



Zoning Case #0318-02 Hooten Family Trust A

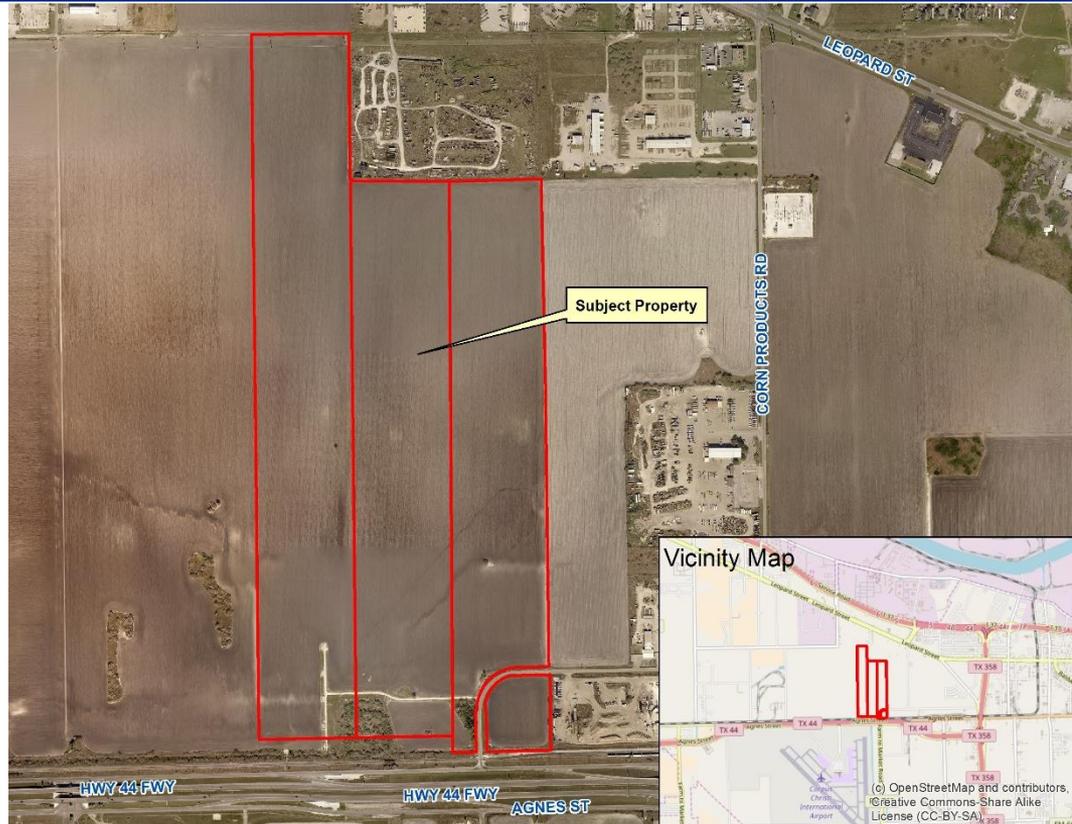
From: “IL” Light Industrial District

To: “IL/SP” Light Industrial District with a Special Permit

Planning Commission Presentation
April 18, 2018



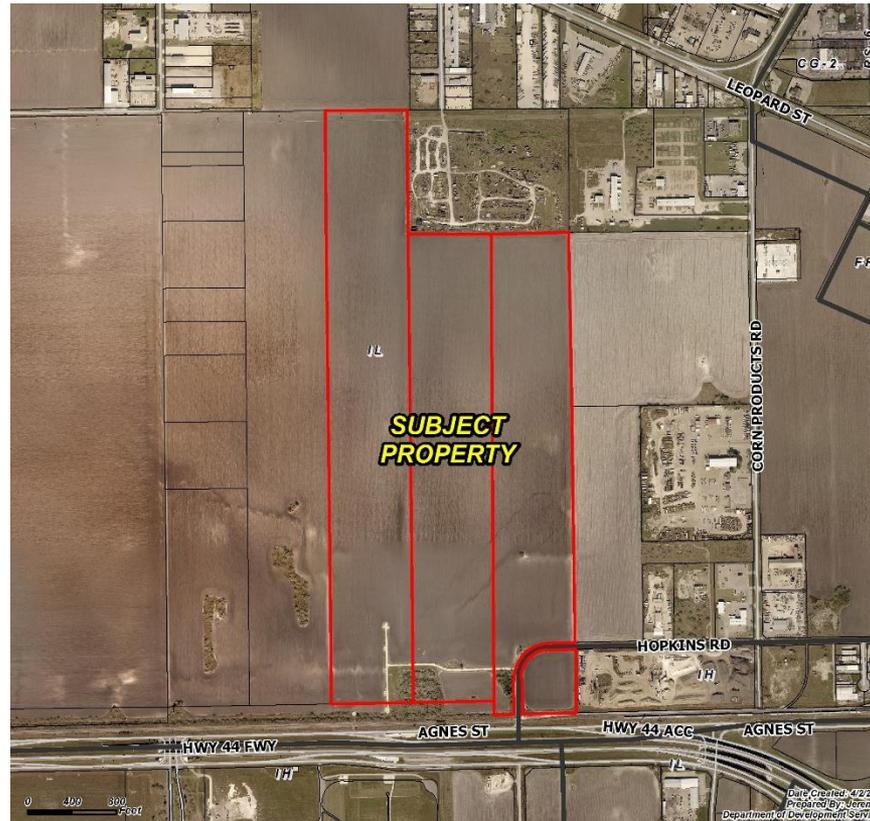
Aerial Overview



(c) OpenStreetMap and contributors.
