



Zoning Case #0115-05 Hayden Partners LLC

From: "CG-2/SP" General Commercial District with a Special
Permit for a warehouse use
To: "IL" Light Industrial District

Planning Commission
Presentation
January 28, 2015

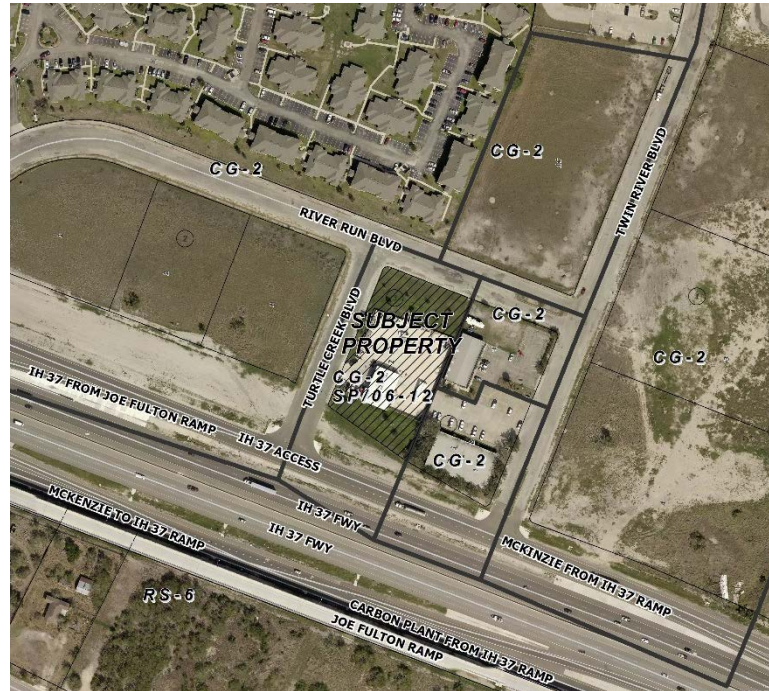


Aerial Overview



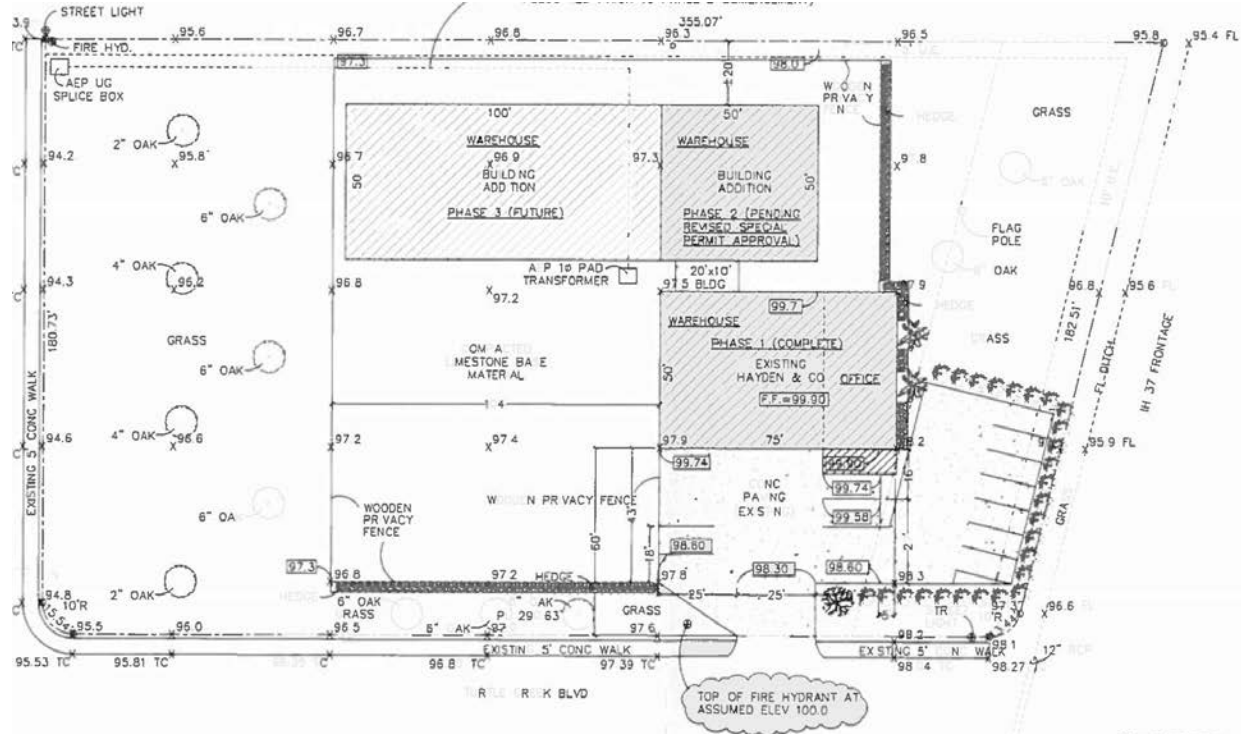


Aerial



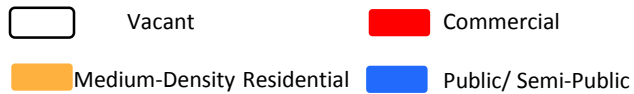
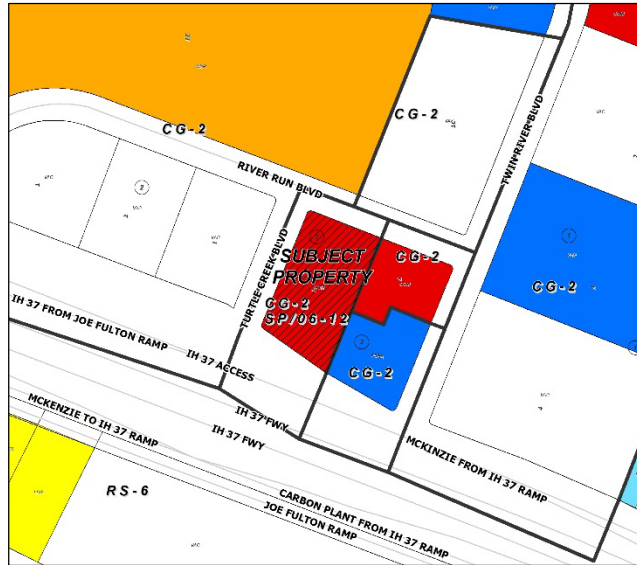


