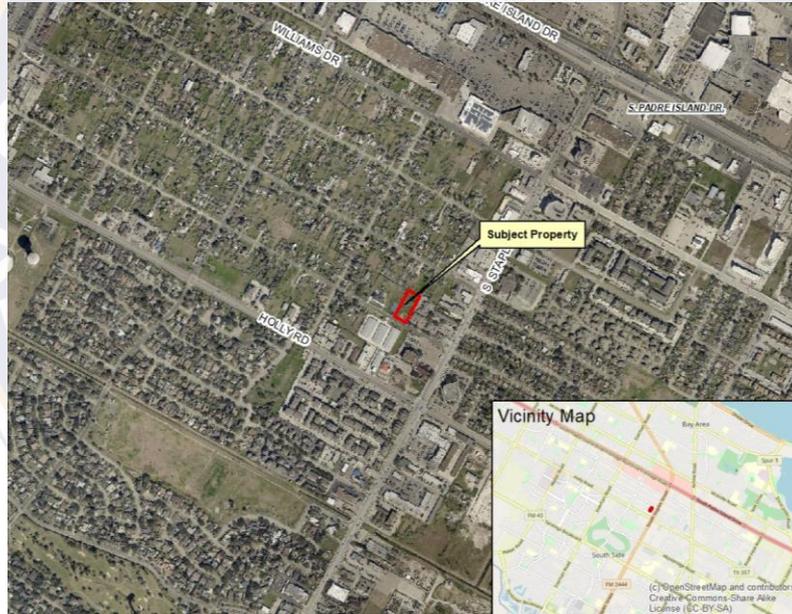


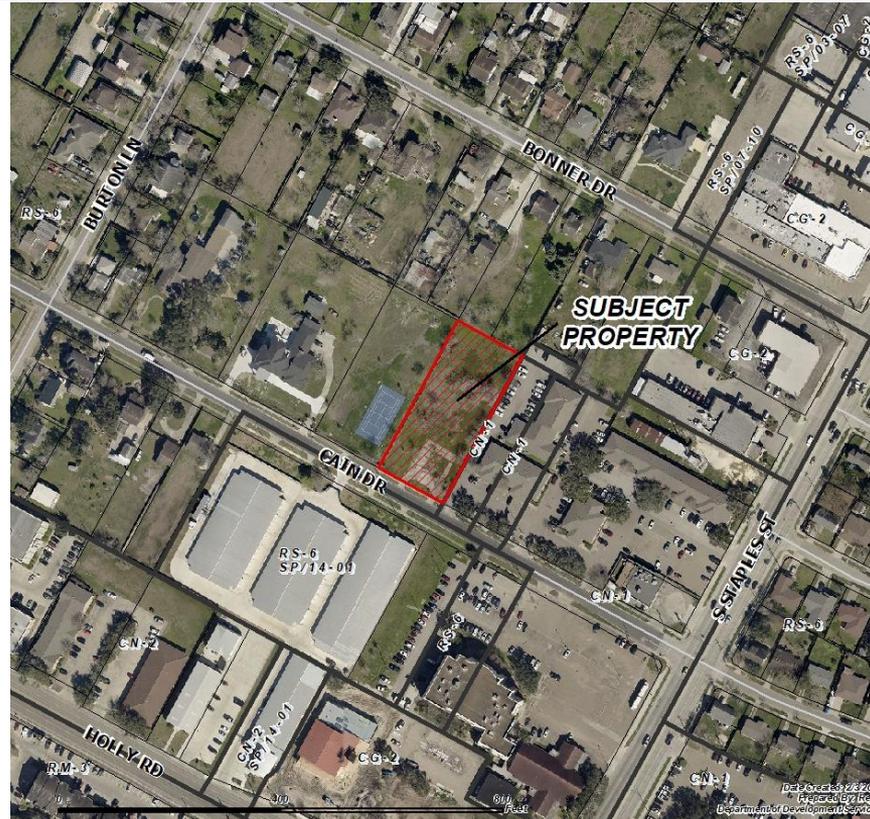
Zoning Case #0220-04

Nazari Mohammad Rezaei
Rezoning for a Property at 5506 Cain Drive
From “RS-6” To “CN-1”

