

Ordinance No. 250836

Major Amendment (Rezoning to MPD)

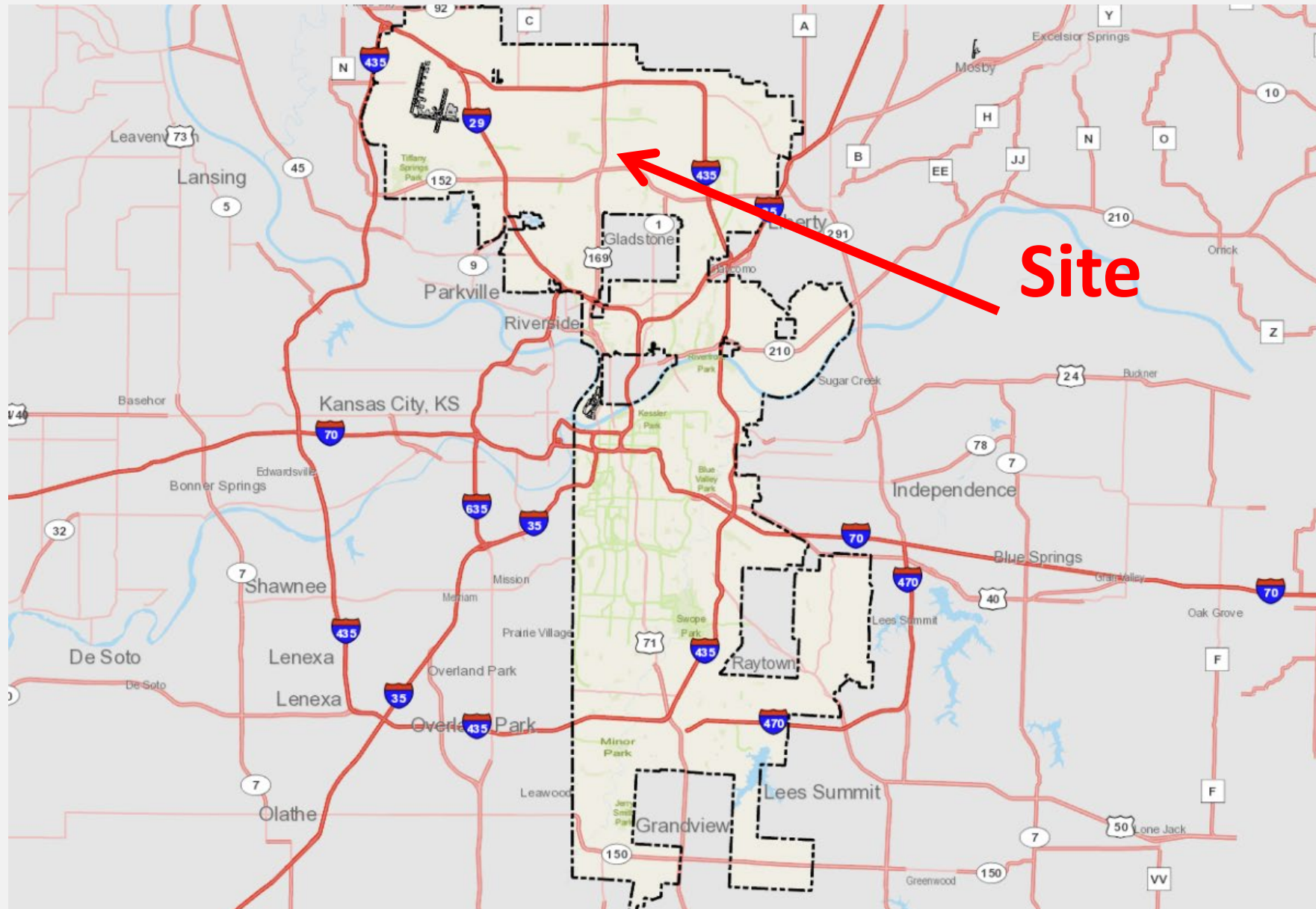
BB N Oak Major Amendment – 9790 & 9806 N Oak Trfy

