

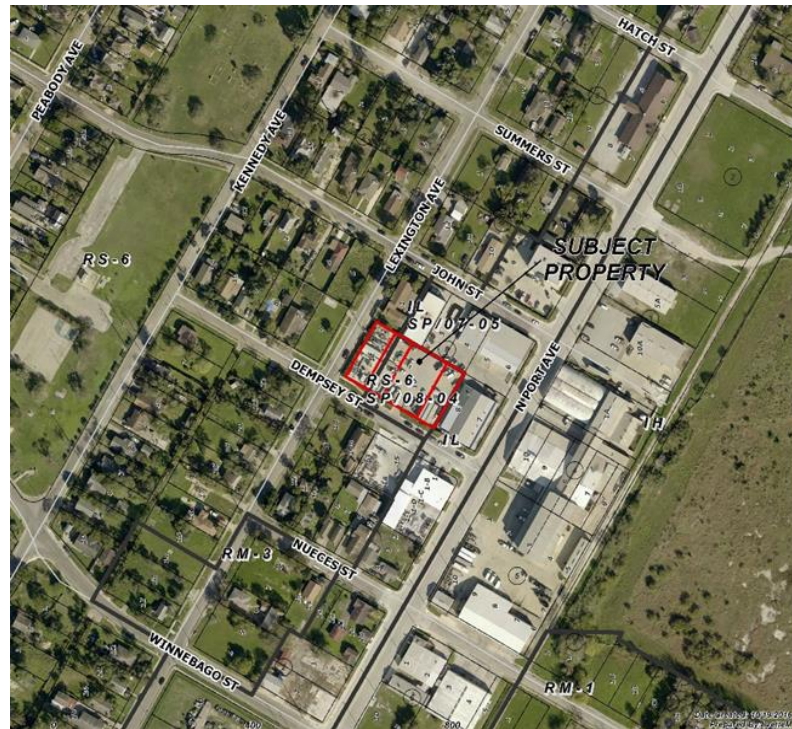


Aerial Overview





Aerial Map





Staff Recommendation

Denial of the change of zoning from the
“RS-6” Single-Family 6 District and
“RS-6/SP” Single-Family 6 District with a Special Permit to
the “IL” Light Industrial District, and

In lieu thereof, staff recommends extending the
“RS-6/SP” Single-Family 6 District with a Special Permit to
all four lots subject to six conditions :



Conditions

1. Uses: The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is the outdoor storage of company and/or employee vehicles and a storage building for parts and material of air conditioners and electrical work.
 2. Lighting: All security lighting must be shielded and directed away from adjacent 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.
 3. Landscape Strip: A ten (10) foot wide visual landscape strip shall be installed and maintained running parallel to, in front of, and in the distance of the required six (6) foot standard screening fence.
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Conditions

4. Screening Fence: A six (6) foot standard screening fence shall be installed and maintained to provide a visual barrier between the vehicular storage yard/building and the surrounding neighborhood.
 5. Hours of Operation: The hours of operation shall be the same as the business hours of operation from 7:00 AM to 5:30 PM Monday through Friday.
 6. 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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