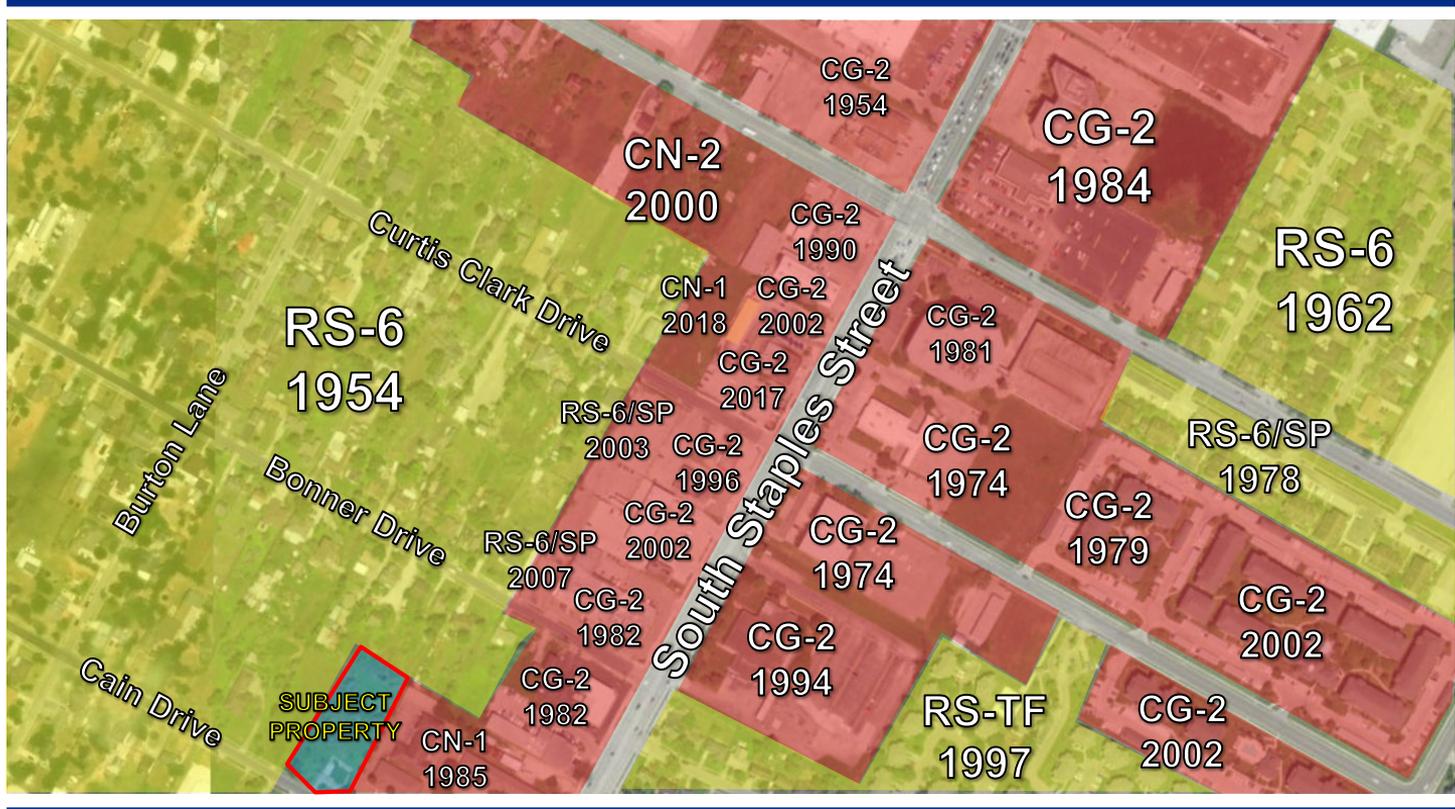


Planning Commission
March 4, 2020

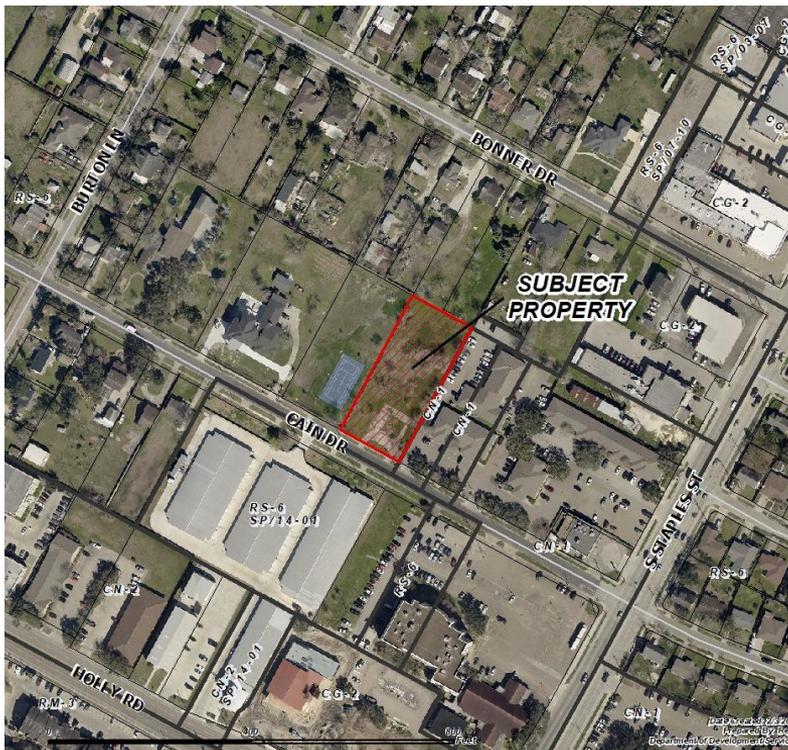
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
CN-1 to RS-6: Type B: 10' & 10 pts.

Setbacks:
Street: 20 feet
Side & Rear: 10 feet

Parking:
1:150 GFA

Landscaping, Screening, and Lighting
Standards

Uses Allowed: Retail, Offices,
Multifamily

*Bars/Nightclubs Not Allowed in "CN-1"

Utilities



-  **Water:**
6-inch CIP
-  **Wastewater:**
8-inch VCP
-  **Gas:**
2-inch Service Line
-  **Storm Water:**
Roadside Inlets

Public Notification

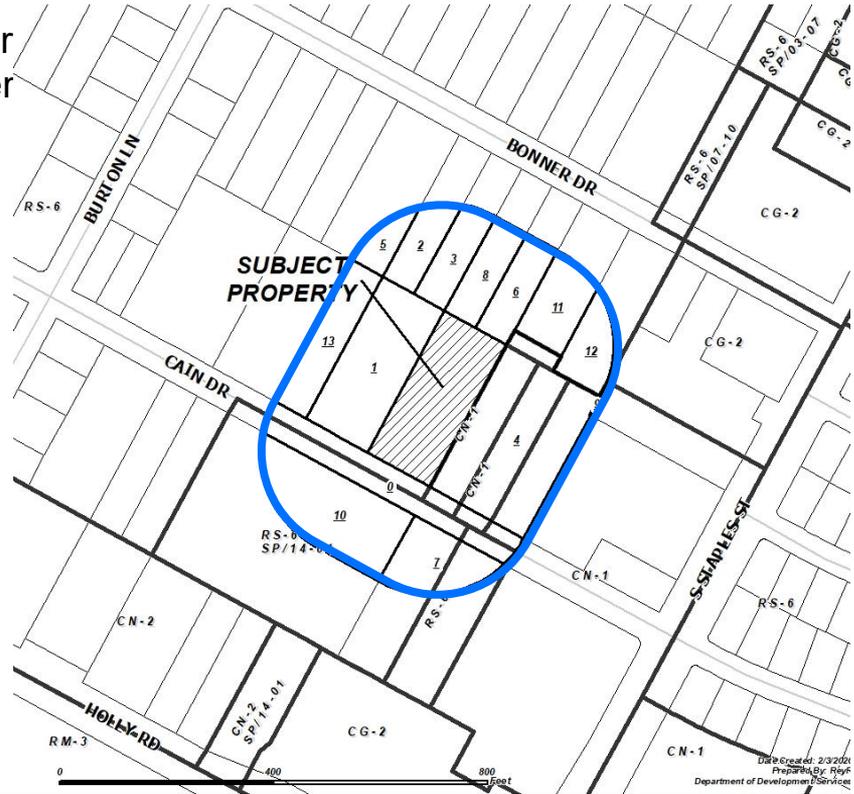
13 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



Staff Recommendation

Denial of the
“CN-1” Neighborhood Commercial District

In lieu thereof,

Approval of the “RS-6/SP” Neighborhood
Office District with a Special Permit

SP Conditions

1. **Uses:** The uses authorized by this Special Permit are all uses permitted by right in the “ON” Neighborhood Office District, including an accessory garage for the purpose of storage.
2. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 10:00 PM.
3. **Buffer Yard:** A Type B 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.