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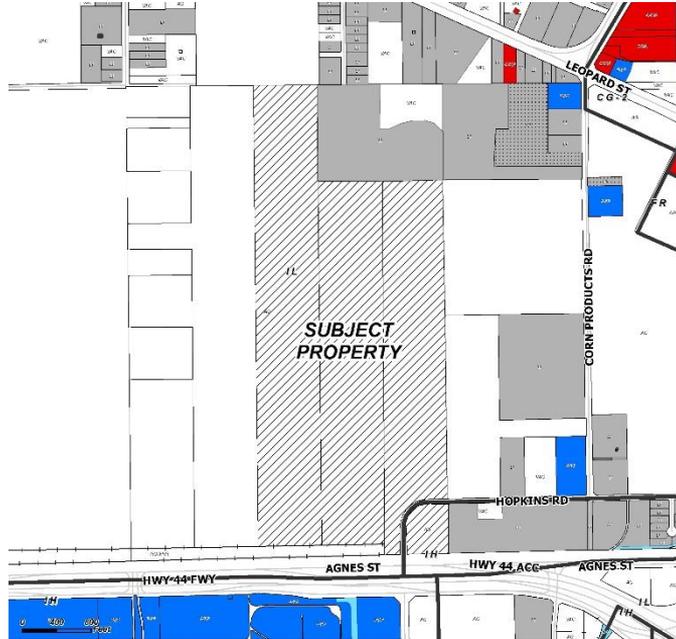
Subject Property at 6502 and 6630 Agnes Street



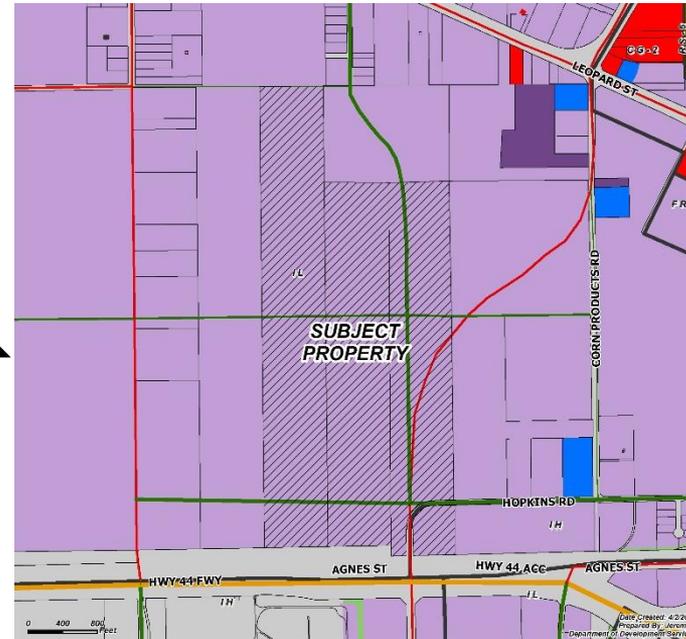


Land Use

Existing Land Use



Future Land Use



- | | | |
|--------|-------------------------|--------------------|
| Vacant | Low Density Residential | Commercial |
| Park | Light Industrial | Public/Semi-Public |

