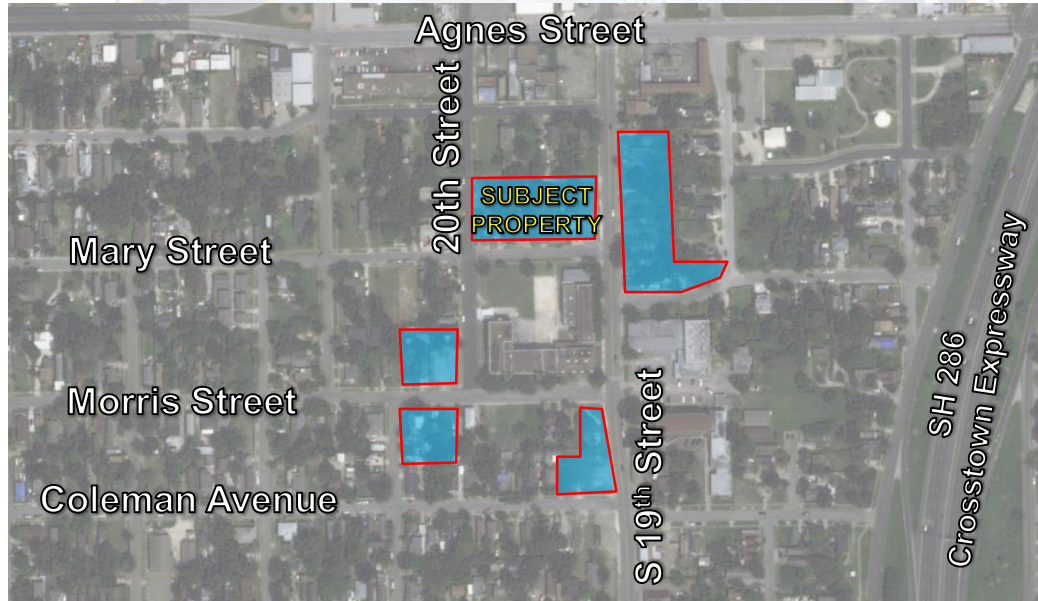


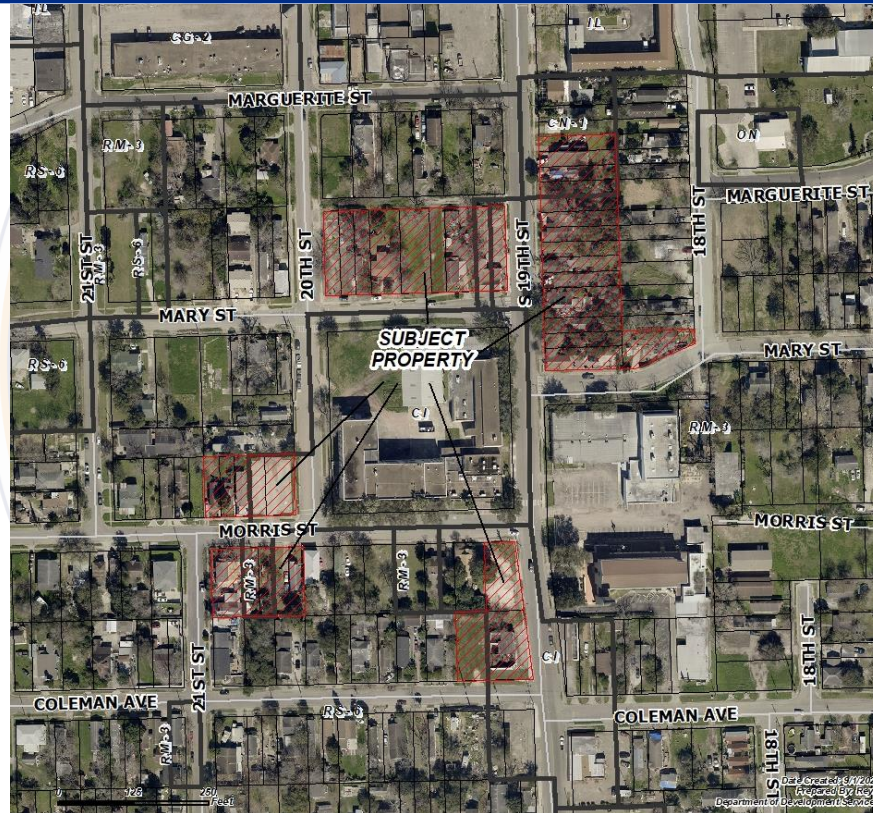
Zoning Case #0921-02

Ed Rachal Foundation
Rezoning for a Property at 2210 Mary Street
From “RS-6”, “RM-3”, and “CN-1” To “CI”



