



**Zoning Case #0219-02
HCS 311, LLC.**

**Rezoning for a Property at
1401 North Alameda Street**

City Council Presentation
April 16, 2019



Alternate Proposal

Denial of the
“IL” Light Industrial District

in lieu thereof

Approval of the
“RM-1/SP” Multifamily 1 District
with a Special Permit (SP).



Special Permit Conditions

1. **Uses:** The only principal use authorized by this Special Permit other than uses permitted by right in the base zoning district is a “Truck or transfer terminal” as described in Section 5.1.5.B. “ Warehouse and Freight Movement” of the Unified Development Code (UDC). The only accessory uses allowed are an associated office and an outdoor storage yard. Materials being stored shall be limited to steel pipe.
 2. **Hours of Operation:** The hours of operation shall be Monday through Saturday from 7:00 AM to 6:00 PM and 2:00 PM to 6:00 PM on Sunday.
 3. **Buffer Yard:** A Type D Buffer Yard as defined by Section 7.9.5.A of the Unified Development Code (UDC) shall be required where the subject property shares a property line with a residential zoning district and/or residential use.
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Special Permit Conditions

4. **Dumpsters:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
 5. **Nuisance:** The use is prohibited from creating any hazard or nuisance such as, noise, smoke, vibration, dust, and/or odors.
 6. **Dust:** Any dust generated by the operation of the outdoor storage use must be mitigated. Examples of mitigation are by application of a hardscape, by watering, or by use of a soil stabilizer/epoxy.
 7. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
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Special Permit Conditions

8. **Access:** No commercial truck traffic south of Chipito Street. Driveway access to or from Chipito Street is prohibited. No exiting of commercial truck traffic to the south onto Sam Rankin Street or south onto North Alameda Street from the subject property.

 9. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting fixtures. No light projection is permitted beyond the property line near all public roadways and residential development.

 10. **Landscaping:** Landscaping shall be installed in accordance with the requirements of Section 7.3.11.A of the Unified Development Code (UDC).

 11. **Screening:** The subject property must completely screened by a screening fence as defined in Section 1.11 of the UDC from view of the public right-of-way and adjacent non-industrial uses.
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Special Permit Conditions

12. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

13. **Time Limit:** This Special Permit shall expire 36 months from date of approval.



