



# **Zoning Case #0119-05 Bar Property Management**

**Rezoning for a Property at  
542 Airline Road**

Planning Commission Presentation  
February 6, 2019

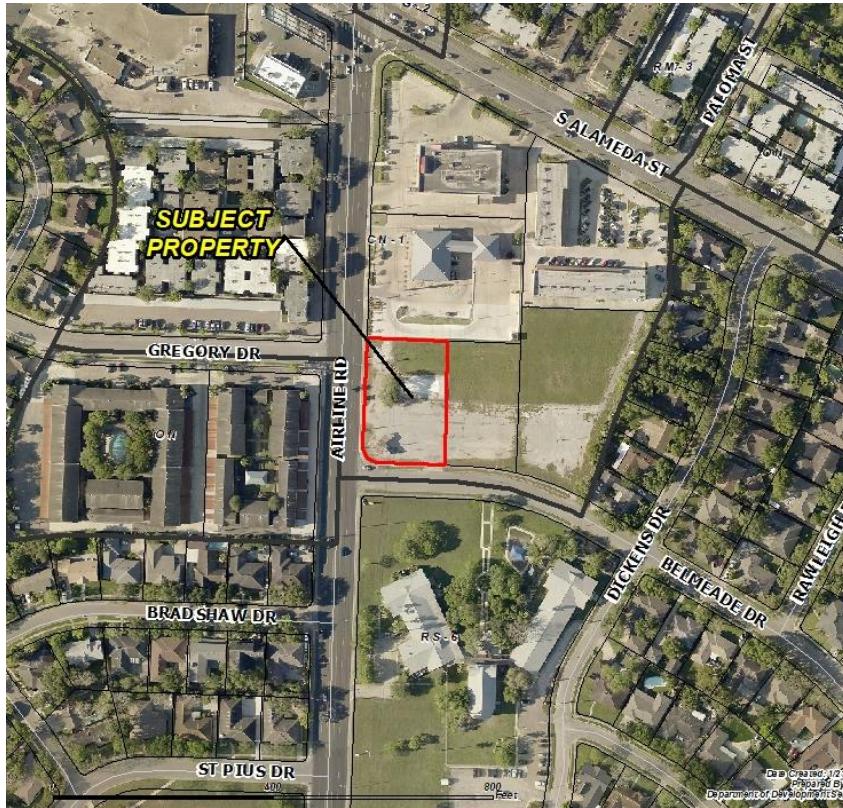


# Aerial Overview





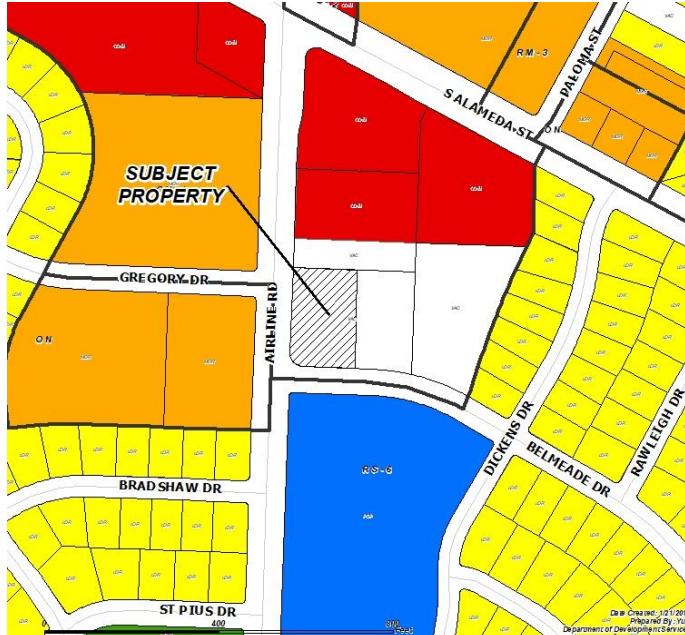
# Subject Property at 542 Airline Road



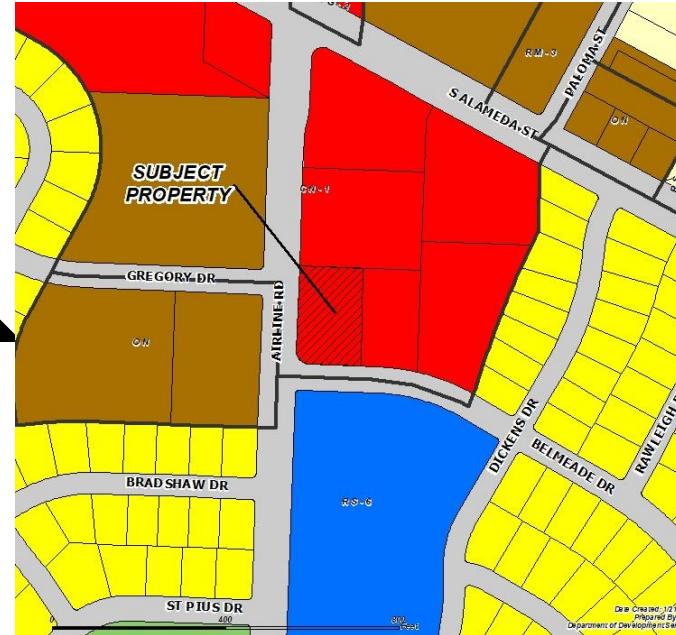


# Land Use

## Existing Land Use



## Future Land Use



White	Vacant	Yellow	Low Density Residential	Red	Commercial	
