Zoning Case #0219-02
HCS 311, LLC.

Rezoning for a Property at
1401 North Alameda Street

Planning Commission Presentation
February 20, 2019

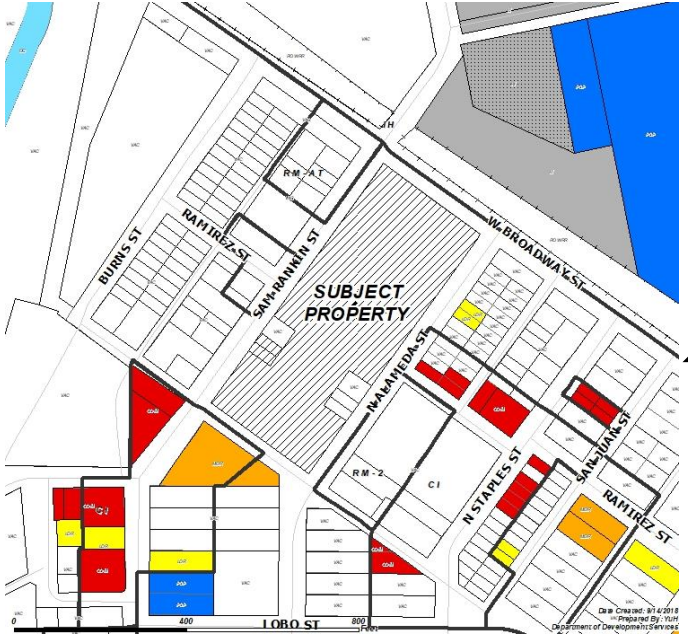
Aerial Overview

Subject Property at
1401 North Alameda Street

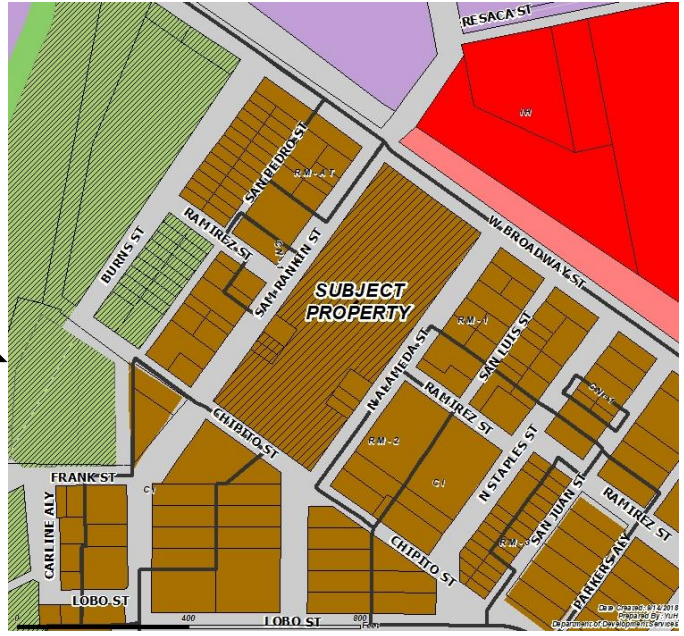
N

Land Use

Existing Land Use



Future Land Use



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Vacant | Low Density Residential | Commercial | Med. Density Residential | Office | Public/Semi-Public

Medium Density Residential | High Density Residential | Commercial | Light Industrial | Permanent Open Space

