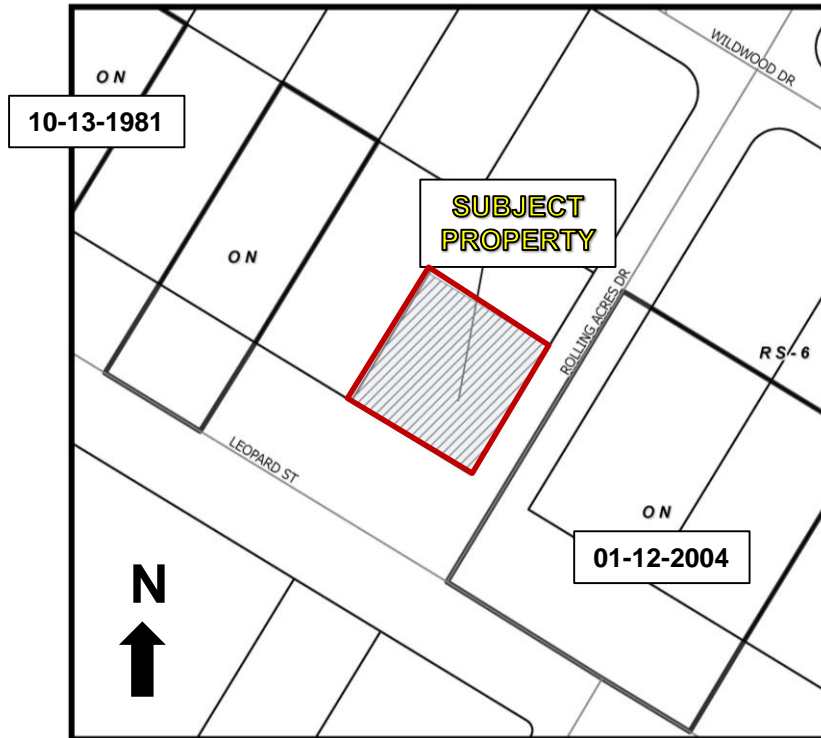


Zoning and Land Use



Proposed Use:

The purpose of the request is to allow for retail sales and service (service-oriented); specifically, a beauty shop and retail boutique.

ADP (Area Development Plan):

Northwest ADP, adopted on July 9, 2001

FLUM (Future Land Use Map):

Low-density residential

Existing Zoning District:

“RS-6” Single-Family 6 District

Adjacent Land Uses:

North: Low-Density Residential, (Zoned: “RS-6”)

South: Transportation (Leopard St) & Low-Density Residential, (Zoned: “RS-6”)

East: Transportation (Rolling Acres Dr) & Neighborhood Office, (Zoned: “ON”)

West: Low-Density Residential, (Zoned: “RS-6”)

Public Notification

14 Notices mailed inside the 200' buffer
3 Notices mailed outside the 200' buffer

Notification Area

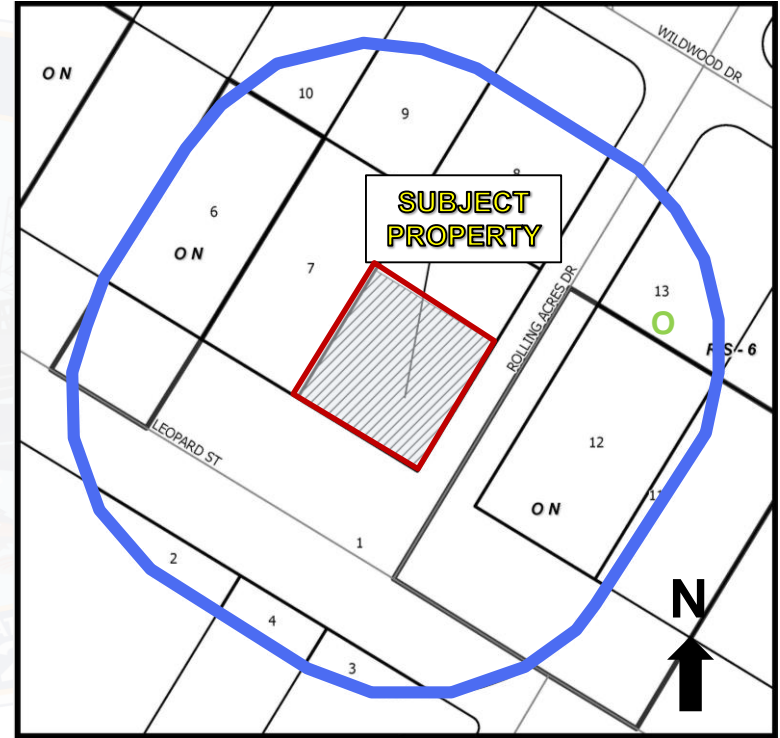


Opposed: 0 (0.00%)

Separate Opposed Owners: (0)



In Favor: 1 (4.19%)



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many goals of Plan CC; however, it is inconsistent with the FLUM's designation of Low-Density Residential. The request to amend the current zoning districts will warrant an amendment to the FLUM.
- Staff observed that the property is part of the Northwest Area Development Plan, adopted on January 9, 2001; which called to maintain the Leopard Street commercial corridor character that has persisted long before its adoption.
- Plan CC calls for well-designed neighborhoods, well-built environments, and development patterns that support a high quality of life.
 - Leopard Street is a commercial corridor with general commercial districts that are lined with residential subdivisions beyond. While staff finds it appropriate to maintain the existing pattern; granting a broader zoning district will allow uses able to impact neighboring properties, therefore, preservation and protection of the residential uses beyond is essential.

**STAFF RECOMMENDS DENIAL OF THE ON DISTRICT
IN LIEU THEREOF “ON/SP” DISTRICT WITH A SPECIAL PERMIT**

Special Permit Conditions

- **USE:** The only use allowed on the subject property other than uses permitted in the base zoning districts is a beauty shop and retail boutique.
- **BUFFER YARD:** A 10-foot-wide buffer yard and 10-buffer yard points shall be required along the property boundaries adjacent to residential districts.
- **LIGHTING:** All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
- **BUILDING HEIGHT:** The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Height Regulations.
- **HOURS OF OPERATION:** The hours of operation shall be limited from 7:00 AM to 10:00 PM. Customer access after 10:00 PM shall be prohibited.
- **SIGNAGE:** Freestanding signage along Rolling Acres Drive is prohibited.
- **NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
- **OTHER REQUIREMENTS:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- **TIME LIMIT:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 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.