Green	Park	Orange	Med. Density Residential	Blue	Public/Semi-Public	
				Red	Commercial	
				Blue	Government	
					Green	Permanent Open Space



# Subject Property, East on Airline Road





# Airline Road, South of Subject Property





# Airline Road, West of Subject Property

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# Airline Road, North of Subject Property





# Public Notification

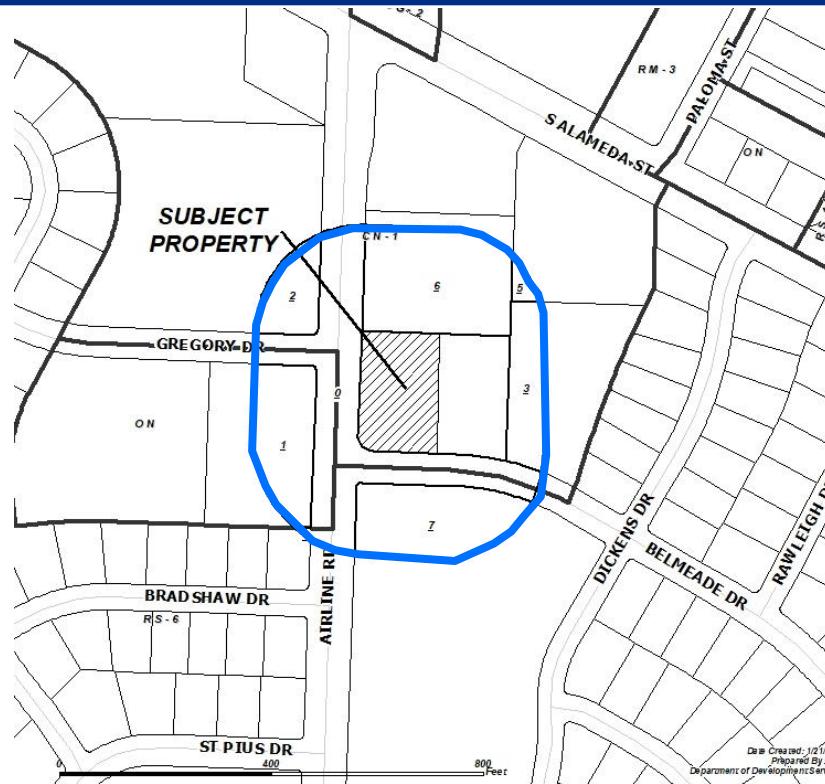
7 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