Subject Property, West on North Alameda Street

North Alameda Street, West of Subject Property

North Alameda Street, East of Subject Property

Curtis Clark Drive,
South of Subject Property

West Broadway Street, North of Subject Property

Sam Rankin Street, West of Subject Property

Chipito Street,
South of Subject Property

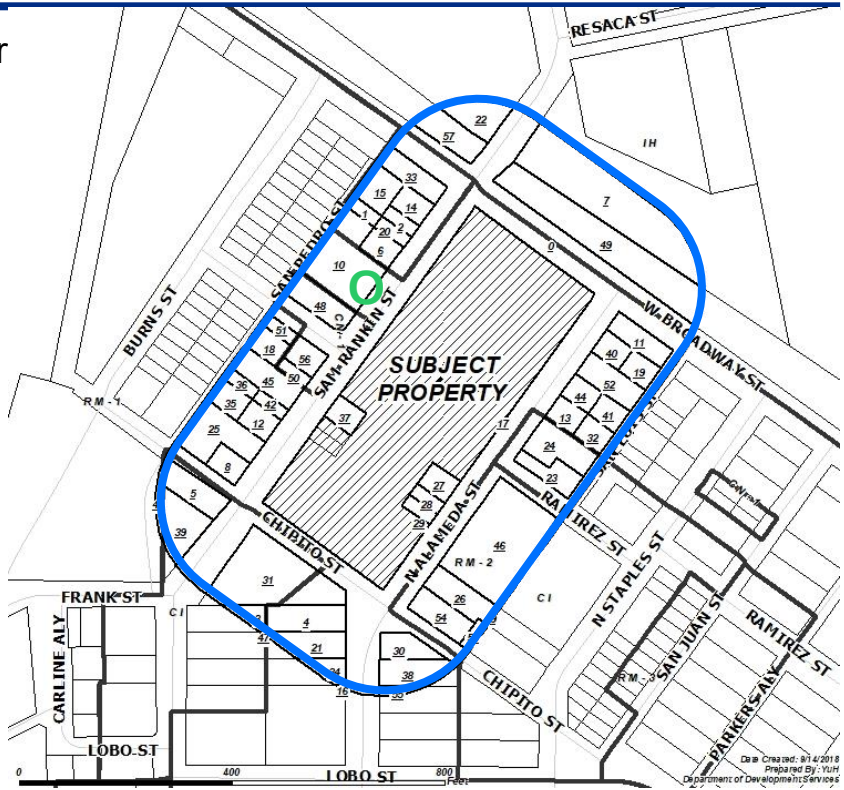
Public Notification

57 Notices mailed inside 200' buffer