- | | | |
|------------------|------------------|----------------|
| Light Industrial | Heavy Industrial | |
| Commercial | Government | Transportation |



Subject Property, North on Agnes Street





Agnes Street, East of Subject Property





Agnes Street, South of Subject Property





Agnes Street, West of Subject Property





Public Notification

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

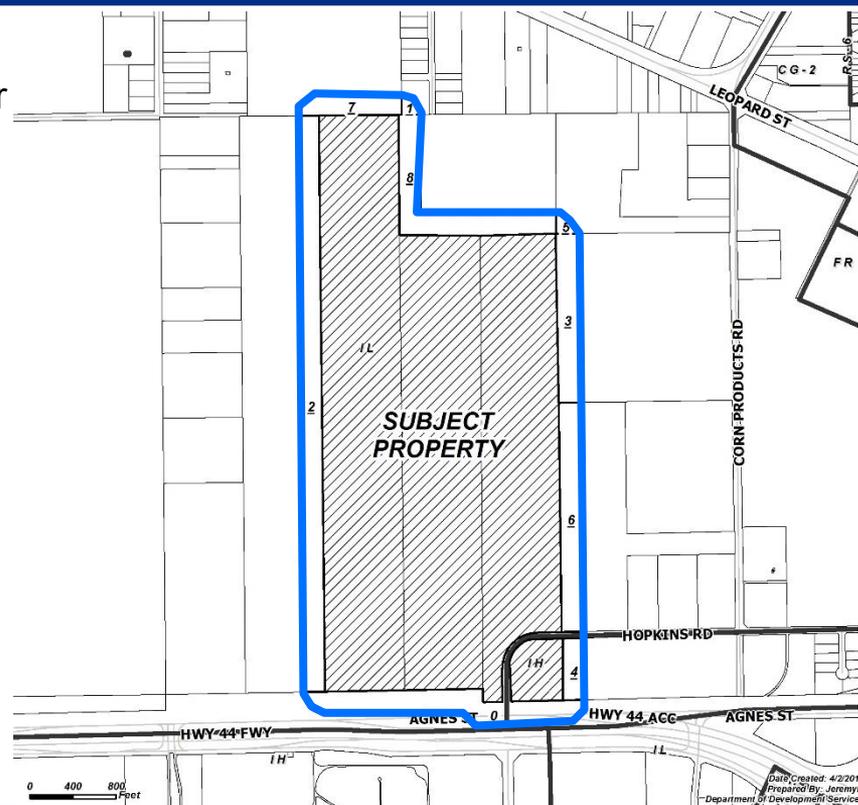
Notification Area



Opposed: 0 (0.00%)

