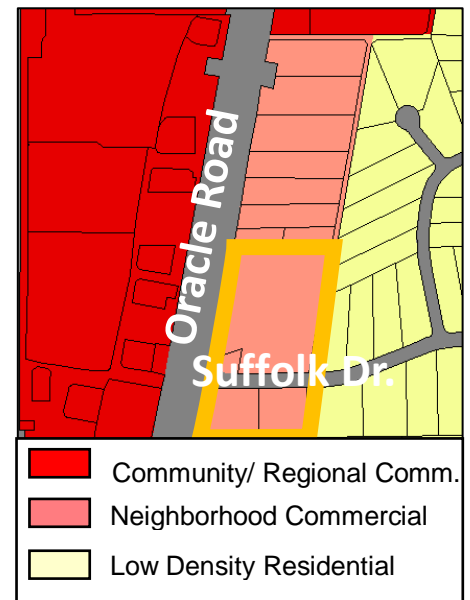
## Meeting format

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 40 minutes

## General Plan Designation

The General Plan is a policy document which helps inform land use decisions in the community and embodies the values and goals of the community and its residents. The subject property has a General Plan designation (Neighborhood Commercial/ Office) (see image above).



### Neighborhood Commercial/ Office

*This land use designation represents commercial and office areas with good access to major roadways that are close to residential areas. Uses intended to serve the surrounding neighborhood and which are integrated with those neighborhoods are desirable, such as grocery stores, drugstores and professional offices.*

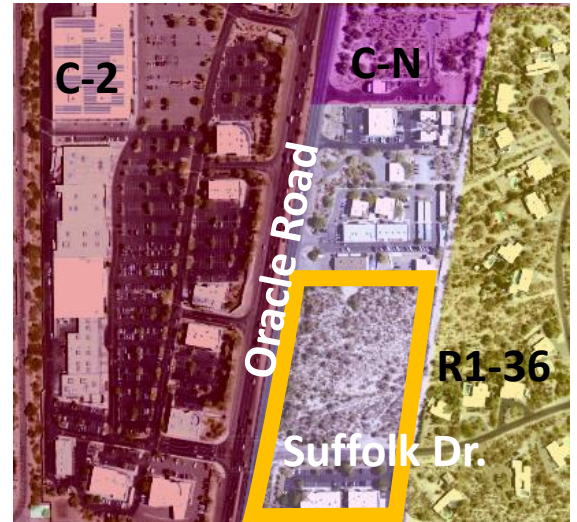
### **Existing and Proposed Zoning Designation**

The existing zoning for the subject property is Residential Service (R-S).

#### Residential Service District:

*This district is composed of certain land and structures used primarily to provide administrative, clerical and professional offices of a residential scale and character to serve nearby residential and commercial areas as well as the Town as a whole. This district is designed to be a transitional zone and should be used to buffer low density residential uses from more intense land uses, districts and heavily traveled transportation routes.*

The applicant is proposing to change the zoning to Commercial 1 (C-1).

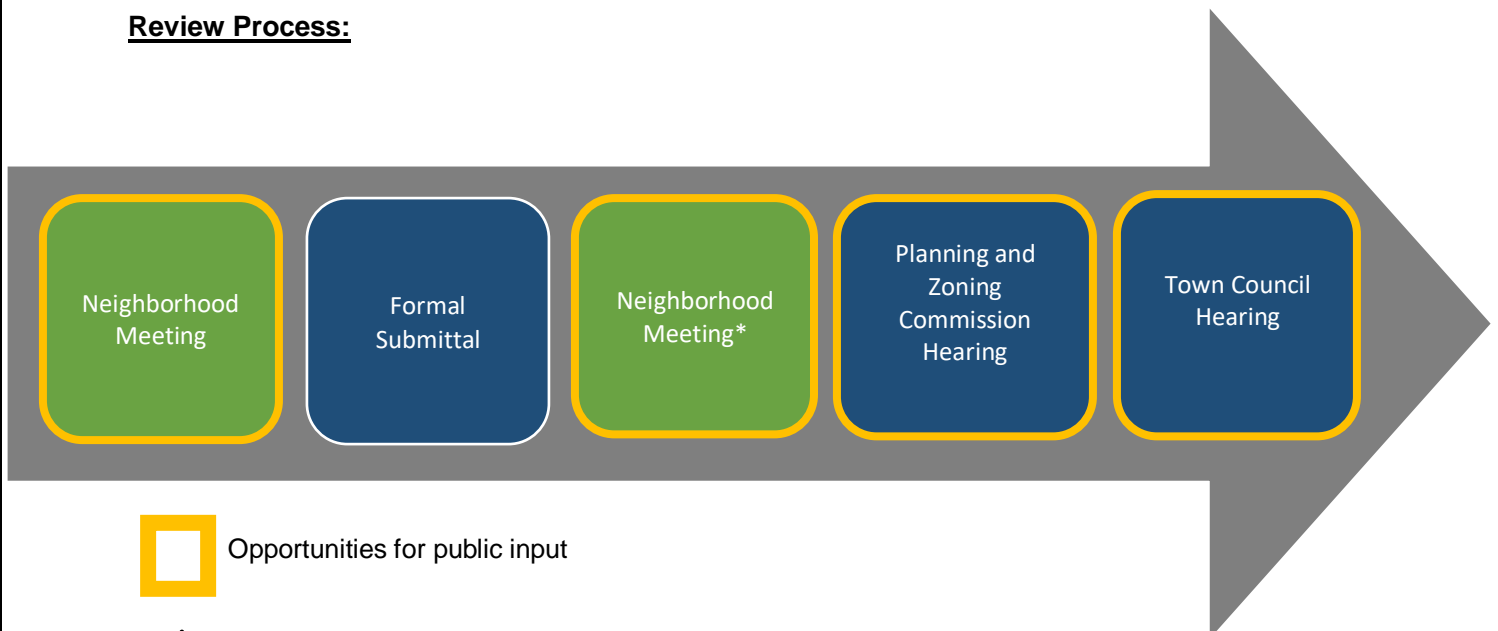


#### Commercial-1 District:

*This district provides for large scale office complexes and medium sized retail centers, located on a major arterial. Through buffering and other mitigation measures, C-1 centers must be compatible with adjoining residential neighborhoods, while satisfying commercial and service business needs of nearby neighborhoods.*

Development Standards	Existing Zoning (R-S)	Proposed Zoning (C-1)
Building height	25 feet or 2 stories	25 feet or 2 stories
Building setbacks	Front- 20 feet Side – 20 feet Rear – 40 feet	Front – 20 feet Side – 25 feet Rear – 50 feet

### **Review Process:**



Opportunities for public input



If necessary