

 Subject Property

11/15/2017

1 in = 40 ft



9808 Northeast Parkway

TAX PARCEL NUMBER	19330305
PROPERTY ADDRESSES	9808 Northeast Parkway
EXISTING ZONING	Conditional
PROPOSED ZONING	B-1 (CD)
EXISTING USE	Office
PROPOSED USE	Office
SITE AREA	1.12 Acres
MAXIMUM BUILDING AREA	8,270 sq ft (5,270 existing & 3000 future)
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	1 space per 200 sq ft GFA medical office *dependent upon use of future development
PARKING PROVIDED	47 spaces
MINIMUM FRONT SETBACK	40 ft
BUILD-TO LINE	N/A
MINIMUM SIDE YARD, INTERIOR	10' ⁽³⁾ (no side yard when not adjacent to a residential district)
MINIMUM REAR YARD	10 ft
TREE CANOPY	N/A

This parcel was developed under the now obsolete Conditional Zoning District that included Windsor Square Shopping Center. This zoning request seeks to convert this property to the B-1 (CD) zoning category.

- Conditional Notes:
- Maximum future development on existing pad is 3000 sqft.
 - Access to this site will be limited to the one existing driveway connection on Northeast Parkway
 - All signage will be permitted in accordance with § 155.608 of the Town Unified Development Ordinance.
 - 1 freestanding monument sign is allowed for this development.
 - No changes to existing site conditions for building layout, parking, traffic circulation, and storm drainage for this developed property are proposed by this zoning action.
 - No proposed changes in existing site conditions, therefore no traffic analysis is required as part of this zoning request.

Conditional to B-1(CD)

Board of Commissioners

APPROVED

2/12/2018
2017-672

Windsor Square Outparcel #3
9808 Northeast Parkway

2017-672

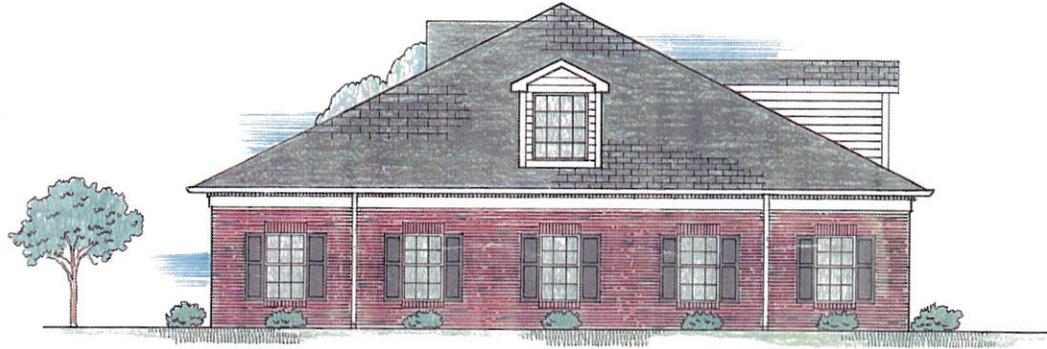
*Lot Caneprino, Town Clerk
Includes elevations & list of allowed uses*

GENERAL COMMERCIAL USES		B-1
Alcohol and alcoholic beverage, wine, and beer production and sales, subject to § 155.506.45		PC
Animal grooming facility, subject to § 155.506.42		PC
Auction house		P
Bakery, retail including manufacturing of goods for sale on the premises only		P
Ballroom, banquet or meeting/catering hall		P
Bed and breakfast establishment, subject to § 155.506.4		PC
Brewpub, subject to § 155.506.45		PC
Building material storage and wholesale and retail sales without outside storage		P
Coin-operated laundry		P
Commercial school and school providing adult training in any of the arts, sciences, trades, or professions, without retail sales of merchandise		P
Commercial or catering kitchen, without on-site customer/client food service		P
Communications tower and antenna, subject to § 155.506.41		PC
Copy, printing and photo processing		P
Crematorium, when located on same lot as a cemetery, subject to 155.506.13		P
Crematorium, stand alone, or on an adjacent parcel to a cemetery or funeral home only when such parcel is commercially or industrially zoned, subject to 155.506.13		PC
Drive-up service window, subject to § 155.506.33		ACC
Florist shop		P
Funeral home		P
Greenhouse, commercial, without retail sales		P
Kennel, animal day care, subject to § 155.506.42		PC
Laundry and dry cleaning establishment not to exceed 4,500 sq ft gross floor area		P
Live work unit		P
Microbrewery, subject to § 155.506.45		PC
Mini storage facility		P
Mobile vendor, subject to § 155.506.43		PC
Motel and hotel		P
Motor vehicle service facility limited to oil change, tire rotation and replacement, and similar minor maintenance service, all activity taking place within the building, not over 3 service bays and no overnight vehicle storage		P
Museum or art gallery		P
Nursery, commercial, with or without greenhouse		P
Outdoor sales in conjunction with a permanent business, subject to § 155.506.36		PC
Parking lot and parking garage/structure		P
Pet cemetery, including any accessory structure	-	P
Post Office		P
Professional, financial, personal and recreational service not otherwise listed		P
Repair and servicing, indoors only, of any article the sale of which is permitted in the district, except as otherwise listed		P

2017-672
1-10-2018

GENERAL COMMERCIAL USES	B-1
Restaurant, lounge and nightclub without drive thru or drive in service	P
Retail sales, general merchandise, unless otherwise listed	P
Secondhand goods, retail sales without outside storage, unless otherwise listed	P
Selling from a semitruck without a cab, subject to § 155.506.36	PC
Sign printing	P
Social gathering, seminar, reception, which is ancillary to the principal permitted use and on property designated historic by the Town	P
Solar collector installation, subject to § 155.506.48	ACC/ PC
Specialty sales establishment with substantial on-site assembly, processing, packaging, and/or distribution, and processes sales for off-site customers, subject to § 155.506.39	PC
Studio for gymnast, artist, designer, photographer, musician, sculptor, and similar	P
Upholstering in a workroom setting not to exceed 1,500 sq. ft. of gross floor area	P
Veterinary clinic or hospital, subject to § 155.506.42	PC

SECOND ENTRANCE/EXIT DOOR TO BE ADDED ON
RIGHT SIDE ELEVATION.
MUST MEET BUILDING CODE REQUIREMENTS.



LEFT SIDE ELEVATION
(RIGHT SIDE SIMILAR)



CEMENTIOUS PRODUCT SUCH AS
HARDIPLANK

FRONT ELEVATION

FUTURE MEDICAL OFFICE BUILDING