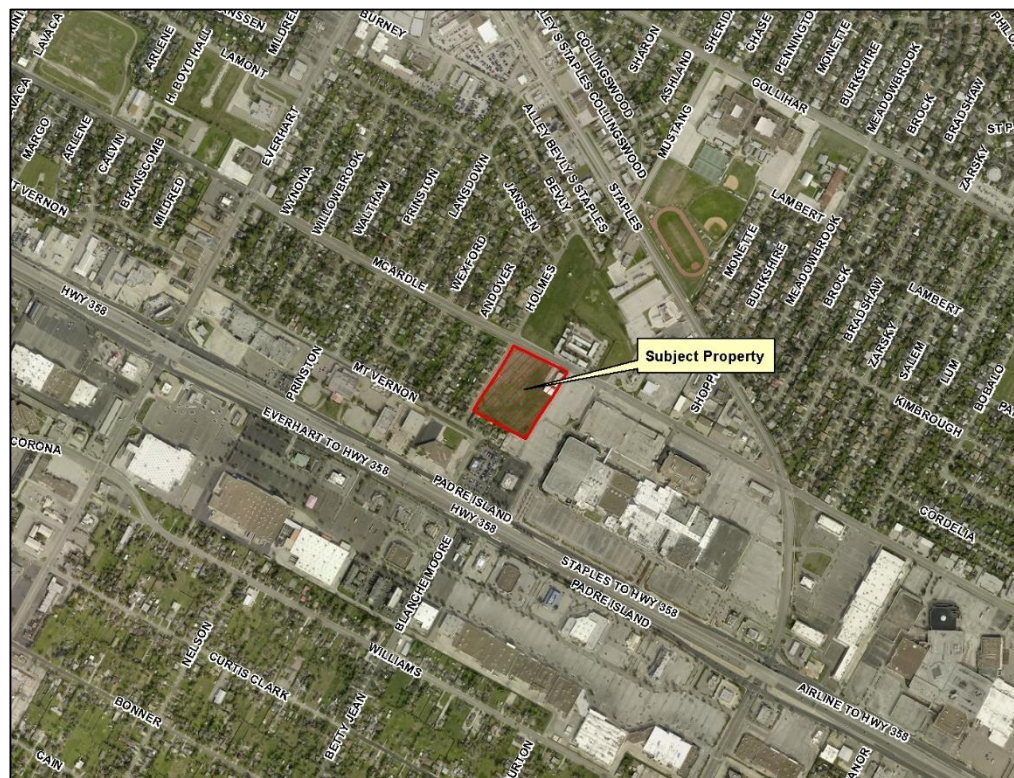




Aerial Overview





Aerial





Staff Recommendation

Tract 1: **Approval** of the change of zoning from the “RS-6” Single-Family 6 District to the **“CG-2” General Commercial District** except for that portion of the tract abutting Holmes Drive and extending to a depth of 50 feet measured from the Holmes Drive right-of-way line. (See Tract Exhibit)

Tract 2: Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District and in lieu thereof approval of the **“CN-1” Neighborhood Commercial District for that portion of the property abutting Homes Drive to a depth of 50 feet** measured from the Homes Drive right-of-way line (See Tract Exhibit) and the following deed restrictions:



Deed Restrictions

- **Landscape Buffer** Yard of 10 foot in width with one 2 ½” caliper tree for every 30 linear feet of buffer yard
 - **Building Height:** Buildings along Holmes Drive shall utilize a building setback based on Section 4.2.8.C of the Unified Development Code, calculated as $[(\text{height to plate} - 12') \times 2]$, and such building setback shall be measured from the west property line/east ROW line along Holmes Drive.
 - **Driveways:** No driveways onto Holmes Drive as long as the west side of Holmes Drive is occupied by residential uses.
 - **Uses:** No bars, taverns, pubs, nightclubs, discotheques or pool halls are allowed on the subject property.
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