



Zoning Case #0716-07 V&M Equity Properties

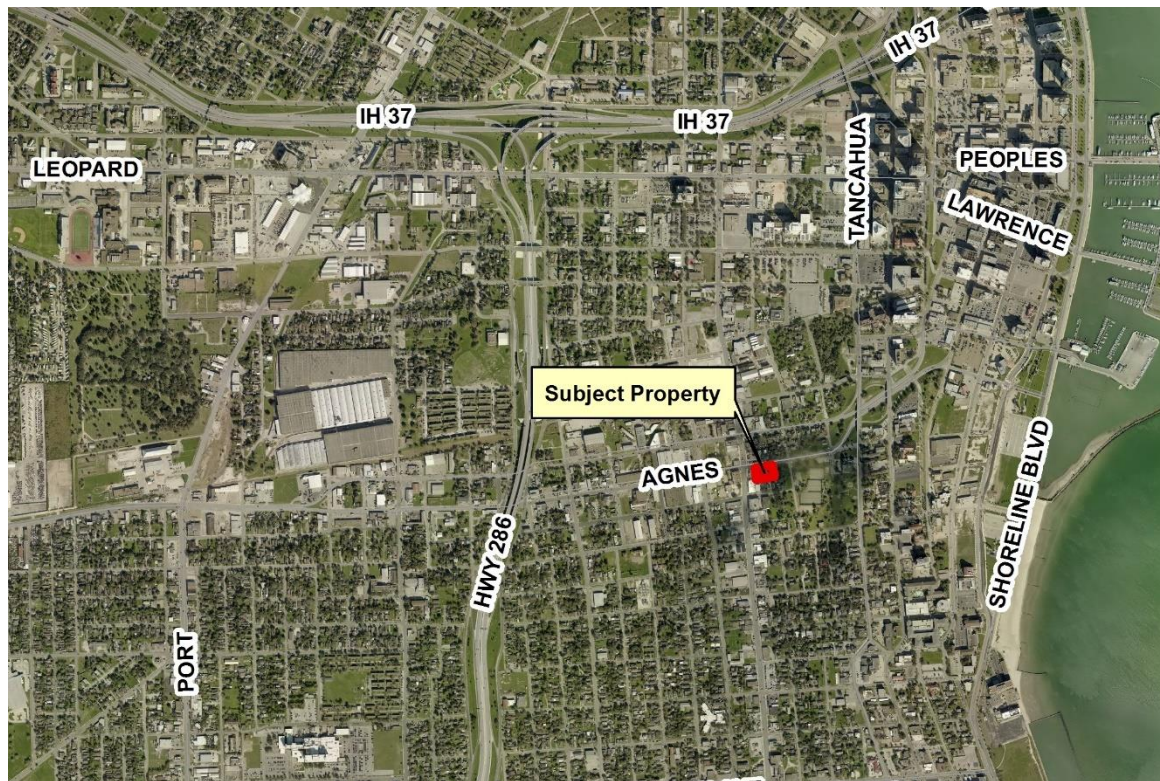
From: “CI” Intensive Commercial District and
“RM-3” Multifamily 3 District

To: “CI/SP” Intensive Commercial District with a Special
Permit

Planning Commission Presentation
July 27, 2016



Aerial Overview







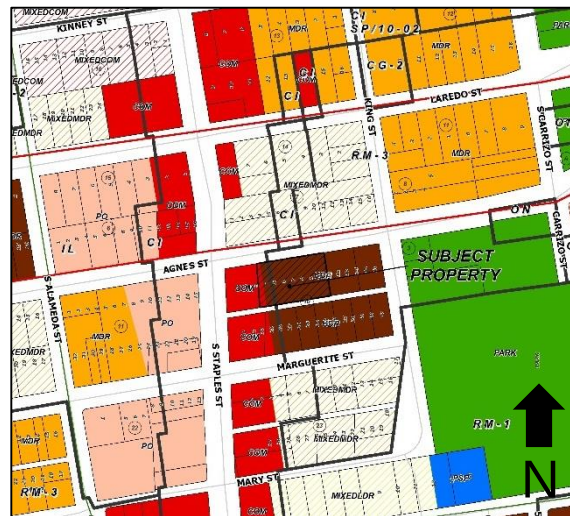
The site plan for RM-3 shows a proposed new metal building (3750 SQFT) located in the lower-left corner. The building is situated on a concrete pad. To the right of the building is a 'PROPOSED HOSE BIB'. The site is bounded by a 'PROPERTY LINE' (S80°25'59"W 153.70') and a 'STREET YARD LINE'. A 'PRIVATE ALLEYWAY' is shown at the bottom. The site is landscaped with various plants, including 'CAPE HONEY SUCKLE 3 GAL (9)', 'LANTANA 1 GAL (14)', 'CAPE HONEY SUCKLE 3 GAL (20)', and 'EXISTING FAN PALM 23 FT TALL'. A '10' BUFFER YARD' is indicated along the right side. The site is labeled 'RM-3' and 'CONCRETE'. A north arrow is located in the top right corner.