Planning Commission and Staff Recommendation

Denial of the change of zoning
to the “IL” Light Industrial District

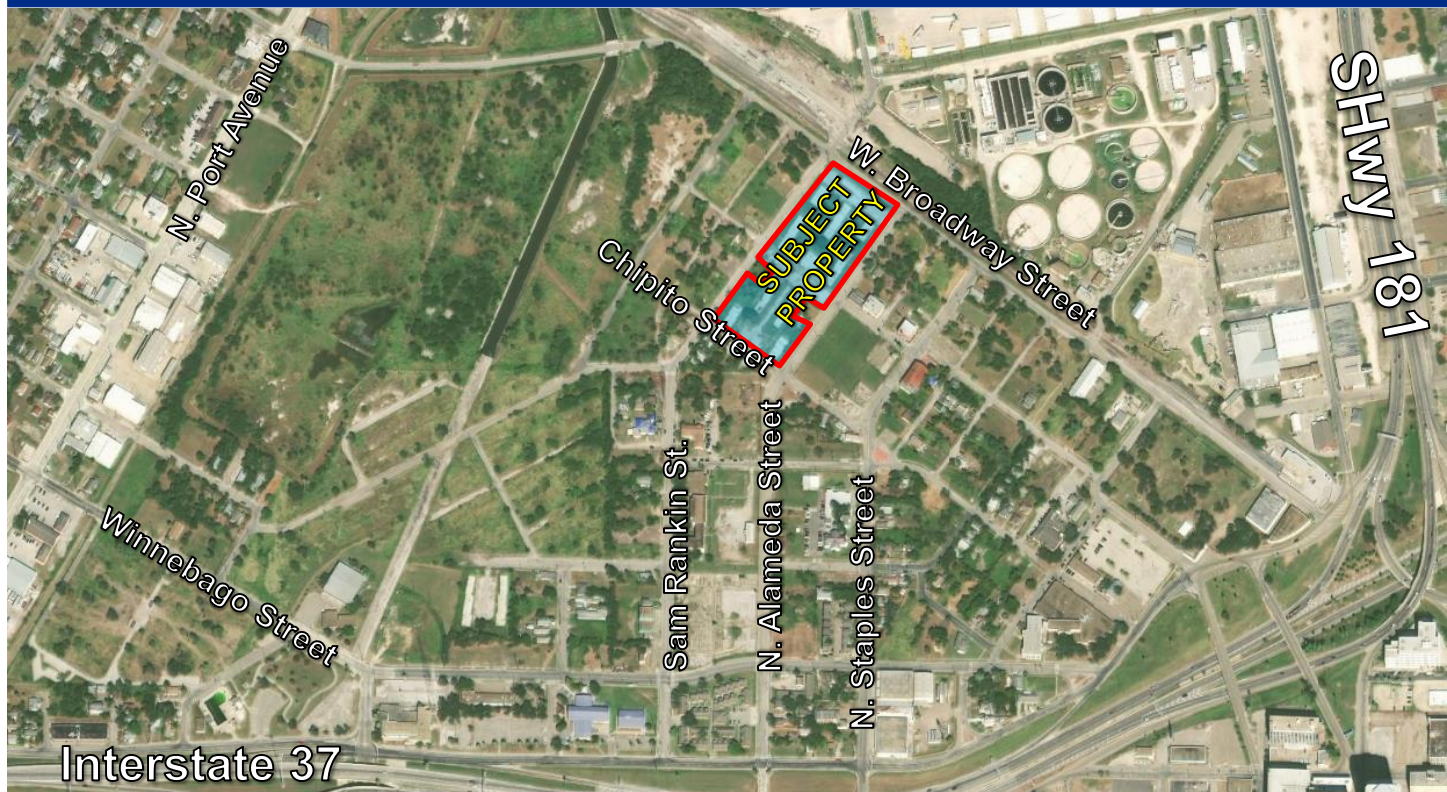


Applicant's Position

Condition	Staff	Applicant
2. Sunday Hours	7 am to 6 pm Mon-Sat; 2 pm to 6 pm Sunday	7 am to 6 pm Mon-Sun; 10 am to 1 pm Sundays (No Pipe Unloading)
3. Buffer Yard	20-feet with 20-points	5-feet with 10-points
11. Screening	Completely Screened from R-O-W	Chain-link with slats
13. Time Limit	3 years	5 years

