

Z-23-12-002

Rezoning Request:

1411 Lees Chapel Road, generally described as north of Lees Chapel Road and east of Yanceyville Street (3.88 acres).

Proposed Zoning:

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

- 1. Permitted uses shall be limited to the following: Nursing and Convalescent Home, Assisted Living Facilities; Adult Day Care Center; all uses permitted in the Office Use Group; Multi-family Dwellings (Elderly); all uses permitted in the Medical Facilities Use Group; Group Care Facility; and all uses permitted in the Government Facilities use group.**

*** Typical uses in the O district include various office and personal and professional service uses.**

Z-23-12-002

Rezoning Request:

1411 Lees Chapel Road, generally described as north of Lees Chapel Road and east of Yanceyville Street (3.88 acres).

Current Zoning:

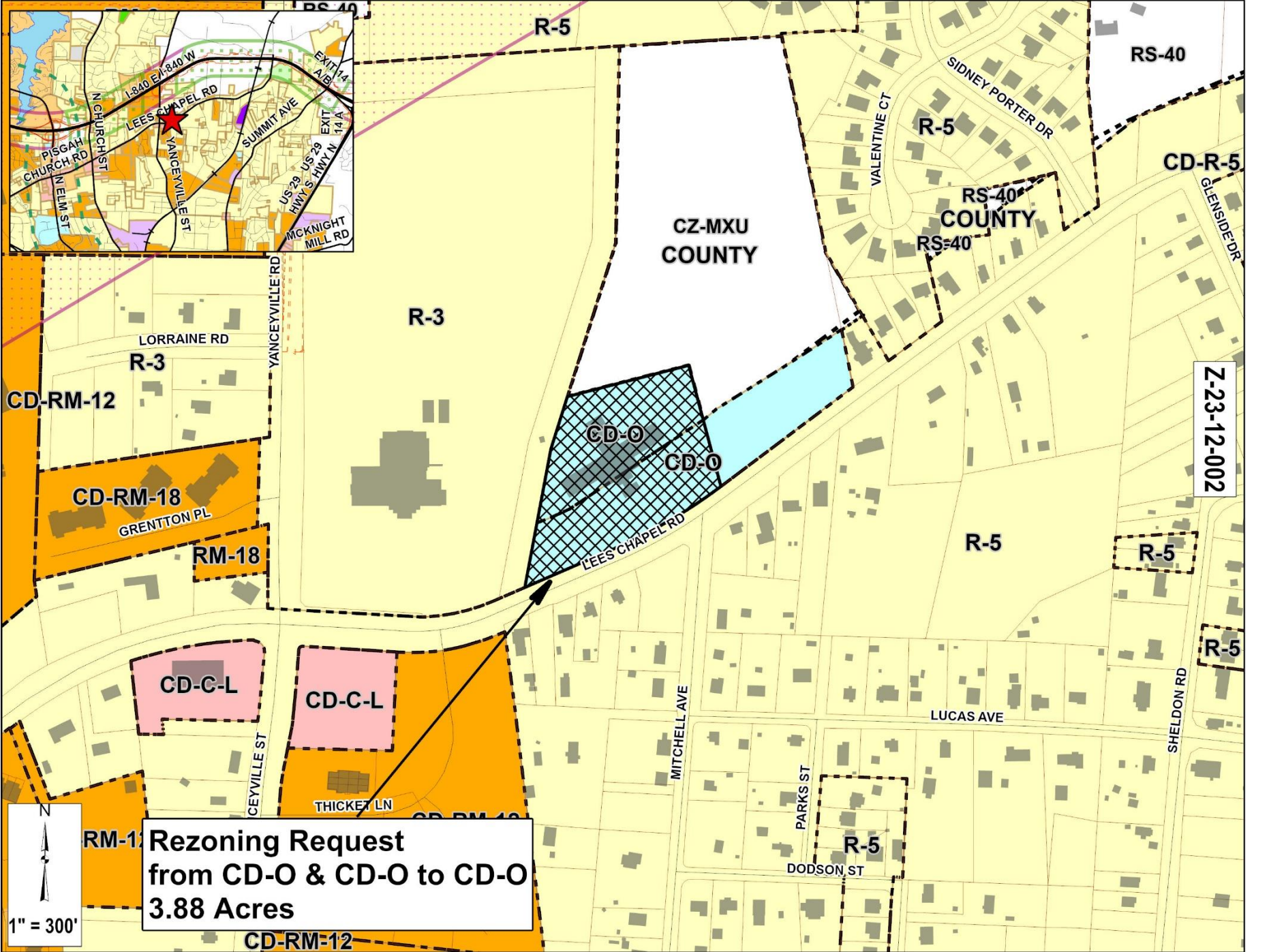
CD-O (Conditional District - Office) with the following conditions:

1. **Uses: Nursing and convalescent homes, adult day care centers (6 or more), administrative building (offices), multifamily dwellings for elderly (independent living – 3 stories or less), medical-related offices, and congregate care.**
2. **40 feet wide undisturbed buffer on east side.**
3. **Minimum 40 feet wide street planting yard.**

AND

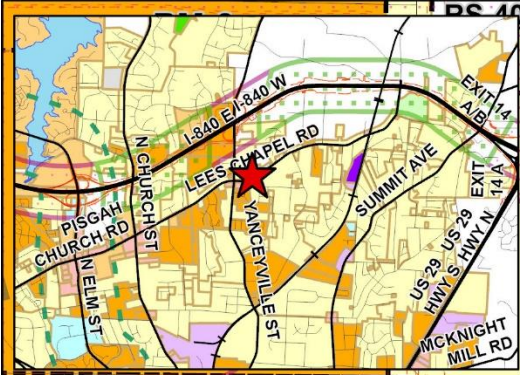
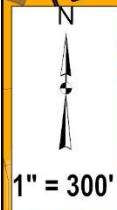
CD-O (Conditional District - Office) with the following conditions:

1. **Uses: Nursing and Convalescent Home: Adult Day Care Center (6 or more); Administrative Building (Office); Multifamily Dwelling for Elderly (Independent living – 3 stories or less); Medical-related offices; Group Home Care**



Z-23-12-002

**Rezoning Request
from CD-O & CD-O to CD-O
3.88 Acres**





Z-23-12-002

Rezoning Request
from CD-O & CD-O to CD-O
3.88 Acres

N
1" = 300'

LORRAINE RD

GRENTON PL

YANCEYVILLE RD

YANCEYVILLE ST

THICKET LN

LEES CHAPEL RD

MITCHELL AVE

PARKS ST

DODSON ST

LUCAS AVE

VALENTINE CT

SIDNEY PORTER DR

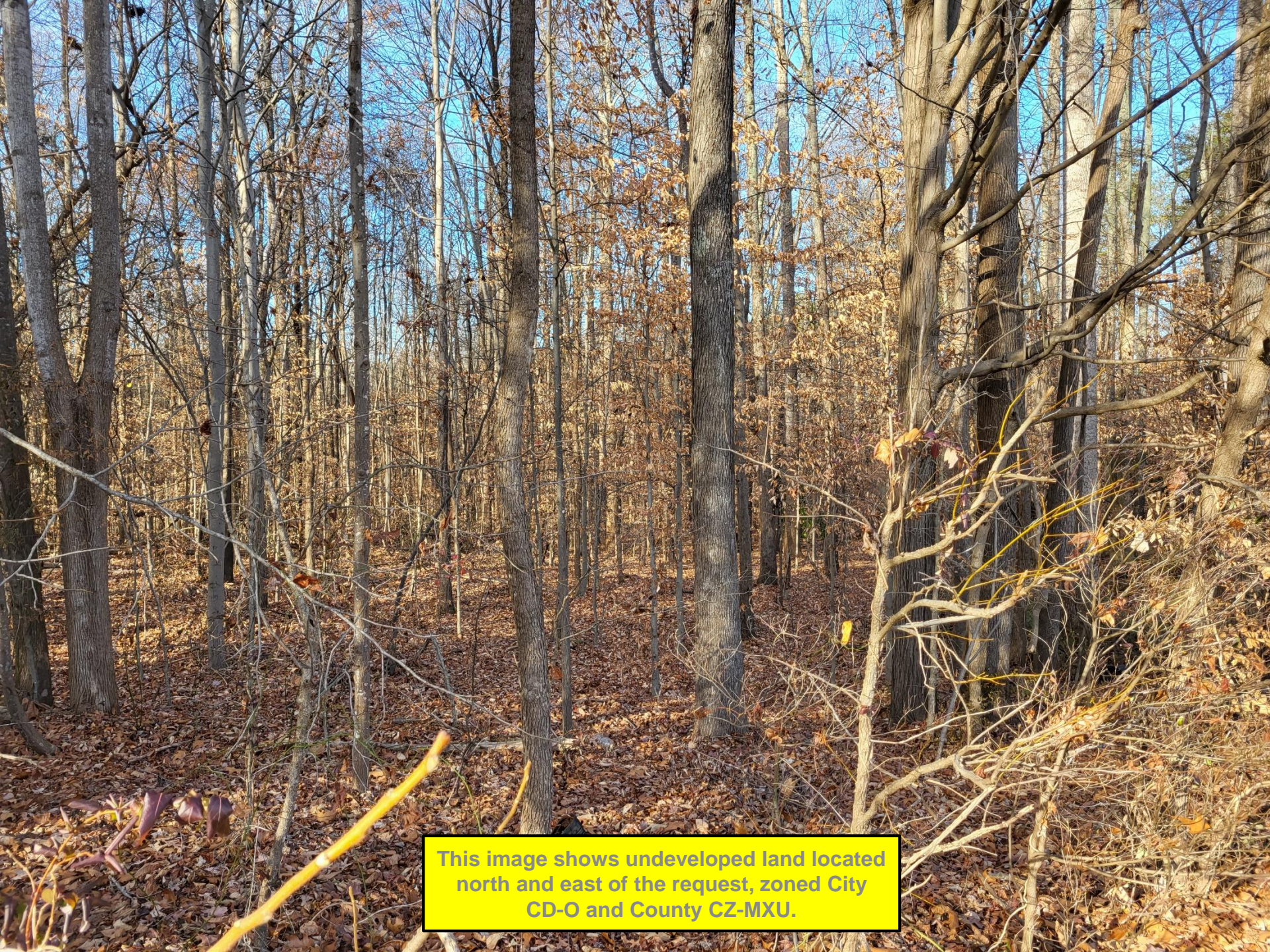
GLENVIEW DR

SHELDON DR

ARCTIC
X CIR



This image shows the subject property as seen from Lees Chapel Road.



This image shows undeveloped land located north and east of the request, zoned City CD-O and County CZ-MXU.



This image shows single-family dwellings located southeast of the request, zoned R-5.



This image shows undeveloped land located south of the request, zoned R-5.



This image shows more single-family dwellings located south of the request, zoned R-5.



This image shows a school located west of the request, zoned R-3.



This view is facing northeast on Lees Chapel Road. The subject property is on the left.



This view is facing southwest on Lees Chapel Road. The subject property is on the right.