



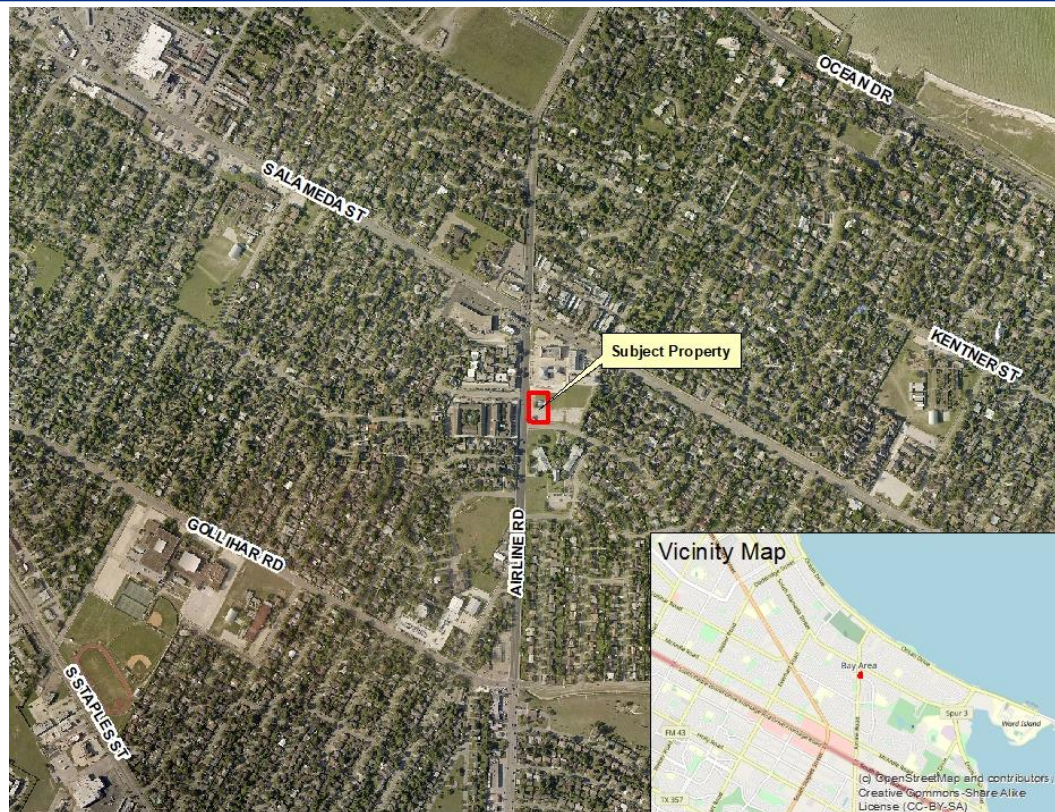
Zoning Case #0119-05 Bar Property Management