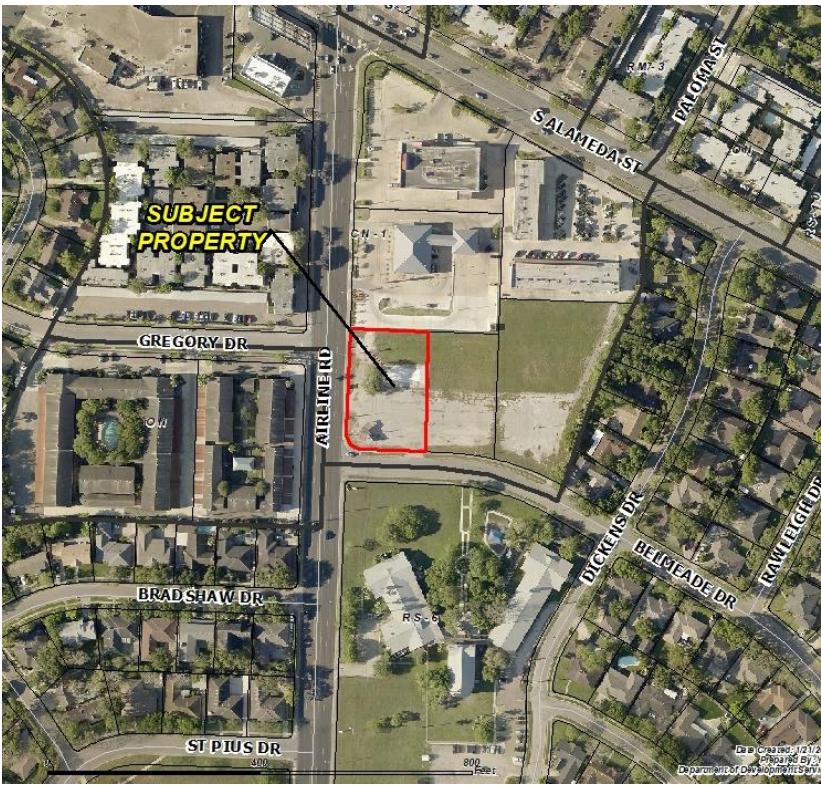


# Zoning Pattern





# UDC Requirements



Buffer Yards: N/A

Setbacks:

