

Zoning Case #0615-04 Jesus Mora

From: “CI” Intensive Commercial District

To: “IL” Light Industrial District



Planning Commission
July 15, 2015
(Continued from June 17, 2015)



Aerial Overview





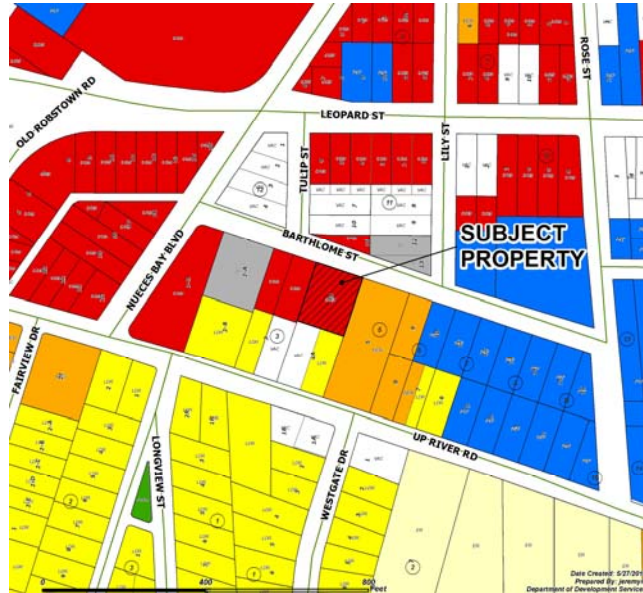
Aerial



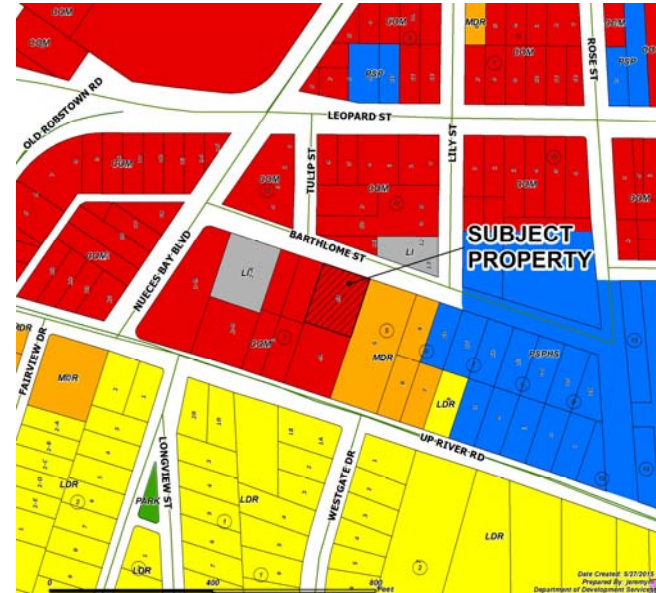








Land Use

Existing Land Use



Future Land Use



- | | | | | | |
|---|------------|---|----------------------------|---|--------------------|
|  | Commercial |  | Medium Density Residential |  | Light Industrial |
|  | Vacant |  | Low Density Residential |  | Public/Semi-Public |



Site Photos

Subject Property and south from Barthlome Street





Site Photos

East from Barthlome Street





Site Photos

North from Barthlome Street





Site Photos

West from Barthlome Street





Public Notification

19 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

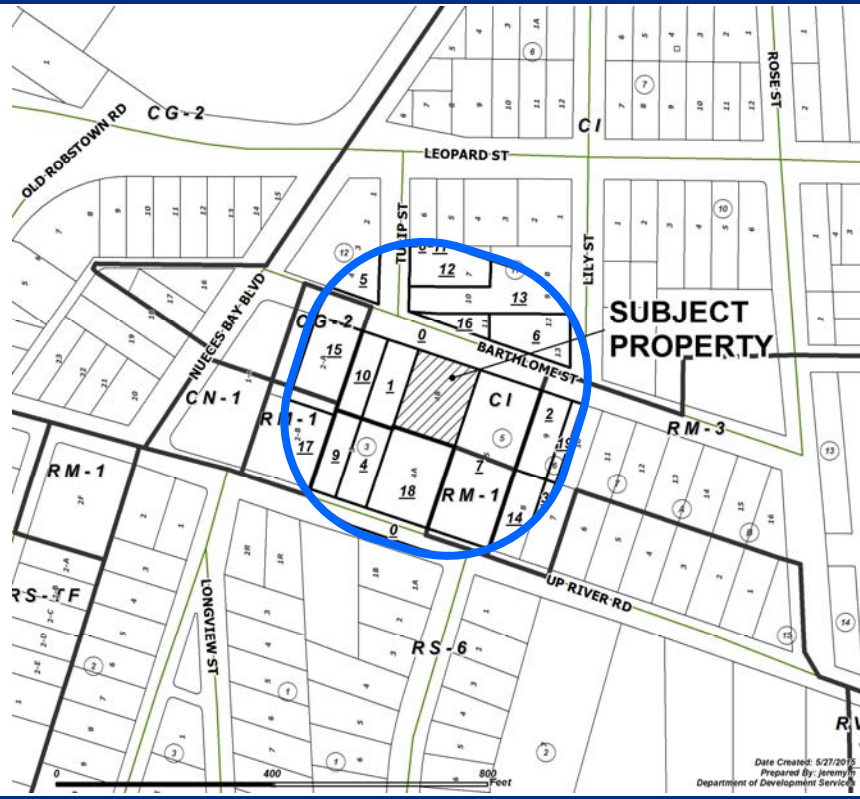
Notification Area



Opposed: 0



In Favor: 0





Staff Recommendation

Denial of the change of zoning to the “IL” Light Industrial District

Approval of the “CI/SP”
Intensive Commercial District with a Special Permit



Special Permit Conditions

- **Use.** The only use permitted under this Special Permit, other than those permitted by right in the “CI” Intensive Commercial District, is a contractor’s yard which includes the storage of equipment and vehicles as described herein.
- **Access.** Vehicular access shall be as per the site plan.
- **Hours of operation.** Business hours shall be limited to the hours between 7:00 A.M. and 5:00 P.M.
- **Time Limit:** This Special Permit shall expire in one (1) year if applicable permits are not applied for to bring the site into conformance.



Special Permit Conditions (Cont.)

Setbacks and Buffer Yards. The required setbacks and buffer yards are as follows:

- The carport structure at the rear of the property shall be removed or relocated to ensure that a minimum rear and side yard setback of ten (10) feet is met.
- Buffer yards as required by the Unified Development Code (U.D.C) shall be installed along the south and east property lines.
 - A Type C buffer yard shall be provided along the south property line; a ten (10) foot buffer yard and fifteen (15) points.
 - A Type B buffer yard shall be required along the east property line; a five (5) foot buffer and ten (10) points.



Special Permit Conditions (Cont.)

- **Lighting.** All lighting shall comply with U.D.C. requirements.
- **Storage of materials.** All storage of materials (including but not limited to spools of cable) shall occur within an enclosed building or screened from view per U.D.C. requirements.
- **Noise.** The applicant must comply with the City's Noise Ordinance.
- **Other Requirements.** The Special Permit conditions listed herein do not preclude compliance with other applicable U.D.C. and Building Code requirements.