Rezoning for a Property at 542 Airline Road

Planning Commission Presentation
February 6, 2019

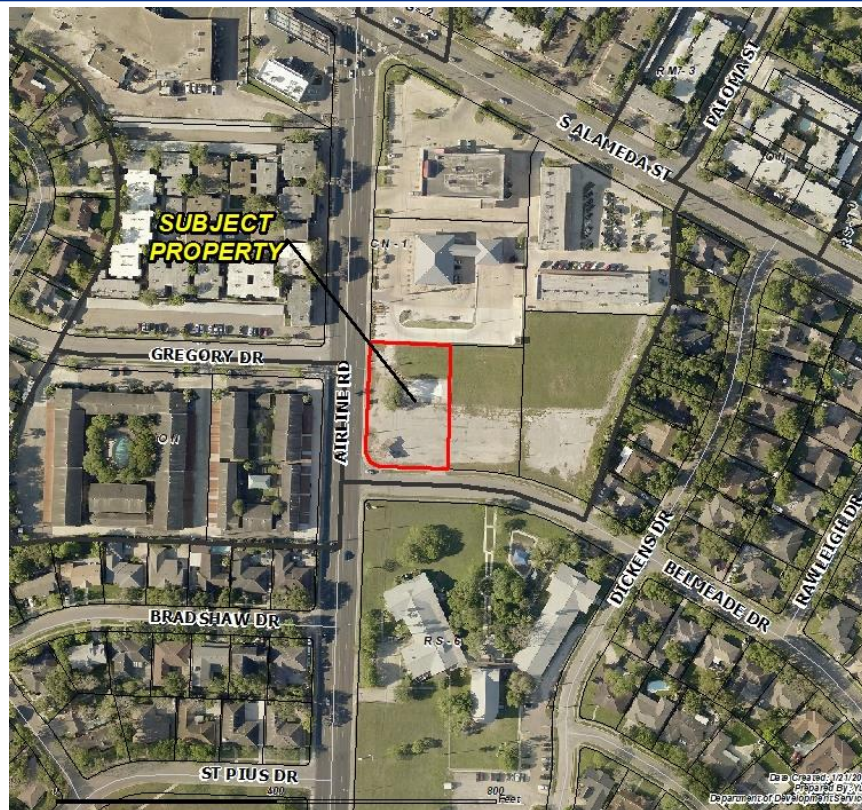


Aerial Overview





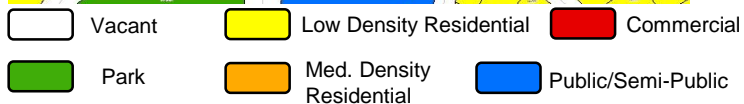
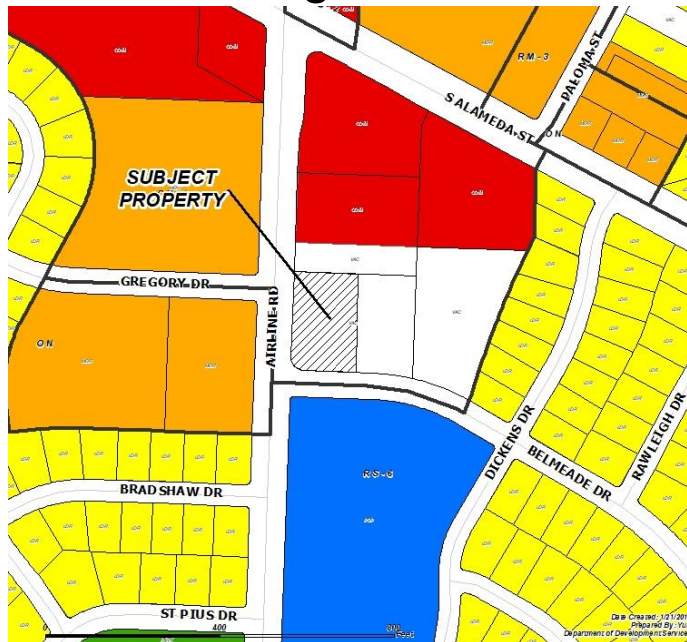
Subject Property at 542 Airline Road