SP Conditions

4. **Signage**: No pole-mounted signage is allowed on Cain Drive.
5. **Outdoor Storage**: Any outdoor storage is prohibited.
6. **Lighting**: All lighting must be shielded and directed away from adjacent properties and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.

SP Conditions

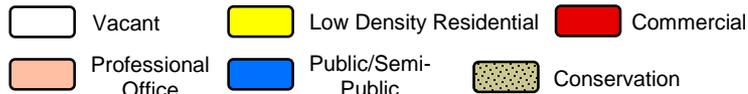
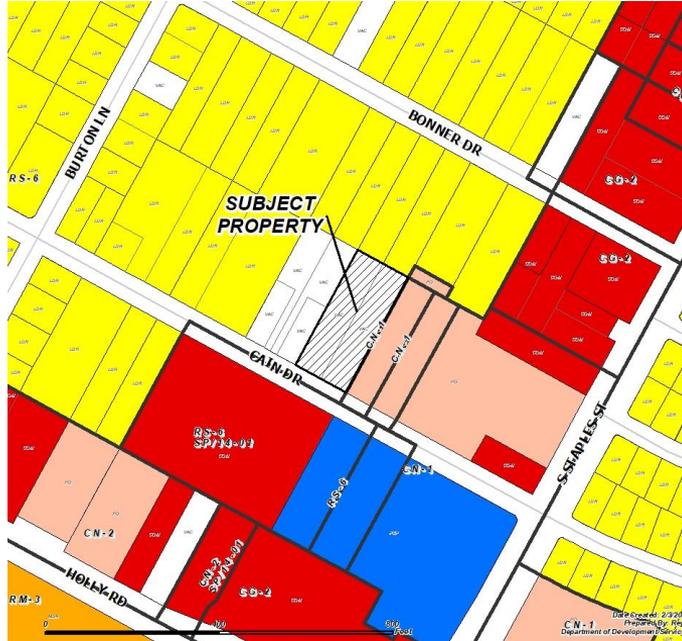
7. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.

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

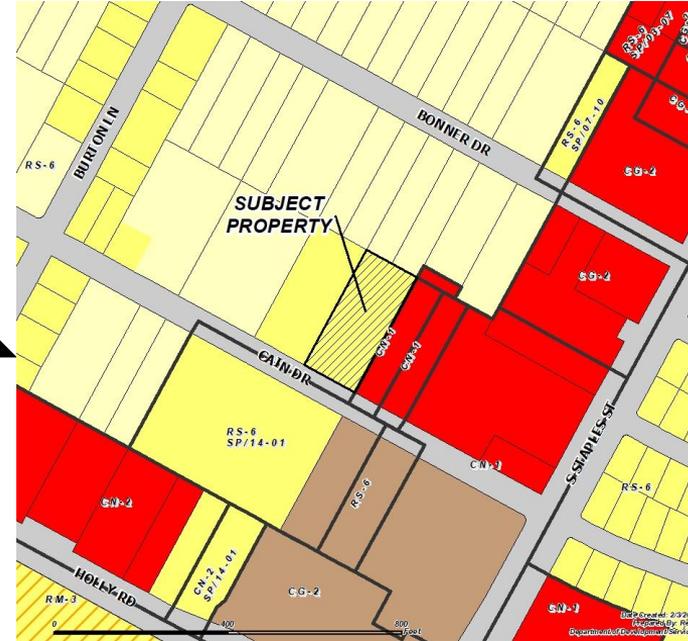
 9. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within forty-eight (48) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
-

Land Use

Existing Land Use



Future Land Use



Subject Property, North on Cain Drive



Cain Drive, West of Subject Property



Cain Drive, South of Subject Property



Cain Drive, East of Subject Property