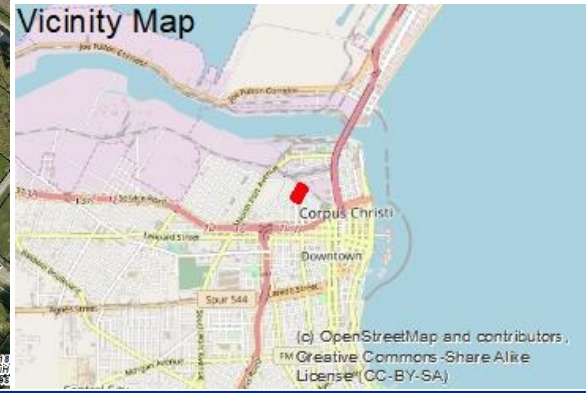


Aerial Overview



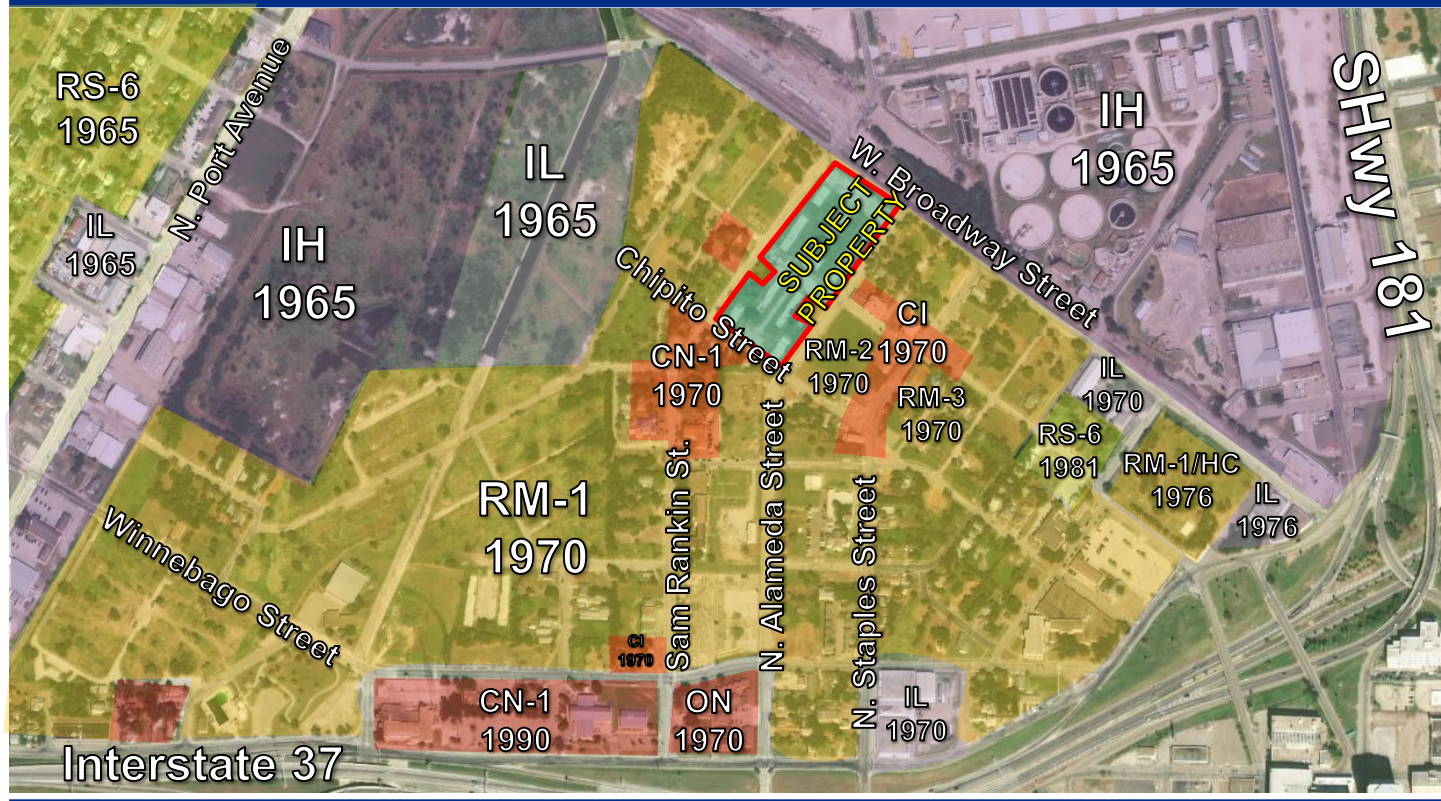


Subject Property at 1401 North Alameda Street





Zoning Pattern



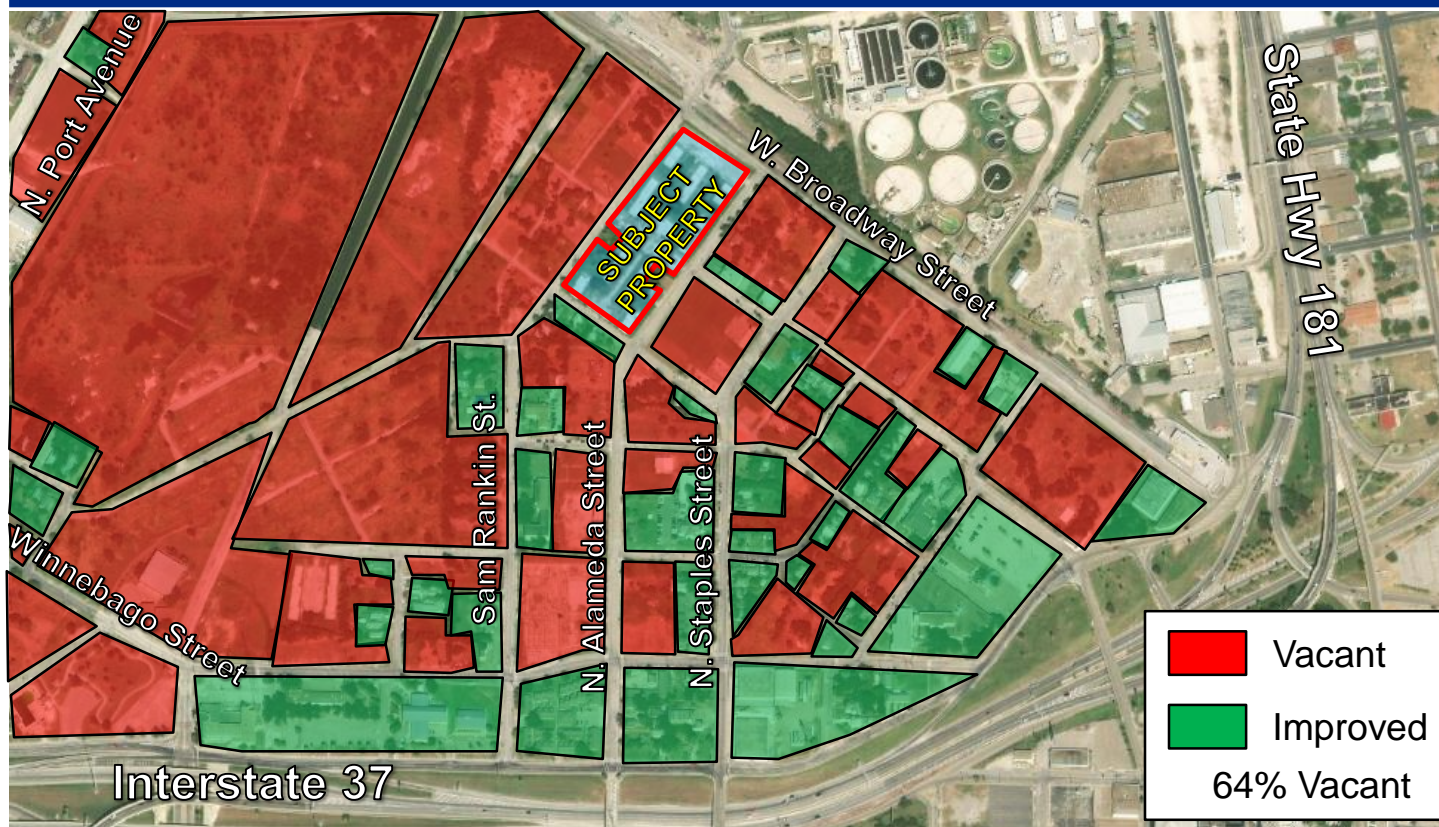


Rendering





Vacant Lots





Neighborhood Amenities





Transportation Access



Traffic:

- Port
- Cut-through