Site Plan

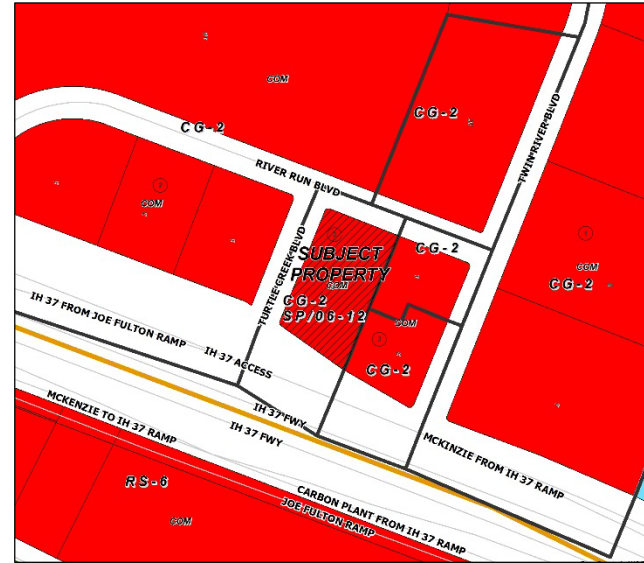




Existing Land Use

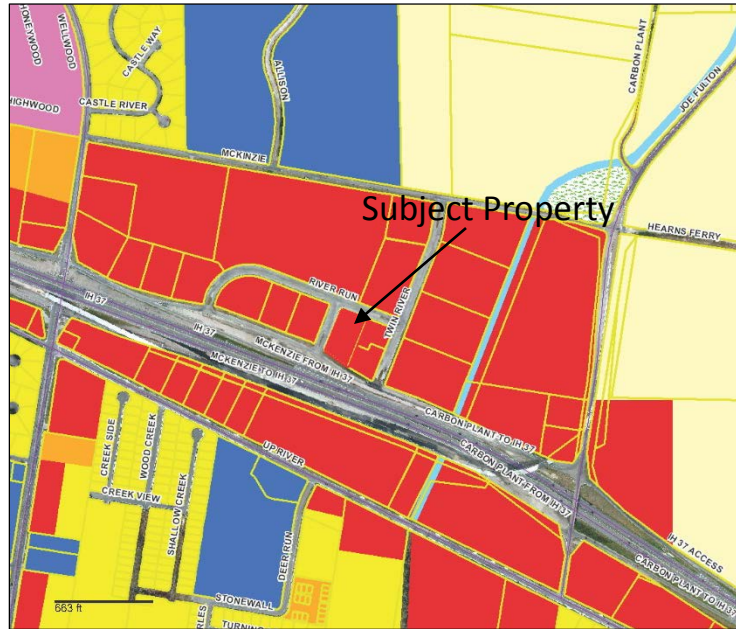


Future Land Use





Future Land Use Map





Pictures

Subject Property and North from IH-37 Access Road





Pictures

Northeast on Turtle Creek Boulevard





Pictures

South of River Run Boulevard





Pictures

East of Turtle Creek Boulevard





Pictures

Site of Future Expansion





Pictures

Site of Future Expansion





Public Notification

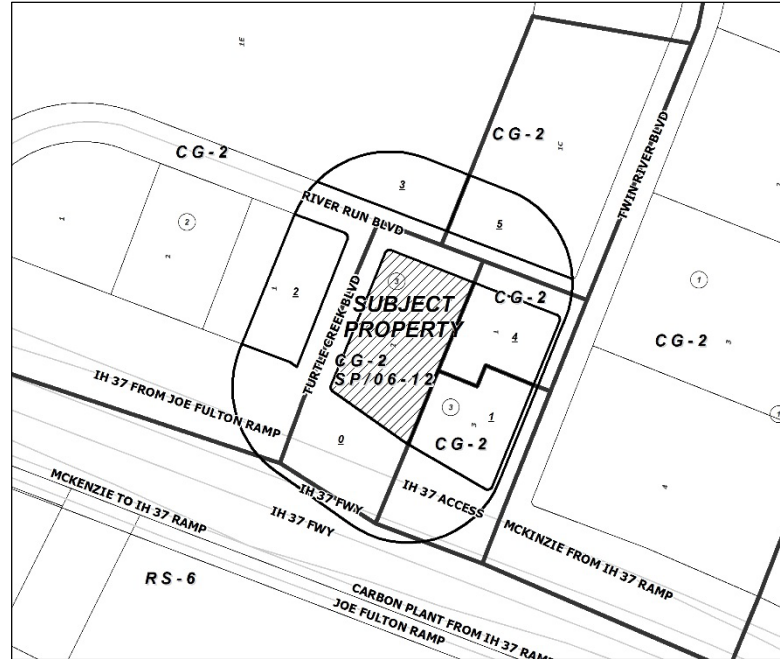
5 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0



In Favor: 0





Staff Recommendation

Approval of the “CG-2/SP” General Commercial District with a Special Permit



Conditions

- 1. Uses:** The only uses authorized by this Special Permit other than those uses permitted by right in the “CG-2” General Commercial District are office warehouse uses, with an office area up to 1, 500 square feet and warehouse area up to 6,200 square feet with a maximum eave height of 24 feet.
 - 2. Architectural Standards:** Existing Office /warehouse buildings constructed on the lot shall have a masonry facade. Additional office/warehouse buildings located behind the six-foot screening fence are not required to comply with these architectural standards.
 - 3. Outside Storage:** The outside storage allowed as an accessory use to the primary use located on the same premise and is limited to no more than 30 percent of the premise. All outside storage must be set back a minimum of 20 feet from any public right -of -way. No hazardous material will be stored in this area.
 - 4. Location of Outdoor Storage:** Permitted outdoor storage shall not be located in the front yard or forward of any structure towards 1 - 37.
 - 5. Lighting:** All outside lighting will be directed away from surrounding Properties.
 - 6. Hours of Operation:** Hours of operation will be limited to 7 a. m. to 7 p. m.
-



Conditions

7. Screening: A solid wooden screening fence with a height of not less than six feet must be used to screen the outside storage from view from surrounding public rights-of-way and properties. The outside storage shall not extend above the height of the screening fence, except that this limitation does not include machinery equipment. A chain-link fence with slats shall not be considered to be a solid screening fence.

8. Landscaping: In addition to compliance with Article 27B, Landscape Regulations, the subject property shall include 5-gallon oleanders every five feet on center between the outside storage screening fence and the public rights-of-way. All landscaping must be kept in a healthy and growing condition at all times.

9. Landscape Screening: Additional screening of the storage area is to include oak trees planted every 50 feet.

10. Time Limit: This Special Permit shall be deemed to have expired within two (2) years from the date of this ordinance unless the property is being used as outlined in condition # 1 and in compliance with all other conditions and City rules and regulations.
