



# Zoning Case #0317-07 Mohammed Motaghi

**From:** “RS-6/SP” Single-Family 6 District with a Special Permit

**To:** “CN-1” Neighborhood Commercial District

Planning Commission Presentation  
May 17, 2017



# Aerial Overview



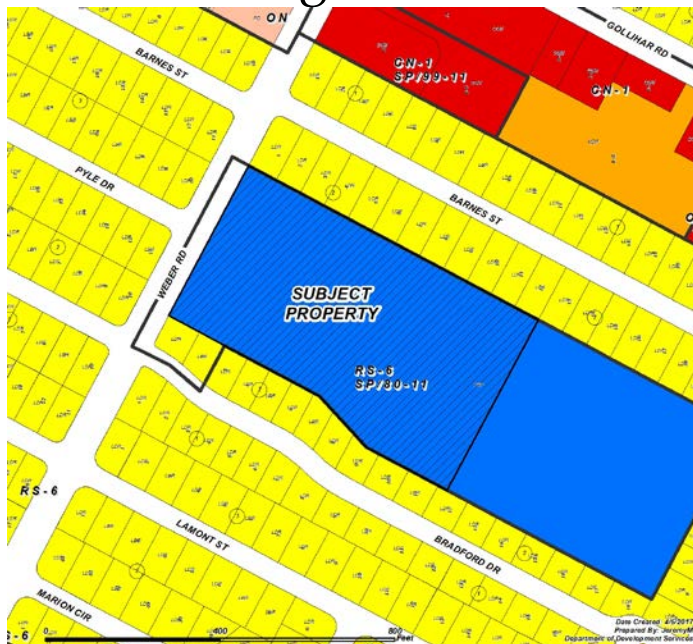


# Subject Property at 4626 Weber Road

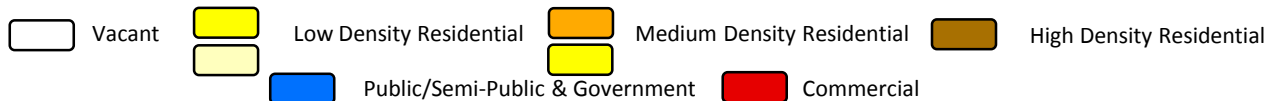
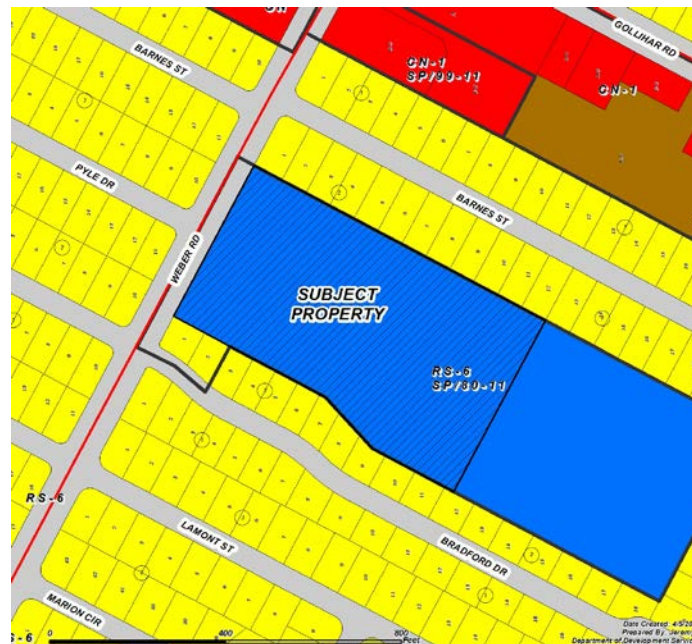




## Existing Land Use



## Future Land Use





# Subject Property, East on Weber Road

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# Weber Road, South of Subject Property





# Weber Road, West of Subject Property

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# Weber Road, North of Subject Property







# North Buffer Area





# North Buffer Area





# South Buffer Area





# South Buffer Area





# Rear Yard

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# Site Description





# Public Notification

74 Notices mailed inside 200' buffer  
8 Notices mailed outside 200' buffer

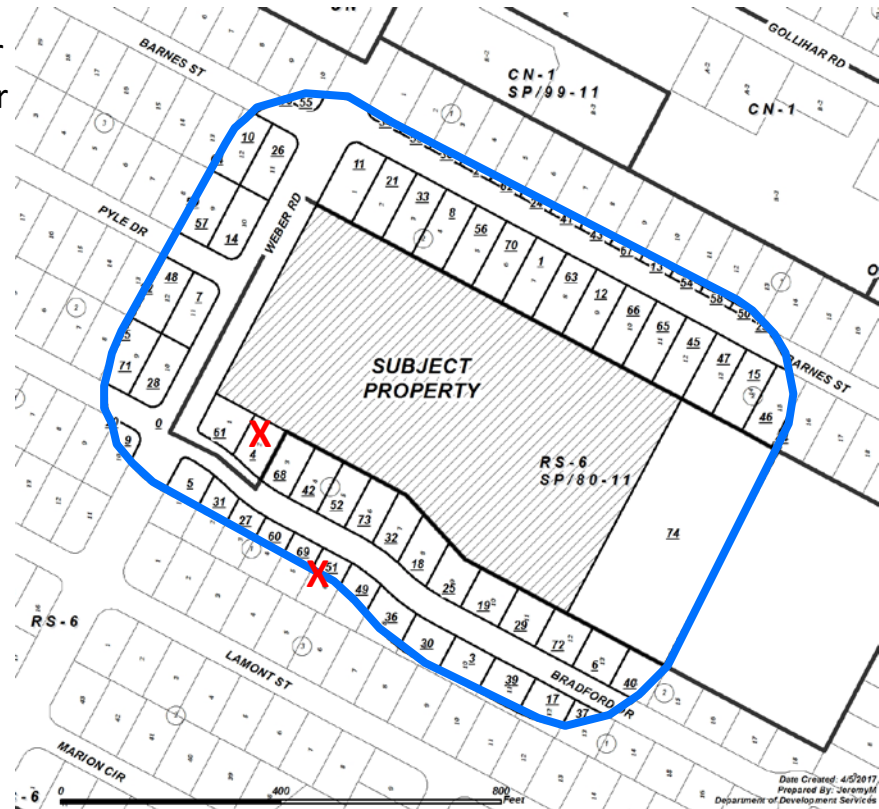
Notification Area



Opposed: 2 (1.46%)



In Favor: 0





# Staff Recommendation

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**Denial of the  
“CN-1” Neighborhood Commercial**

**in lieu thereof**

**Approval of the  
“RS-6” Single-Family 6 District with a  
Special Permit (SP).**

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# Special Permit Conditions

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1. **Uses:** The only uses allowed on the Property other than uses permitted in the base zoning districts are retail, professional offices, restaurants, and ninety-one (91) multifamily units.
  2. **Building:** No expansion of the building shall be allowed for the purposes of multifamily uses.
  3. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
  4. **Buffer Area:** The buffer area is defined as the area between the existing building and the single-family residences with a masonry wall to the north and south of the property. The existing separation between the building and six (6) foot masonry wall shall be maintained. No expansion of the building into this area shall be allowed. The property owner shall maintain and keep the existing six (6) foot masonry wall in good condition. No parking shall be allowed in the buffer area.
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# Special Permit Conditions

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5. **Dumpsters:** Dumpsters shall not be located in the buffer area as described in Condition #4.
  
  6. **Signage:** All existing signs along Weber Road will be allowed to remain. No additional signage for the purposes of advertisement shall be allowed.
  
  7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.
  
  8. **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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