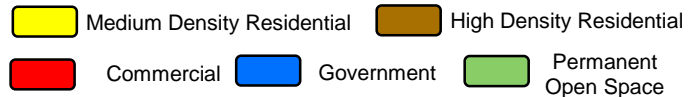
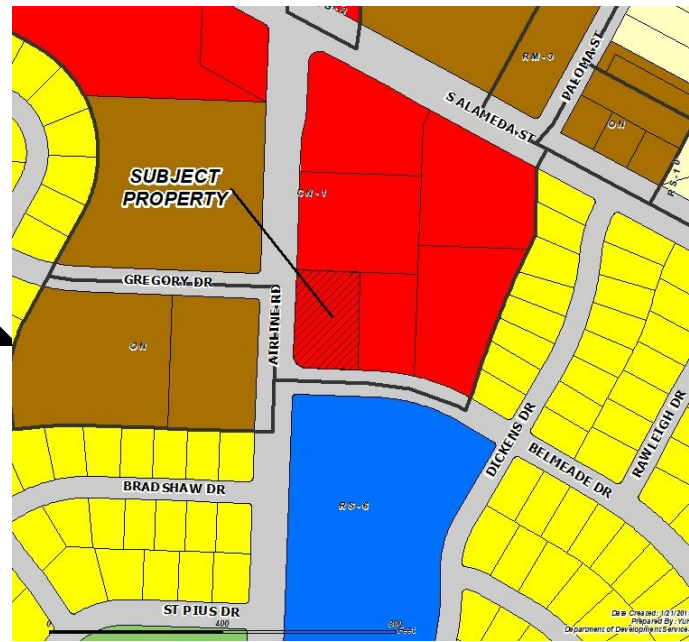


Land Use

Existing Land Use



Future Land Use





Subject Property, East on Airline Road





Airline Road, South of Subject Property





Airline Road, West of Subject Property





Airline Road, North of Subject Property





Public Notification

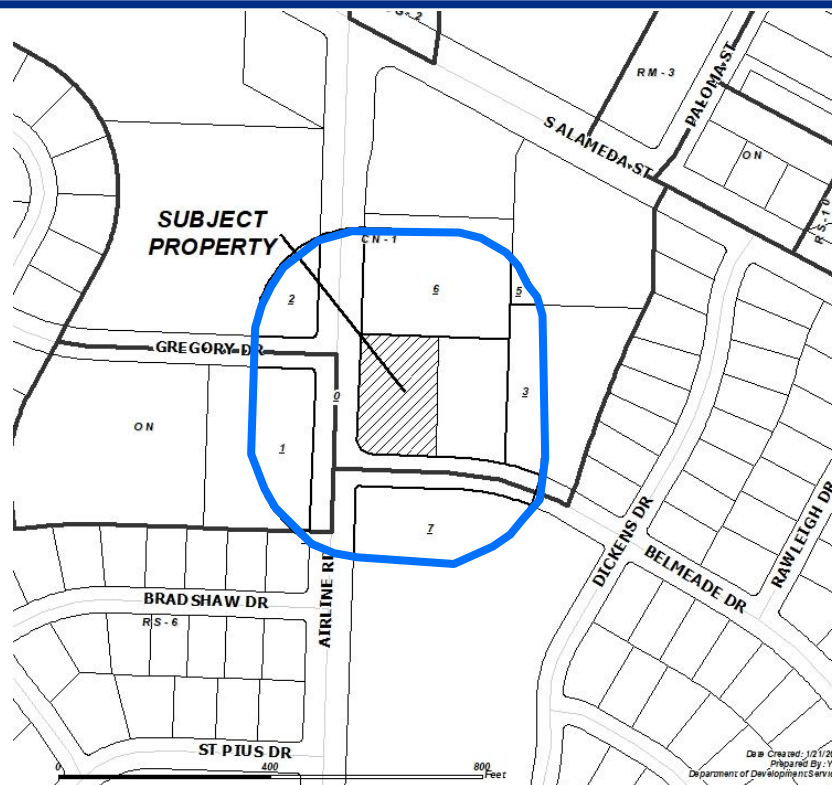
7 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