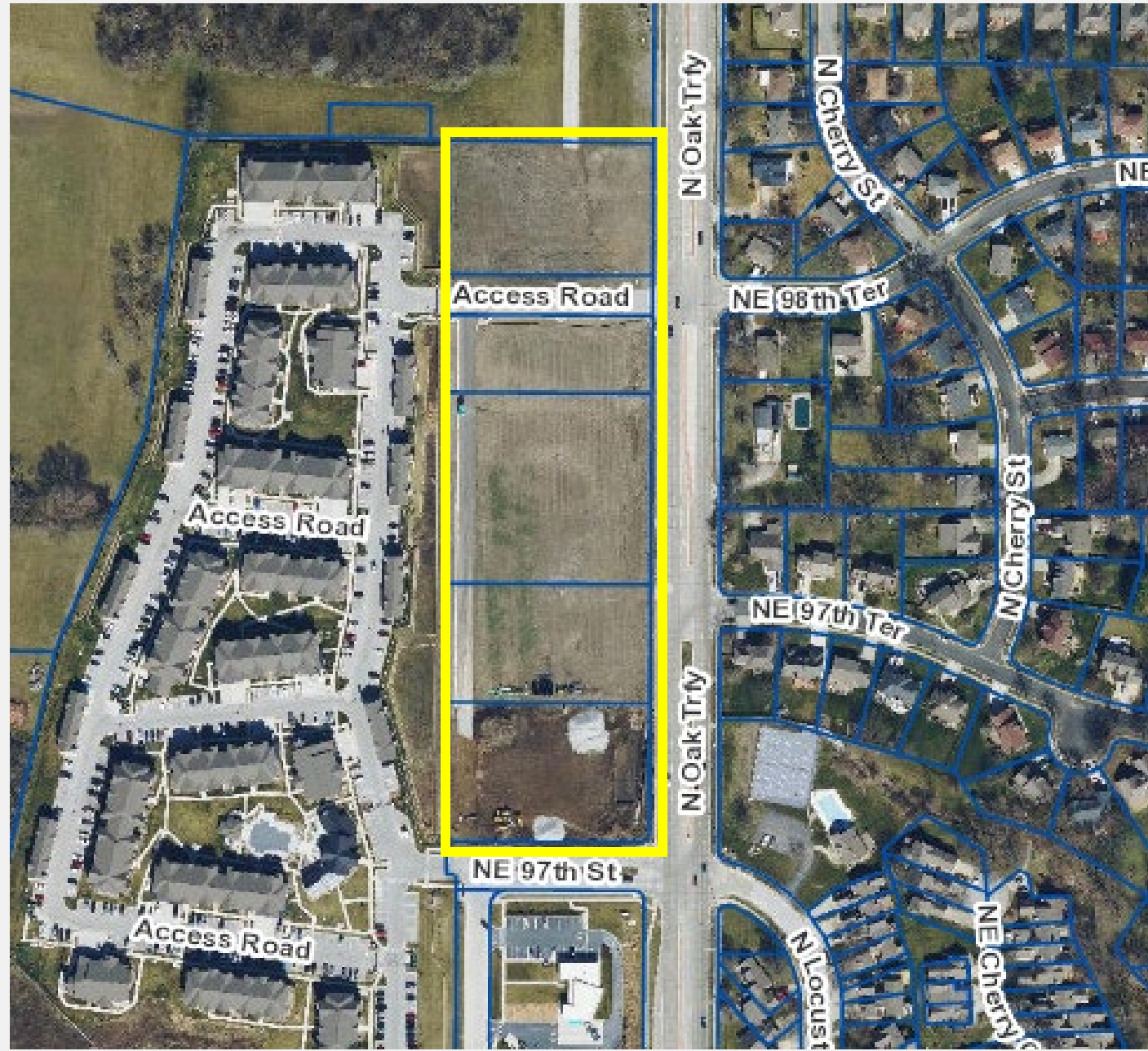
September 30, 2025

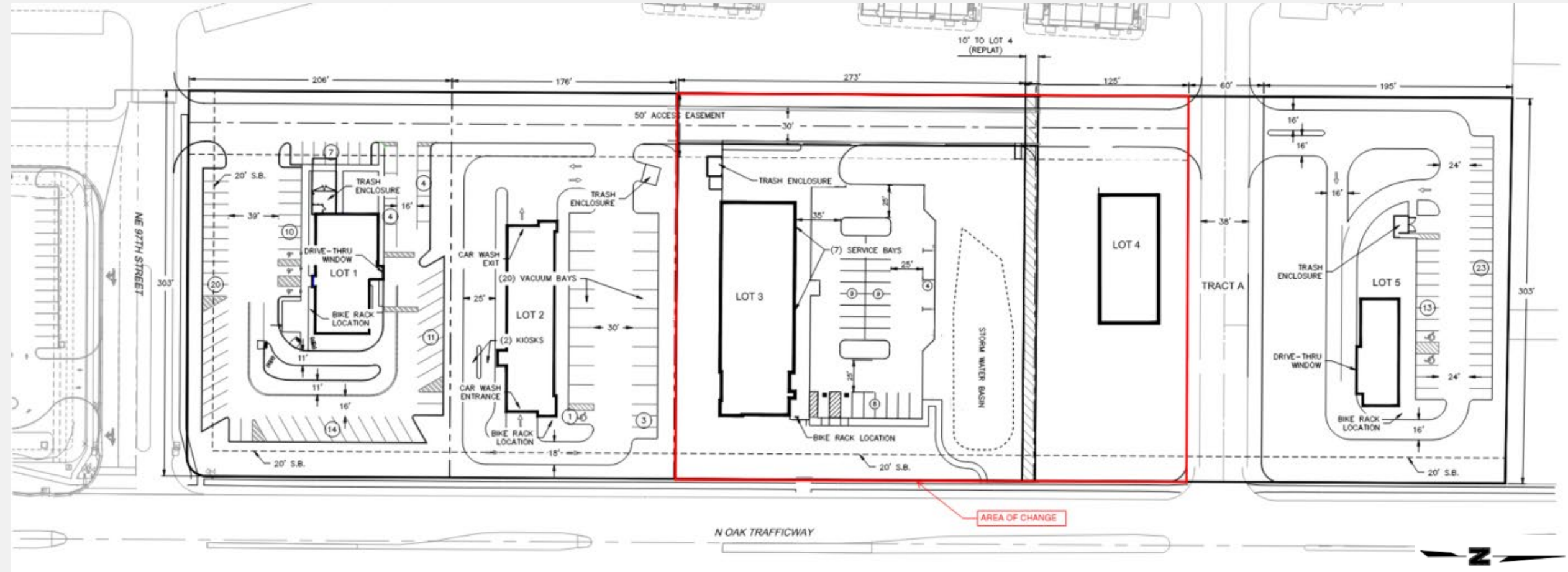
Prepared for

Neighborhood Planning and Development Committee









Overall MPD Site Plan

DEVELOPMENT DATA TABLE

CATEGORY	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	MAX. BUILDING HEIGHT (FT.)	GROSS BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	PARKING STALLS REQUIRED		
													Ratio	Required	Provided
(Item)	(a)	(a)	(b)	(c)	(c)	(d)	(e)	(f)	(f)	(g)	(h)	(h)	(j)	(j)	(j)
LOT 1	MPD	MPD	1.43	0.00	0.00	1.43	Eating and Drinking Establishment w/ Drive Thru	1	30	4,500	4,500	0.07	10 per 1000 SF	45	70
LOT 2	MPD	MPD	1.19	0.00	0.00	1.19	Car Wash	1	30	6,000	6,000	0.11	None	0	4
LOT 3	MPD	MPD	1.89	0.00	0.00	1.89	Motor Vehicle Repair, general	1	30	10,200	10,200	0.12	2 per service bay	14	30
LOT 4	MPD	MPD	0.94	0.00	0.00	0.94	B1 Uses	1	30	TBD	TBD	TBD	TBD	TBD	TBD
LOT 5	MPD	MPD	1.34	0.00	0.00	1.34	Eating and Drinking Establishment w/ Drive Thru	1	30	3,000	3,000	0.05	10 per 1000 SF	30	36
TRACT A	MPD	MPD	0.41	0.00	0.00	0.41	Access Tract								
TOTAL			7.20	0.00	0.00	7.20				23,700*	23,700*	0.09*		89*	140*

