

C-5, Exit 11 Hamlet Commercial Zoning



BACKGROUND AND CONTEXT

Planning staff has put together a recommendation for rezoning the area at Exit 11, which contains the existing C-5, Exit 11 Hamlet Commercial Zoning. This existing zone is applied to the following 6 parcels:

- 10 Round Lake Road
- 16 Round Lake Road
- 9 Round Lake Road
- 318 Ruhle Road South
- 320-322 Ruhle Road South
- 30 Round Lake Road

Adjacent zoning in this area consists of R-1 zoning and other planned development districts, including (but not limited to):

- PDD #7, Bishops Square
- PDD #10A, Eckerd
- PDD #4, Country Knolls

The corridor of Round Lake Road, the full length of which extends nearly 1 mile from Exit 11 to East Line Road, contains some vacant parcels that are viable candidates for new development and prime opportunities for redevelopment. New developments include a Stewart's Shops with gasoline service,

Rite Aid, and the forthcoming Mabey's Self Storage facility. The Round Lake Road corridor was recently updated in 2015 to improve the traffic conditions, pedestrian safety, and multimodal travel in the area. With a heavily established residential community, which is primarily single-family residential but also includes several areas of multi-family housing, Neighborhood 1 would benefit from having the commercial redevelopment potential captured with a zoning update.

SCOPE

The area of focus that Planning staff has taken in this rezone proposal begins from Exit 11 and extends westward approximately .6 miles and encompasses parcels north and south of Round Lake Road. The area to be included in the rezone is shown below:



PROPOSED ZONING

The proposed zoning changes involve the following:

- 1) Splitting the newly-expanded zone into two zones, C-5A and C-5A will contain specific auto-based uses, given its proximity to Exit 11
- 2) Expanding the C-5 zone further west along Round Lake Road, approaching Cedarwood Drive
- 3) Eliminate PDD #8, Grand Prix, and rezone C-5A
- 4) Applying the new C-5A as an overlay to the following PDD's:
 - PDD #7, Bishops Square
- 5) Applying the new C-5 as an overlay to the following PDD's:
 - Portions of PDD #4, Country Knolls
 - Portions of PDD #6, Hearthwood Homes
 - PDD #10A, Eckerd

A proposed zoning table of updated uses and bulk requirements follow on the next two pages.

District	Permitted Principal Use	Special Use Permit Required For	Minimum Lot Size (SF)	Maximum Percentage of Lot Coverage	Minimum Frontage (ft)	Maximum Building Height (ft)	Minimum Yard Dimensions			Minimum Floor Area (SF)	Maximum Floor Area (SF)	
							Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)			
C-5A, Auto Exit 11 Hamlet Commercial	One-family dwelling		15,000	N/A	200	30	50	15	30	N/A	N/A	
	Municipal building		20,000	50	200	30	50	15	30	N/A	N/A	
	Residential home business		15,000	N/A	200	30	50	15	30	N/A	N/A	
	Nursing/ convalescent home/ assisted living		80,000	80	200	30	50	15	30	N/A	N/A	
	Senior housing		80,000	80	200	30	50	15	30	N/A	N/A	
		Convenience store, no gas		20,000	40	200	30	50	40	40	N/A	N/A
		Personal service shop		20,000	50	200	25	50	20	40	N/A	N/A
		Professional office		20,000	50	200	25	50	20	40	N/A	N/A
		Restaurant (no drive-thru)		20,000	50	200	25	50	20	40	N/A	N/A
		Two-family dwelling		20,000	N/A	250	30	50	15	30	N/A	N/A
		Church/ rectory		160,000	40	200	50	50	20	40	N/A	N/A
		Mixed use/ use most restrictive									N/A	N/A
		Day-care center		20,000	30	200	30	50	20	40	N/A	N/A
		School/ college/ educational facility		80,000	50	200	30	50	20	40	N/A	N/A
		Business office		20,000	30	200	30	50	20	40	N/A	N/A
		Fitness center		40,000	50	200	50	50	20	40	N/A	N/A
		Recreation facility		40,000	50	200	50	50	20	20	N/A	10,000
		Bank		40,000	40	200	30	50	20	40	N/A	N/A
		Automotive repair		20,000	30	200	30	50	20	40	N/A	N/A
		Garden center/ nursery		80,000	50	200	30	50	20	40	N/A	N/A
		Gasoline service		40,000	50	200	30	40	30	40	N/A	N/A
		Pet daycare		80,000	50	200	30	50	30	50	N/A	N/A
		Pet grooming		40,000	50	200	30	40	20	40	N/A	N/A
		Restaurant, with drive-thru		40,000	50	200	50	50	20	40	N/A	N/A
		Wholesale business		80,000	50	200	30	50	20	40	N/A	N/A
	Key											
		EXISTING USE										
		NEW USE										

District	Permitted Principal Use	Special Use Permit Required For	Minimum Lot Size (SF)	Maximum Percentage of Lot Coverage	Minimum Frontage (ft)	Maximum Building Height (ft)	Minimum Yard Dimensions			Minimum Floor Area (SF)	Maximum Floor Area (SF)	
							Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)			
C-5, Exit 11 Hamlet Commercial	One-family dwelling		15,000	N/A	200	30	50	15	30	N/A	N/A	
	Municipal building		20,000	50	200	30	50	15	30	N/A	N/A	
	Residential home business		15,000	N/A	200	30	50	15	30	N/A	N/A	
	Nursing/ convalescent home/ assisted living		80,000	80	200	30	50	15	30	N/A	N/A	
	Senior housing		80,000	80	200	30	50	15	30	N/A	N/A	
		Convenience store, no gas		20,000	40	200	30	50	40	40	N/A	N/A
		Personal service shop		20,000	50	200	25	50	20	40	N/A	N/A
		Professional office		20,000	50	200	25	50	20	40	N/A	N/A
		Restaurant (no drive-thru)		20,000	50	200	25	50	20	40	N/A	N/A
		Two-family dwelling		20,000	N/A	250	30	50	15	30	N/A	N/A
		Church/ rectory		160,000	40	200	50	50	20	40	N/A	N/A
		Mixed use/ use most restrictive									N/A	N/A
		Day-care center		20,000	30	200	30	50	20	40	N/A	N/A
		School/ college/ educational facility		80,000	50	200	30	50	20	40	N/A	N/A
		Business office		20,000	30	200	30	50	20	40	N/A	N/A
		Fitness center		40,000	50	200	50	50	20	40	N/A	N/A
		Recreation facility		40,000	50	200	50	50	20	20	N/A	10,000
		Bank		40,000	40	200	30	50	20	40	N/A	N/A
		Garden center/ nursery		80,000	50	200	30	50	20	40	N/A	N/A
		Pet grooming		40,000	50	200	30	40	20	40	N/A	N/A
	Pet daycare		80,000	50	200	30	50	30	50	N/A	N/A	
	Wholesale business		80,000	50	200	30	50	20	40	N/A	N/A	
	Key											
		EXISTING USE										
		NEW USE										