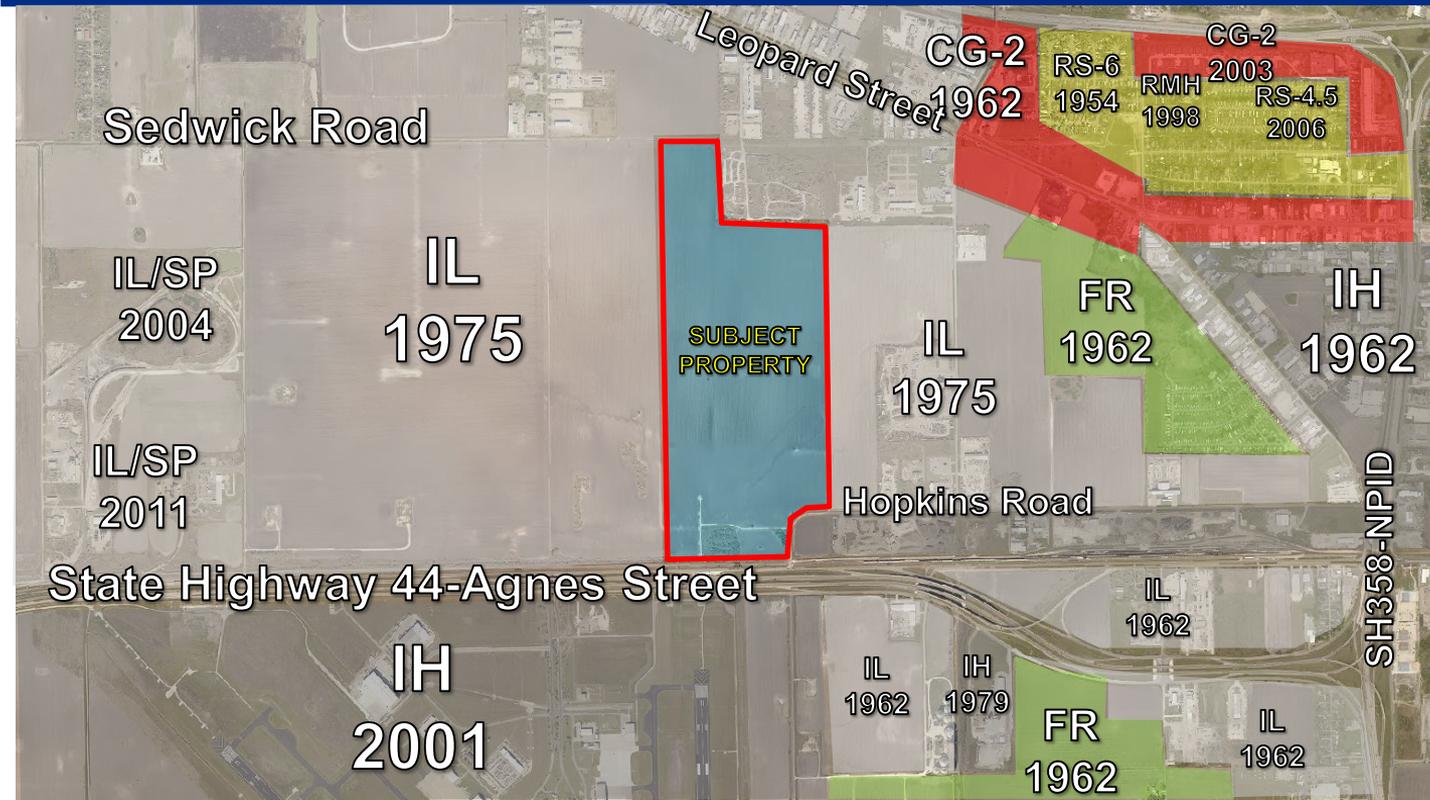


In Favor: 0



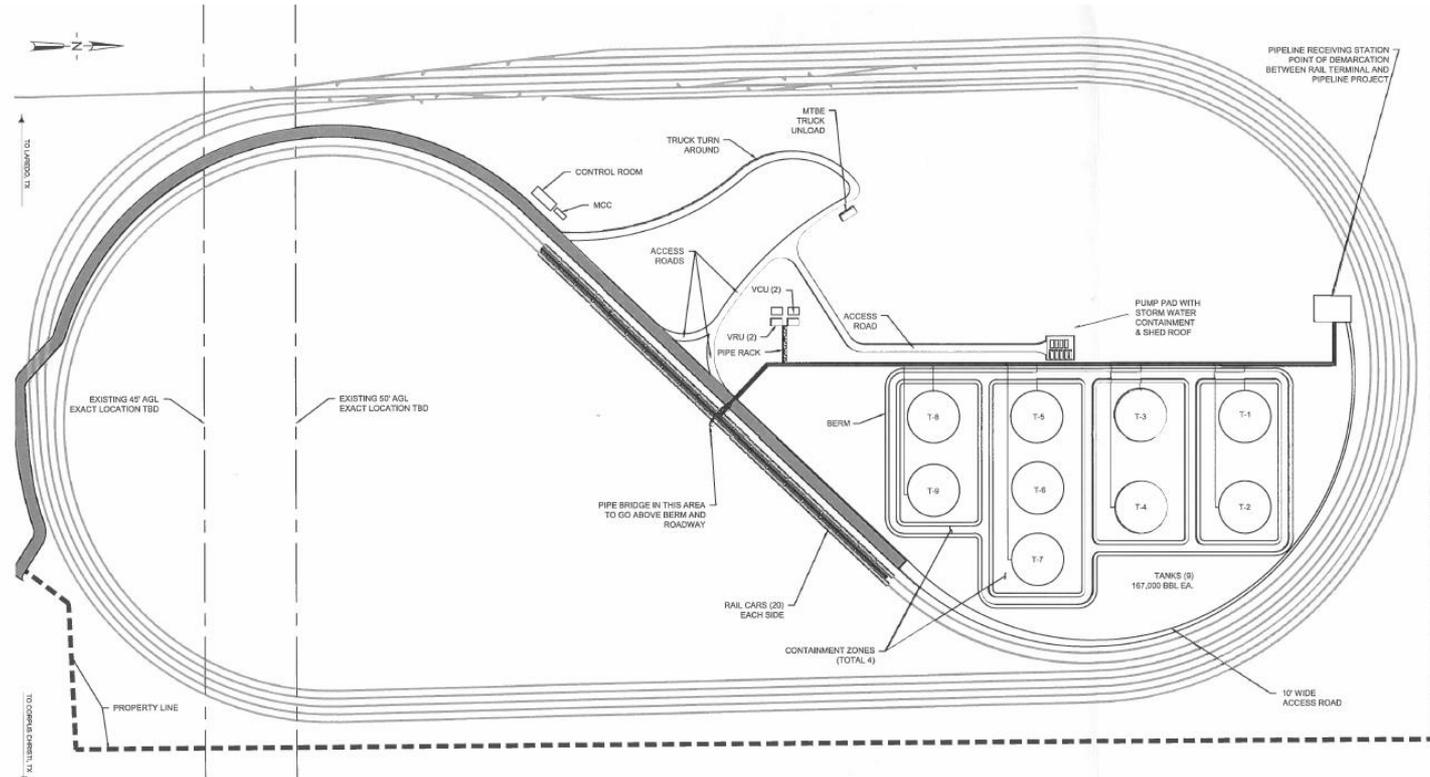


Zoning Pattern



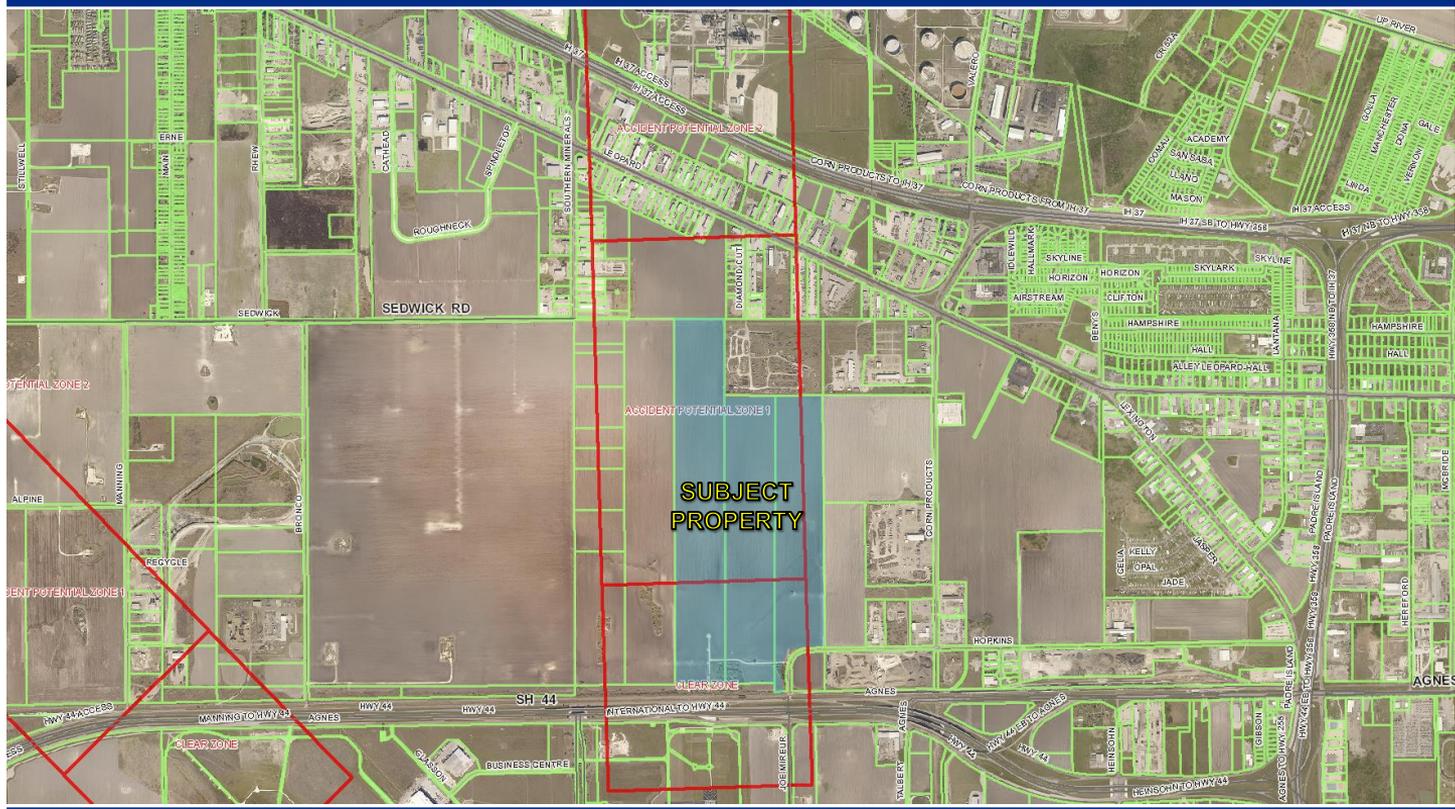


Site Plan



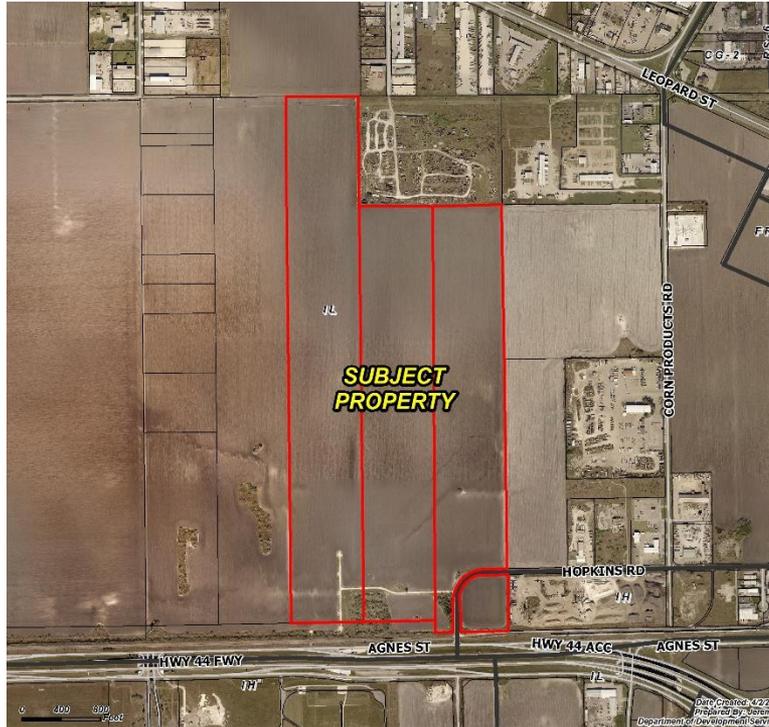


AICUZ





UDC Requirements



Buffer Yards: N/A

Setbacks: Street: 20 feet
Side: 0 feet
Rear: 0 feet

Parking: 1:700 sf. GFA (Office)
1:1,000 sf. GFA (Outdoor)
1:2,500 sf. GFA (Indoor)

Uses Allowed: Industrial, Retail,
Medical, Offices, and Self-Storage.

*Residential uses not allowed



Staff Recommendation

Approval of the change of zoning from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit.



Special Permit Conditions

1. **Use: Wholesale storage and transfer of Petroleum based products.**
 2. **Fire Department Approval**
 3. **Storm Water Detention: 48 hour drainage**
 4. **FAA Study: Airspace Study- Form 7460**
 5. **CCIA Hazards: Height, Lighting, Rail Cars, Misc.**
 6. **Landscape and Screening: Wildlife Attractants**
 7. **Land Use Compatibility APZs: Floor Area Ratios**
 8. **Other Requirements: Compliance with all other codes.**
 9. **Time Limit: 12 Months unless a complete building permit application has been submitted.**
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