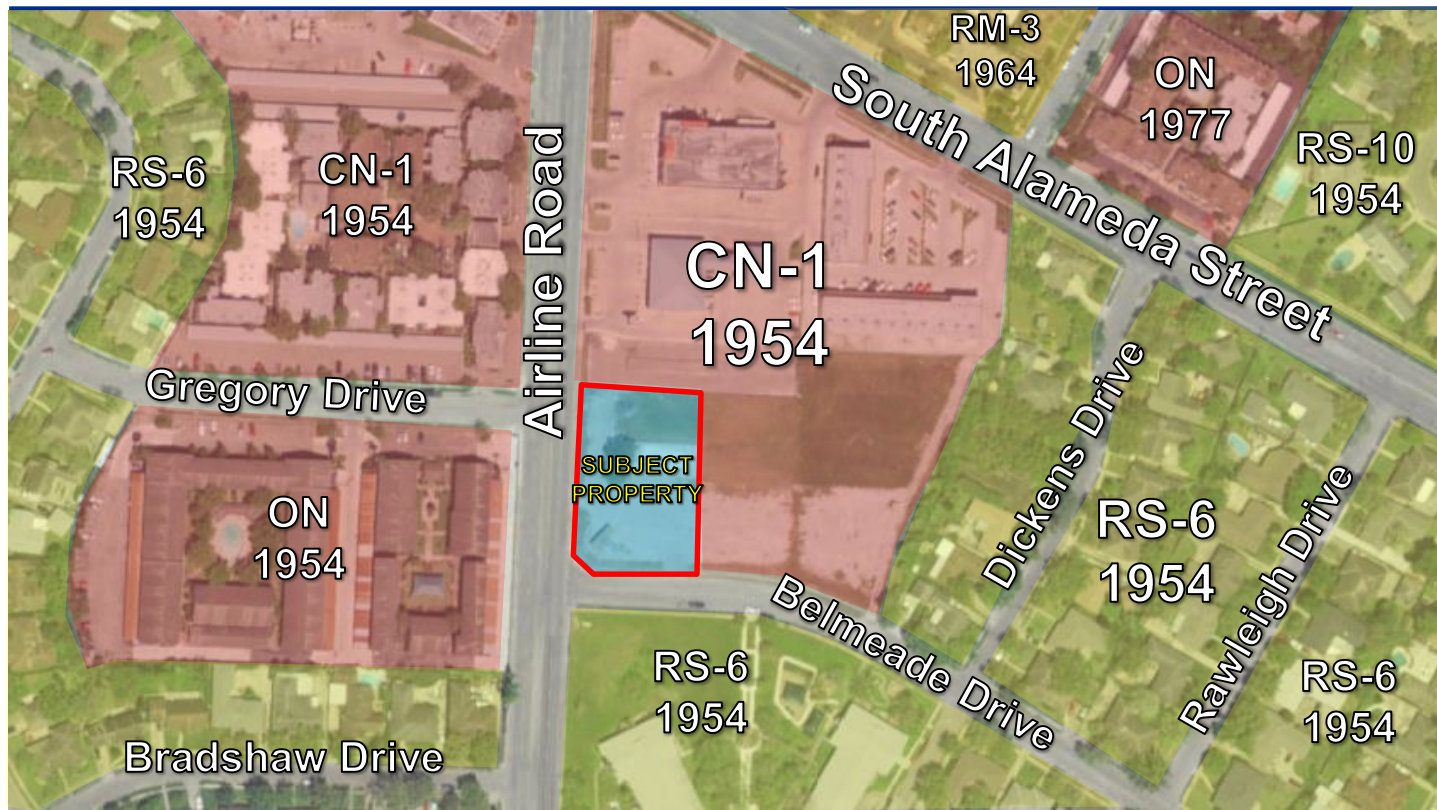


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards: N/A

Setbacks:

Street: 20 feet

Side/Rear: 0 feet

Parking: 2 per car wash bay

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Retail, Office,
Indoor Recreation, Bars,
Vehicle Sales, Self-Storage,
Car Washes, and Multifamily
Uses.





Staff Recommendation

Denial of the
“CG-2” General Industrial District

in lieu thereof

Approval of the
“CN-1/SP” Neighborhood Commercial 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 “Car Wash, automated” as defined by the Unified Development Code (UDC).
 2. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
 3. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
 4. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 5. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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