



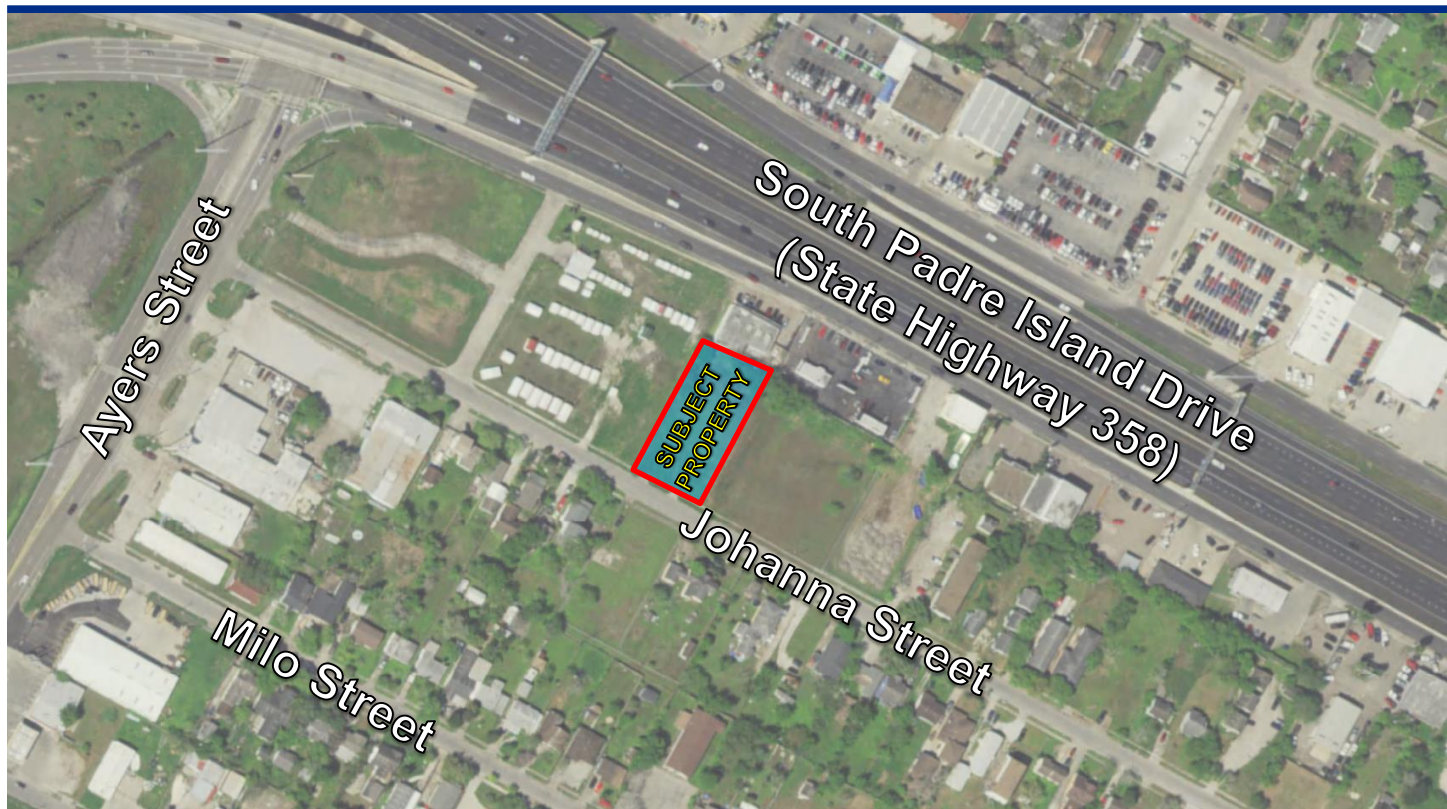
Zoning Case #0519-04
Blairtown Energy Center, LLC.