City Council
Nov. 9, 2021

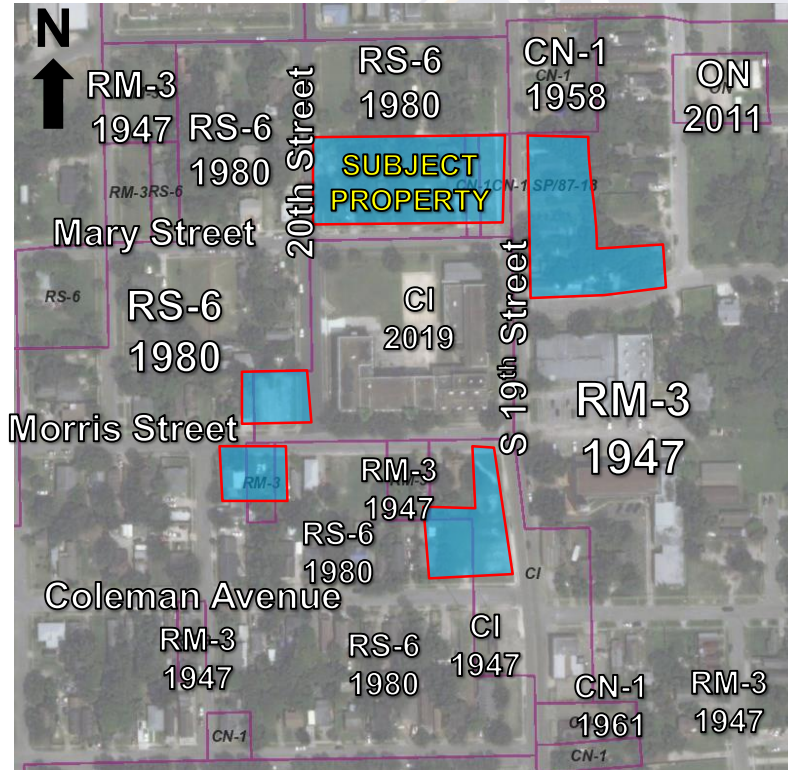
Aerial Overview



Site Plan



Zoning Pattern and Adjacent Development



Buffer Yards:

- “CI” to “RM-3”: Type A: 10’ & 5 Pts.
- “CI” to “RS-6”: Type C: 15’ & 15 Pts.
- “CI” to “CN-1”: N/A

Setbacks:

- Street: 0 feet
- Sides/Rear: 0 feet

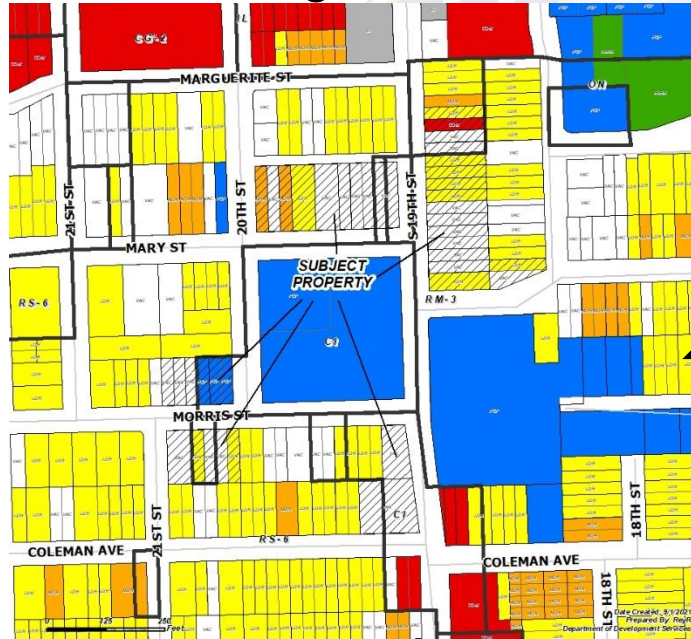
Parking: N/A

Landscaping, Screening, and Lighting Standards

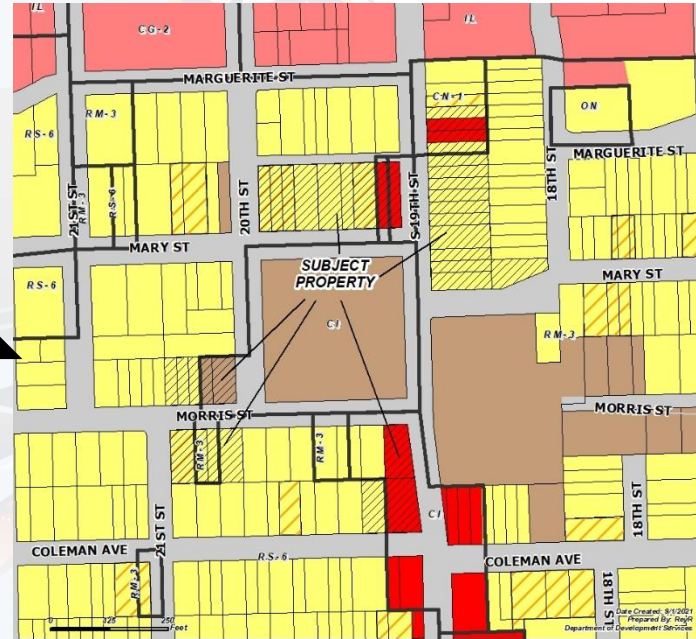
Uses Allowed: Apartments, Retail, Offices, and Restaurants

Land Use

Existing Land Use



Future Land Use



- | | | | | | |
|-------------------------|--------------------------|--------------------|--------------------------|--------------------------|------------------|
| Vacant | Med. Density Residential | Commercial | Low Density Residential | Commercial | Mixed Use |
| Low Density Residential | Light Industrial | Public/Semi-Public | High Density Residential | Med. Density Residential | Light Industrial |

Public Notification

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

Notification Area

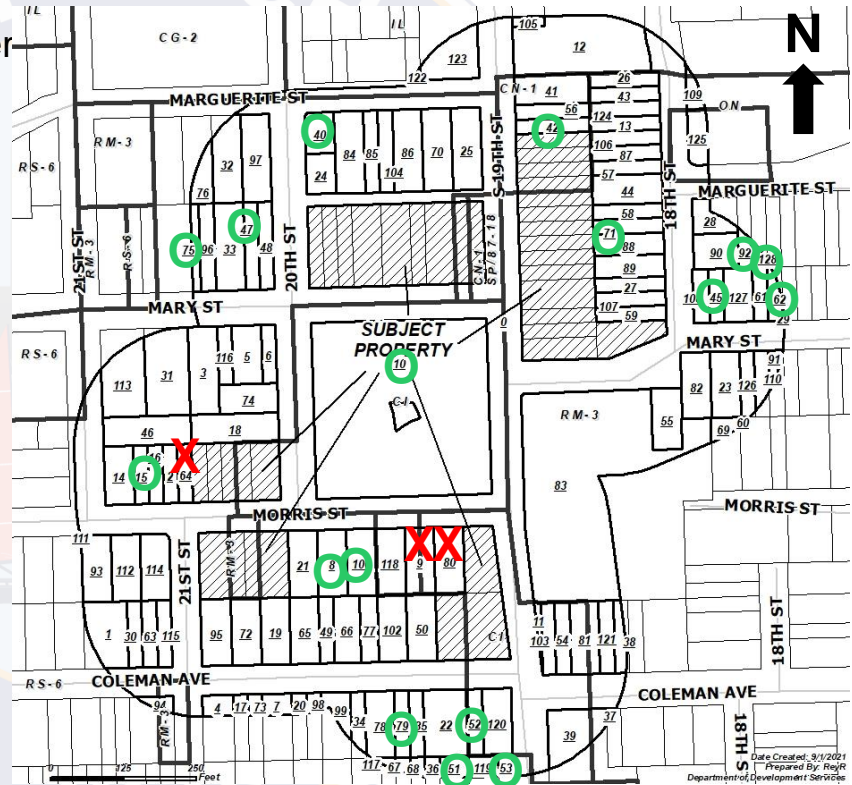
Opposed: 3 (1.45%)
 Separate Opposed Owners: 2



