



# Zoning Case #1114-02

## James D. Preis

**From:** “RS-6” Single-Family 6 District and “RMH” Residential  
Manufactured Housing District  
**To:** “IL” Light Industrial

Planning Commission  
Presentation  
Nov. 19, 2014



# Aerial Overview





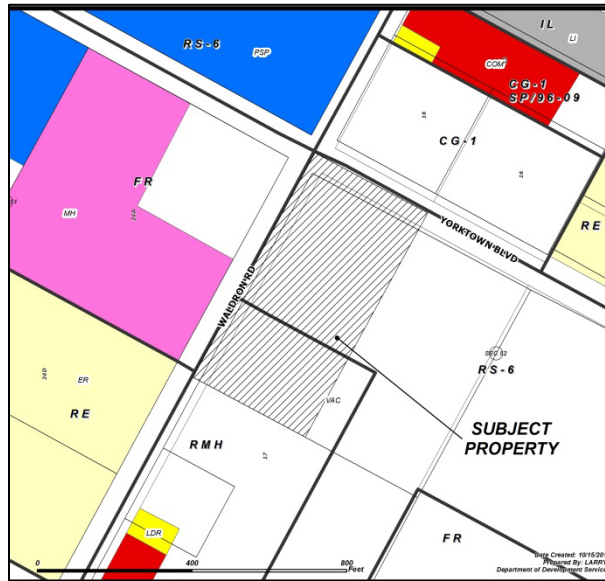
# Aerial



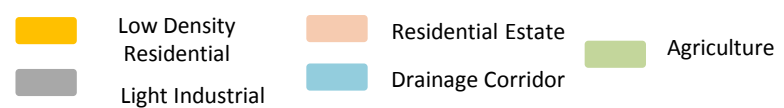
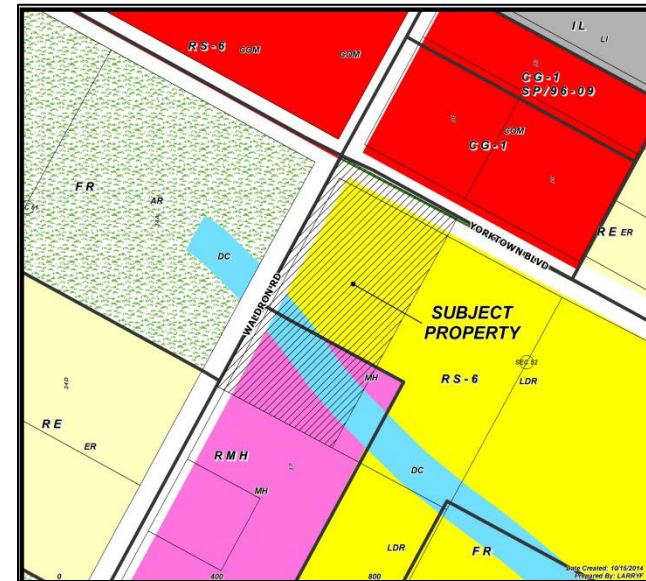