Existing Land Use



Future Land Use





Future Land Use Map





Subject Property





Southwest on Agnes Street Toward Staples Street



Subject Property



Across Agnes Street From Subject Property





Eastbound on Agnes Street





Northbound on Agnes Street





Public Notification

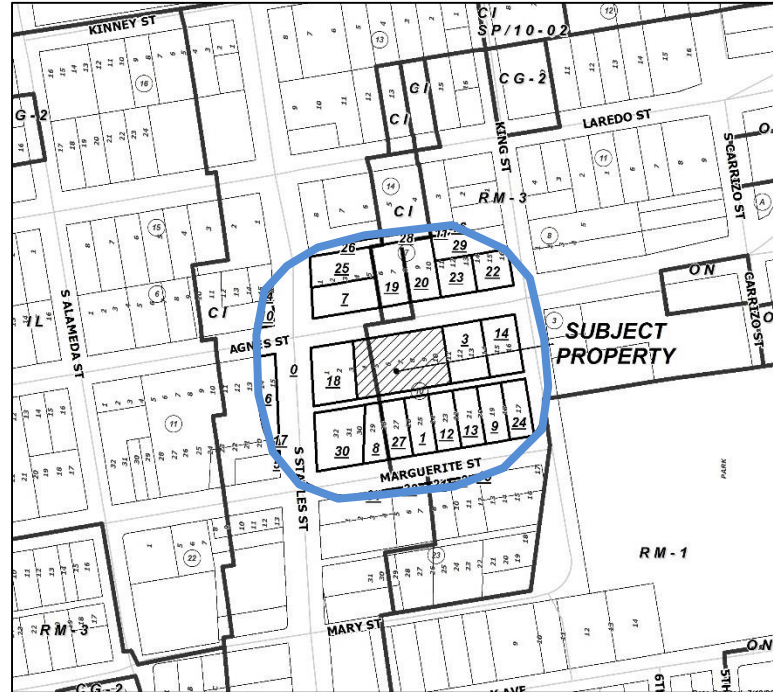
32 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

Approval of the “CI” Intensive Commercial District with a Special Permit subject to the following conditions:



Special Conditions

1. **Uses:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a warehouse.
2. **Façade:** The portion of the building facing Agnes Street shall be made of similar architectural materials as the abutting retail building on South Staples Street, currently for Jean's Restaurant Supply.



Special Conditions

3. **Lighting**: New freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements. Any nonconforming freestanding lights existing on the Property shall comply with these regulations upon being replaced in their entireties.
 4. **Hours of Operation**: 7:30 am to 5:30 pm., Mon. – Fri.
 5. **Signage**: Off-premise advertising is not allowed. Pole mounted signage shall not exceed 64 square feet in area and 20 feet in height.
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Special Conditions

6. **Dumpster Screening:** Any dumpster located on the property shall be screened from public right-of-way, located behind the street yard and, located at least 35 feet from the nearest residentially zoned property.

 7. **Driveways:** One of the existing driveways shall be removed and the remaining driveway shall comply with the Unified Development Code, including maximum driveway width.
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Special Conditions

8. **Building Height:** Limited to 20 feet.
9. **Time Limit:** In accordance with the UDC, this Special Permit shall expire 12 months after approval unless a certificate of UDC compliance has been issued. The Special Permit shall expire if the special permit use is discontinued for more than six consecutive months.