Street: 20 feet

Side/Rear: 0 feet

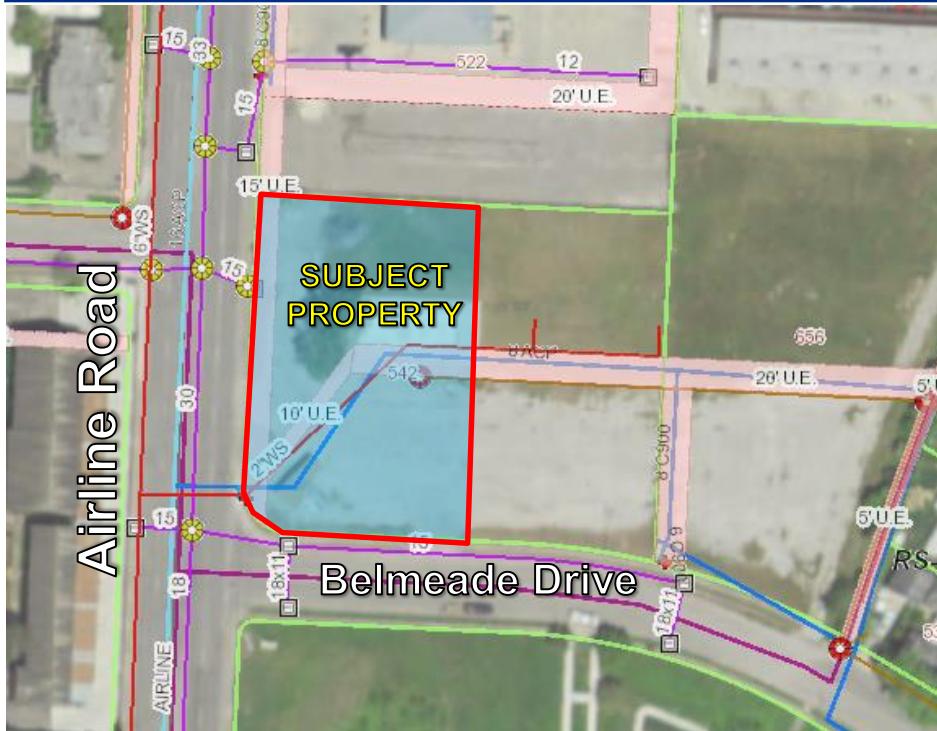
Parking: 2 per car wash bay

Landscaping, Screening, and  
Lighting Standards

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



# Utilities



**Water:**  
8-inch ACP

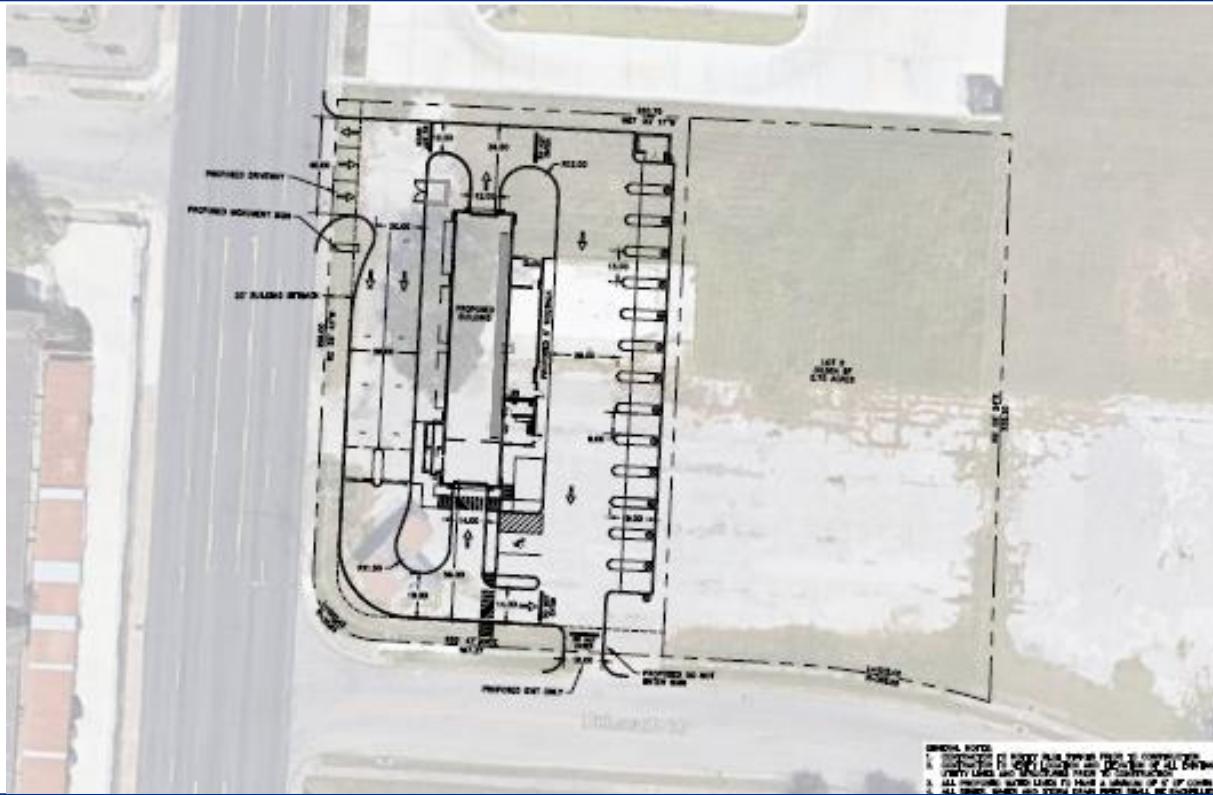
**Wastewater:**  
8-inch VCP

**Gas:**  
2-inch Service Line

**Storm Water:**  
Inlets along  
Airline Road



# Site Plan





# Staff Recommendation

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**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

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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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