## Existing Land Use

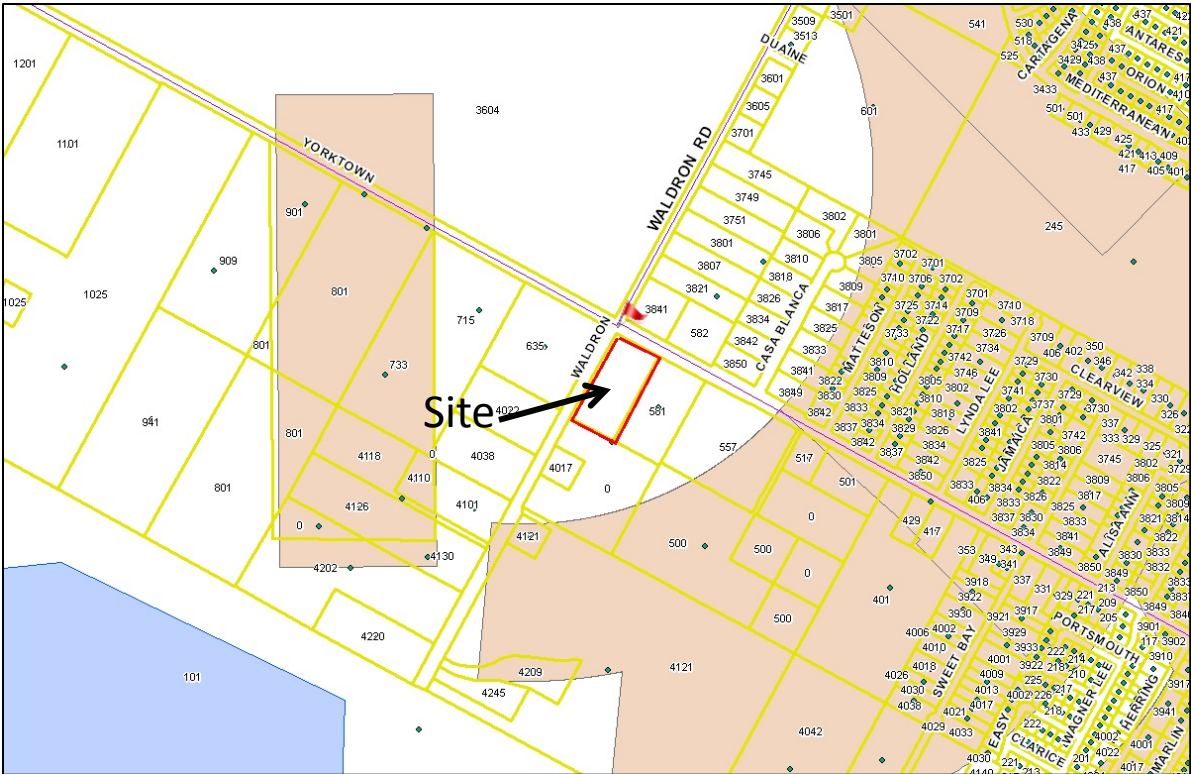


## Future Land Use





# AICUZ Map





# Pictures

## Subject Property



## North (across Yorktown) from property





# Pictures

East along Yorktown



West along Waldron



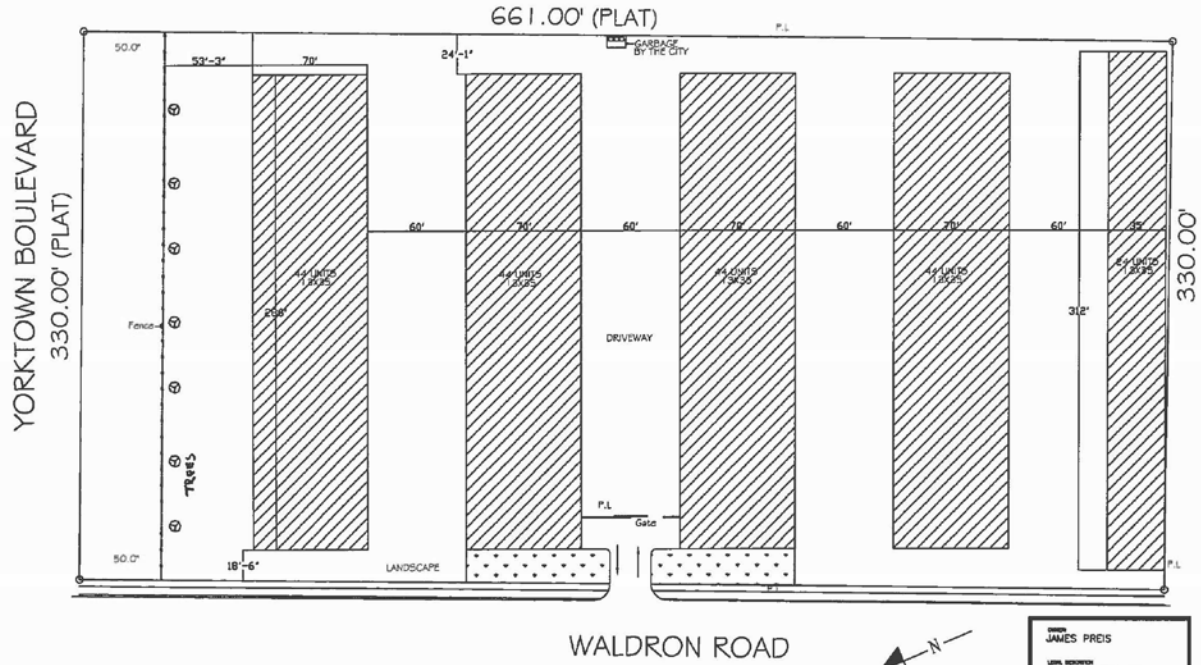
South of subject property







# Proposed Site Plan



PROPOSED SITE PLAN





# Public Notification

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

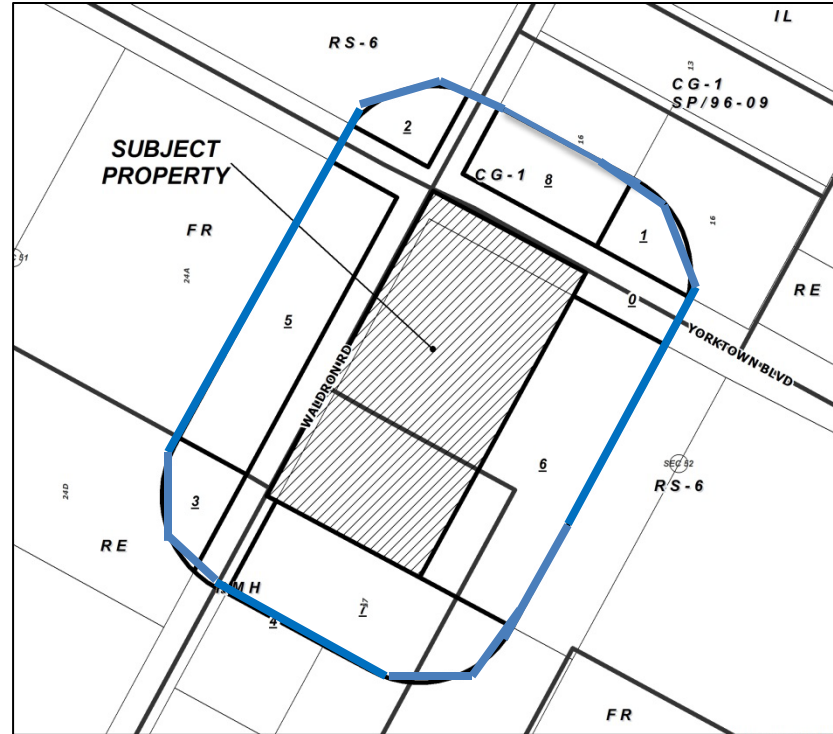
Notification Area



Opposed: 0



In Favor: 0





# Staff Recommendation

---

## **Denial of the** “IL” Light Industrial Zoning

Recommendation to change zoning to  
“CN-1/SP” Neighborhood Commercial  
District with a Special Permit



# Special Permit Conditions

---

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a boat storage facility.
  2. **Buffer Yard:** On the eastern property line, a Type C Buffer Yard is required. A Type C Buffer Yard calls for a 15-foot wide landscaped buffer yard and 15 buffer points to be installed, maintained, and remain in place as long as residential districts or uses are adjacent. On the southern property line, a Type A Buffer Yard is required. A Type A Buffer Yard consists of a minimum 10-foot-wide buffer yard plus 5 buffer points to be installed, maintained, and remain in place as long as residential districts or uses are adjacent.
  3. **Lighting:** All lighting shall be shielded away from residential areas and pole lights shall be of the full cut-off type. Freestanding pole lights are not allowed within 50 feet of the property line of residential zoning districts.
  4. **Vehicle Stacking:** A minimum of four off-street vehicle stacking spaces designed in accordance with the standards of the Unified Development Code (UDC) shall be provided between the public right-of-way and the front access gate of the storage facility.
  5. **Storage Space:** The maximum allowable storage space for a single boat storage unit shall not exceed 455 square feet and each unit shall only house a single boat. The overhead doors for the storage units should only face north and south.
  6. **On-site Operations:** No cleaning, purging, or maintenance of marine engines shall be permitted.
  7. **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.
-