In Favor: 17 (13.89%)
 All from Applicant



Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

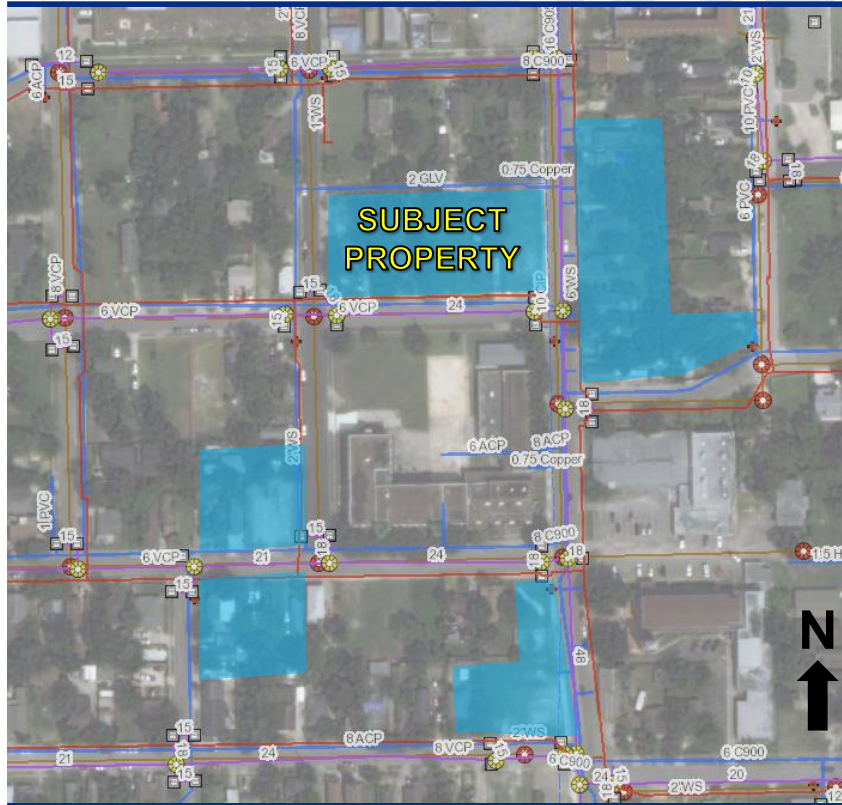


Planning Commission and Staff Recommendation

Denial of “CI” District in lieu **Approval** of the “RS-6/SP” District with a Special Permit

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is an accessory parking use for a government facility.
 2. **Landscaping:** The Properties are exempt from Section 7.3.3 of the Unified Development Code (UDC).
 3. **Vehicular Screening:** The Properties shall follow the standards set in Section 7.3.11 of the Unified Development Code (UDC).
 4. **Buffer Yard:** The following buffer yard standards shall apply to the Properties: When adjacent to the “RM-3” Multifamily District or “CN-1” Neighborhood Commercial District, the requirement shall be 5-feet of buffer yard with a 7-foot-tall screening fence. When adjacent to the “RS-6” Single-Family 6 District, the requirement shall be 10-feet of buffer yard with a 7-foot-tall screening fence.
 5. **Lighting:** All lighting must adhere to the standards set in the Unified Development Code (UDC).
 6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 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.
-

Utilities



Water:
10-inch CIP



Wastewater:
8-inch VCP



Gas:
2-inch Service Line



Storm Water:
Roadside Inlets