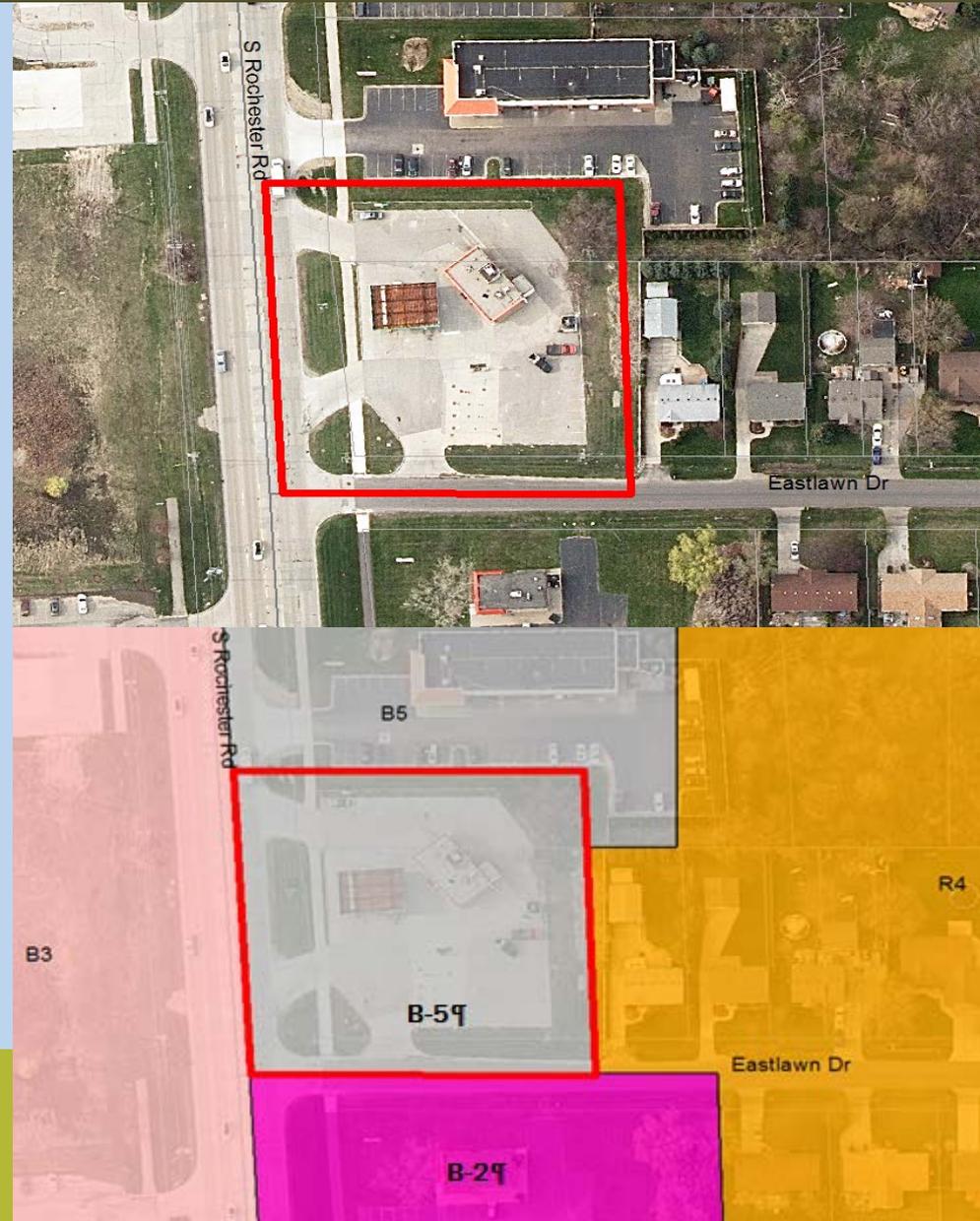




# 3841 S. Rochester Rd. Conditional Rezoning

- 1.06 acres on the east side Rochester Rd., south of M-59, NE corner Eastlawn & Rochester
- Zoned B-5  
Automotive Business
- Request is to conditionally rezone to B-2 General Business
- PC unanimously recommended approval





# 3841 S. Rochester Rd. *Conditional Rezoning*

innovative by nature

## Conceptual elevation



## Existing gas station



# 3841 S. Rochester Rd. Conditional Rezoning

1. Max. 7,600 sq. ft. building
2. B-2 uses permitted except, no tattoo shops, adult entertainment uses of any kind, pool halls, bars
3. 1 drive-thru (w/ sound shielding) limited to a user such as a bank, coffee shop or ice cream parlor (no fast food or outdoor storage)
4. 6 ft. solid wood fence & row of hedges along the eastern property line
5. Hours of operation 5 am to midnight
6. Waste removal & loading limited to 8 to 8