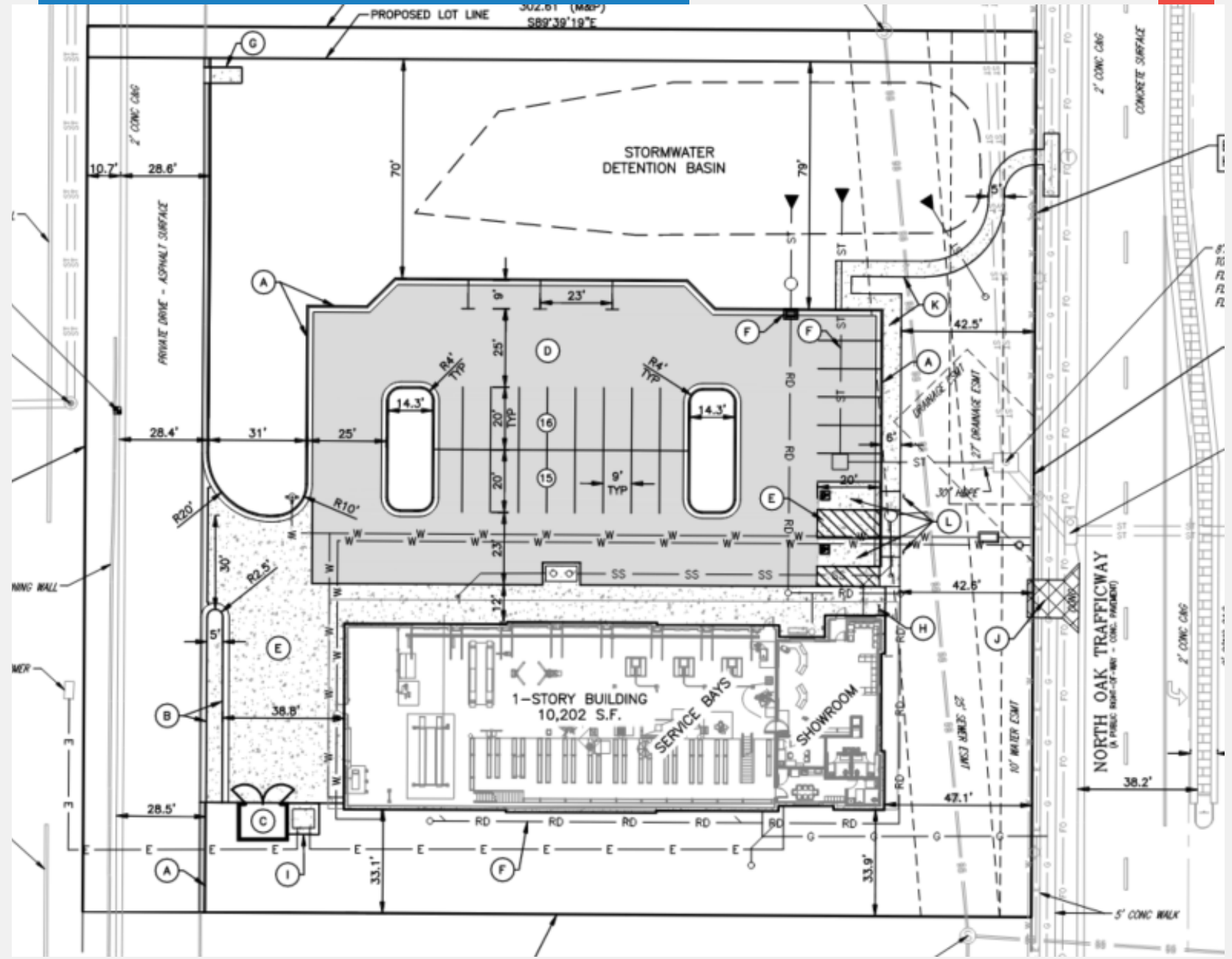
* Totals exclude Lot 4

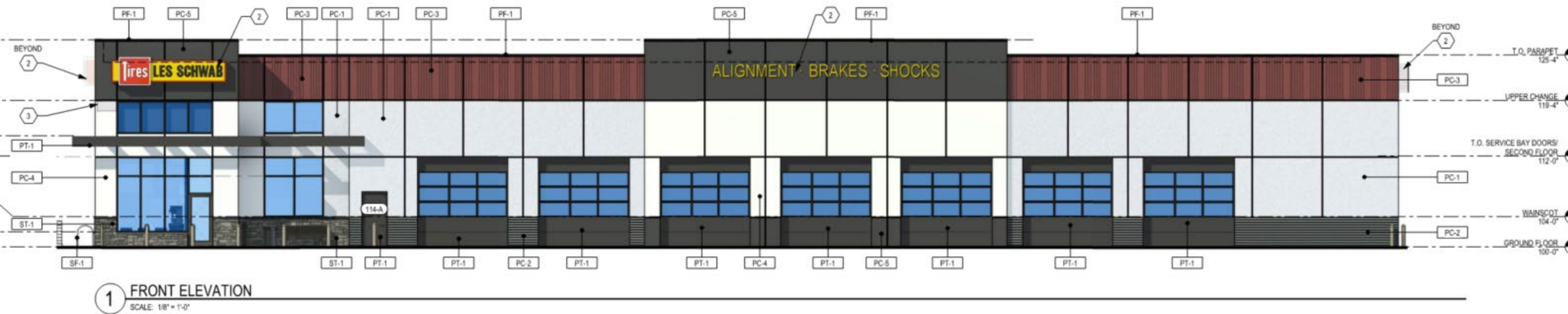
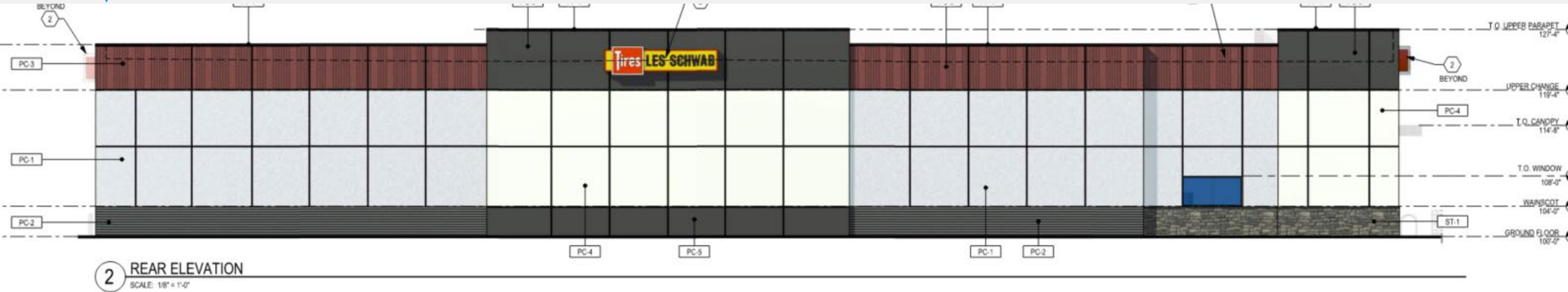
Overall MPD Plan Development Summary

10,202 sqft Vehicle
Repair, General

30 parking spaces

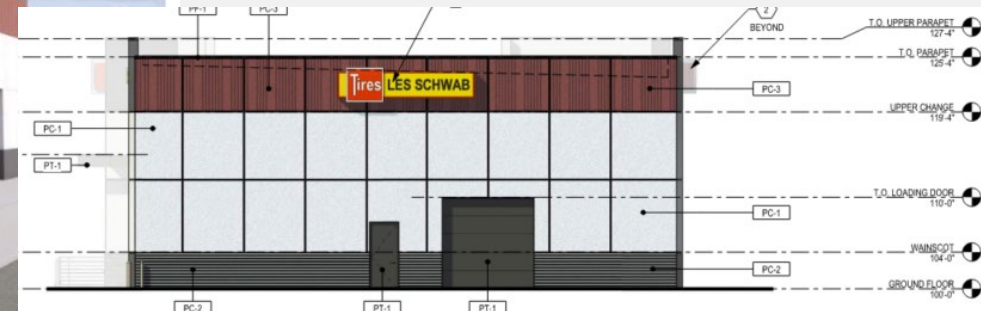
7 Service Bays







1 BUILDING PERSPECTIVE



4 LOADING ELEVATION
SCALE: 1/8" = 1'-0"



3 SHOWROOM ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING PERSPECTIVE - FRONT



1 BUILDING PERSPECTIVE - REAR



View of subject site from sidewalk on N Oak Trfy. (Aug 2025)



View of subject site from western private drive. (Aug 2025)



View looking north on N Oak Trfy (subject site on left). (Dec 2023)

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2025-00099

Approval with Conditions