Rezoning for a Property at
2502 and 2506 Johanna Street

City Council Presentation
June 25, 2019

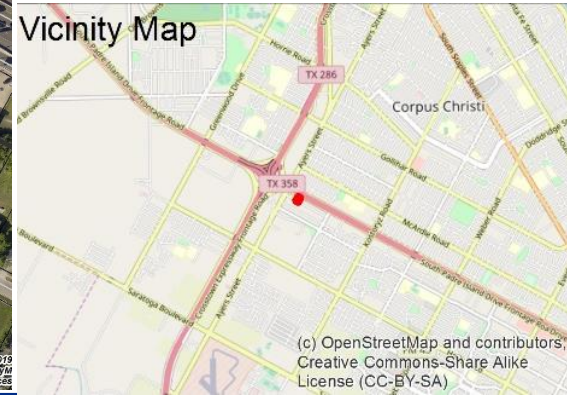


Aerial Overview



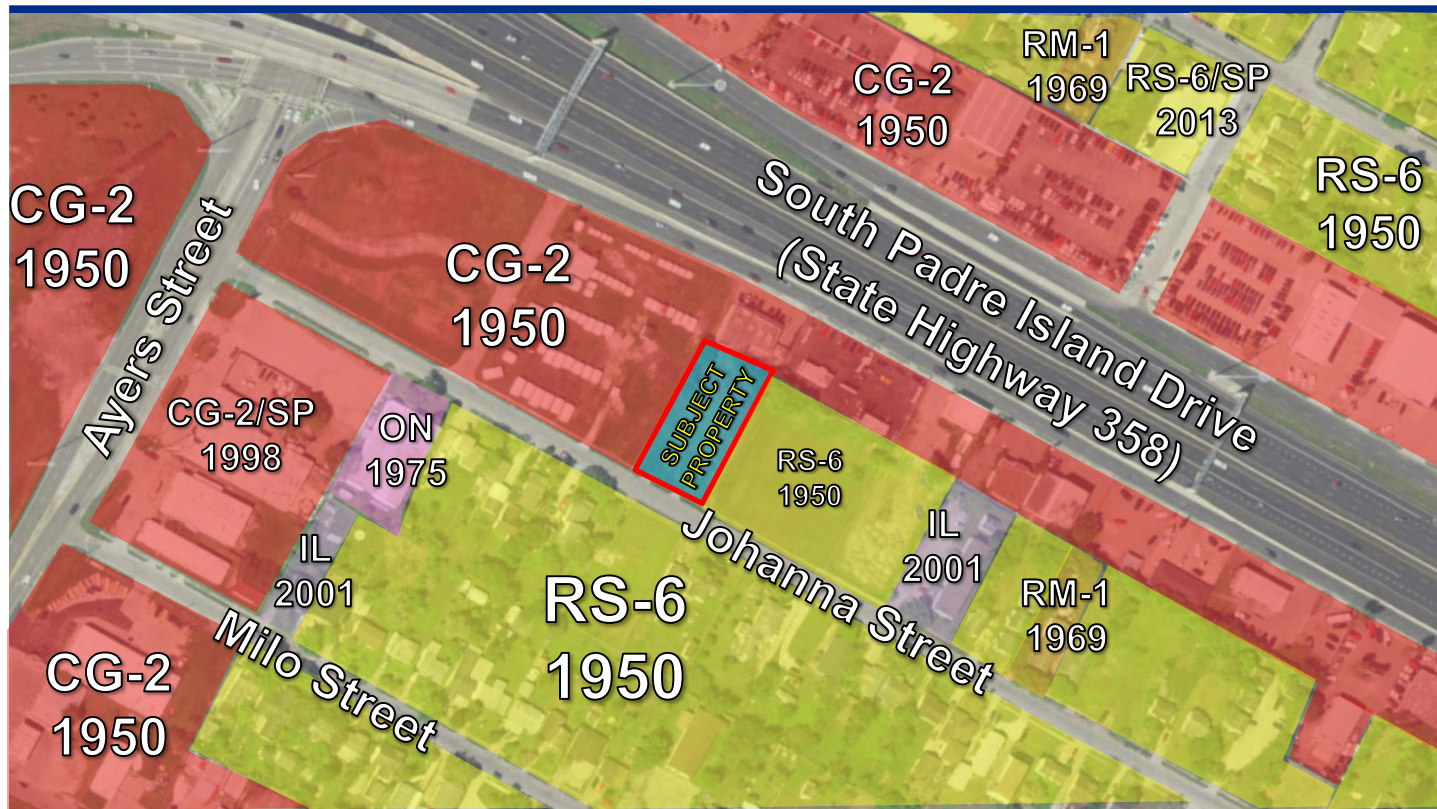


Subject Property at 2502 and 2506 Johanna Street





Zoning Pattern





Planning Commission and Staff Recommendation

Denial of the
“CG-2” General Commercial District

in lieu thereof

Approval of the
“ON/SP” Neighborhood Office District
with a Special Permit (SP).



Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is "Vehicle Service, Limited" as defined by the Unified Development Code (UDC).
 2. **Hours of Operation:** The hours of operation shall be daily from 8:00 AM to 6:00 PM.
 3. **Buffer Yard:** A Type C Buffer Yard as defined by Section 7.9.5.A of the Unified Development Code (UDC) shall be required where the subject property shares a property line with a residential zoning district and/or residential use.
 4. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 5. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting fixtures. No light projection is permitted beyond the property line near all public roadways and residential development.
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Special Permit Conditions

6. **Indoor Work:** All vehicle service and repairs must be done within an enclosed building and must follow all federal, state, local regulations.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twenty-four (24) months of this ordinance, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.