137 Notices mailed
outside 200' buffer

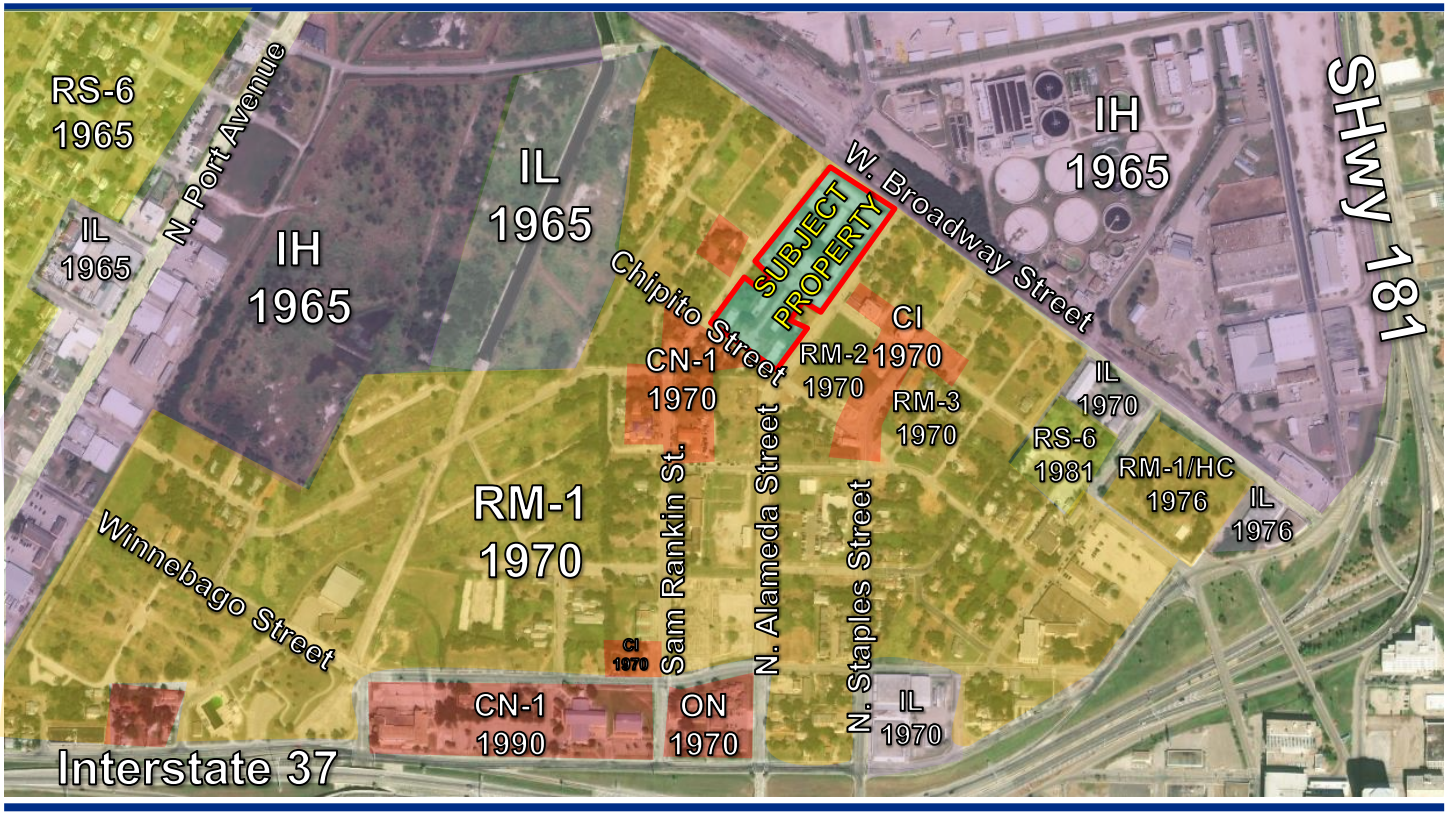
Notification Area

Opposed: 0 (0.00%)

In Favor: 1



Zoning Pattern



UDC Requirements

Buffer Yards:
"IL" to "RM-1"
Type C: 15-feet and 15 points

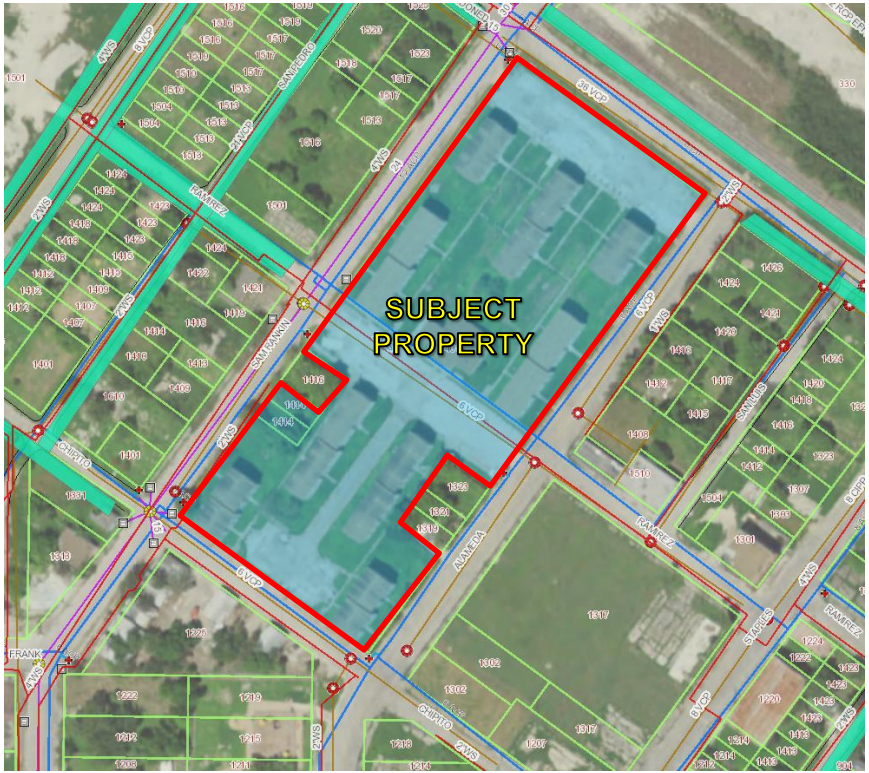
Setbacks:
Street: 20 feet
40 feet when adjacent to Residential

Parking:
1:1,000 GFA (Outdoor Facility)

Landscaping, Screening, and Lighting Standards.

Uses Allowed:
Light Industrial, Retail, Offices, Vehicle Sales, Bars, and Storage

Utilities



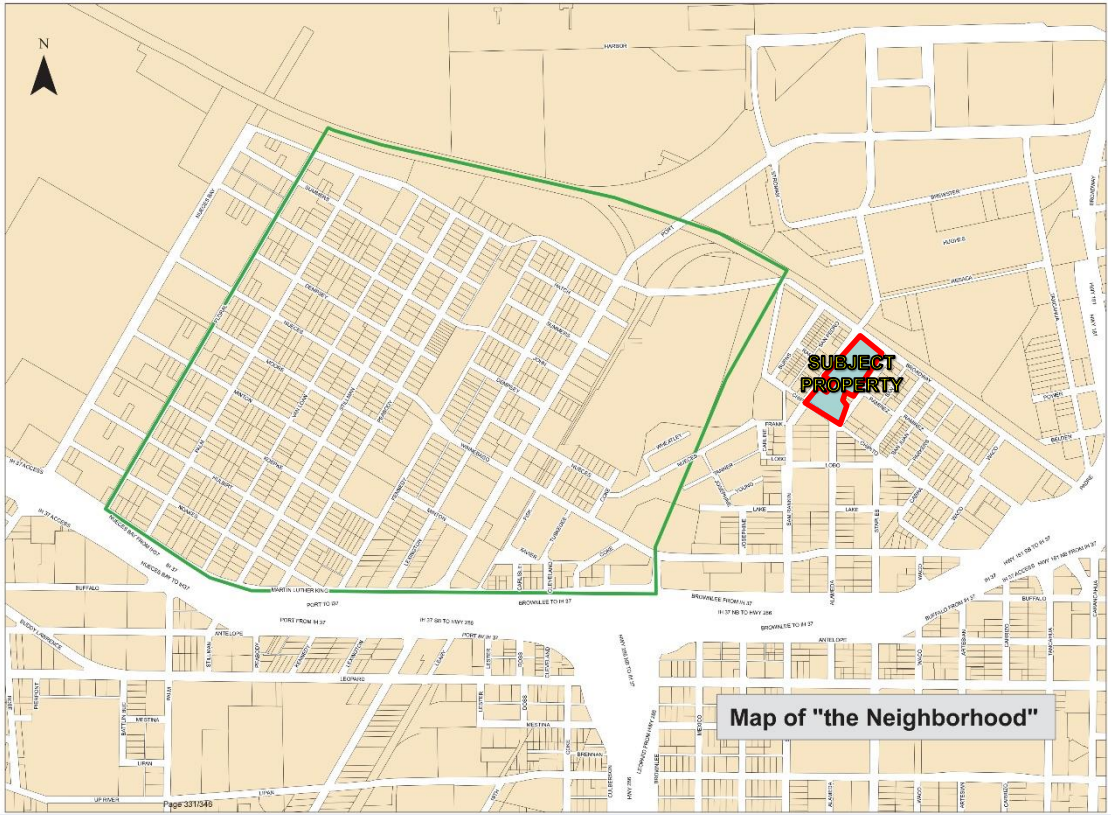
Water: 12-inch ACP line located along Sam Rankin Street, a 6-inch ACP line along Chipito Street, a 6-inch ACP line along North Alameda Street, and an 8-inch CIP line along West Broadway Street.

Wastewater: 6-inch VCP line located along Sam Rankin Street, a 6-inch VCP line along Chipito Street, a 6-inch VCP line along North Alameda Street, and an 21-inch VCP line along West Broadway Street.

Gas: 2-inch line located along Sam Rankin Street, a 2-inch line along Chipito Street, a 1-inch line along North Alameda Street, and a 2-inch line along West Broadway Street.

Storm Water: 24-inch line located along Sam Rankin Street.

Harbor Bridge
Buyout Map



Downtown Area Development Plan (ADP): Washington-Coles Neighborhood

Rendering

Chipito Street
N. Alameda Street
Sam Rankin St.
W. Broadway Street

Staff Recommendation

<u>Denial</u> of the change of zoning
to the “IL” Light Industrial District