

# **Zoning Case # 0816-04**

## **MBA-Mi Mundo Daycare, LLC**



**From:** "RS-6" Single-Family 6 District

**To:** "CN-1" Neighborhood Commercial

Planning Commission Presentation  
August 24, 2016



# Aerial Overview



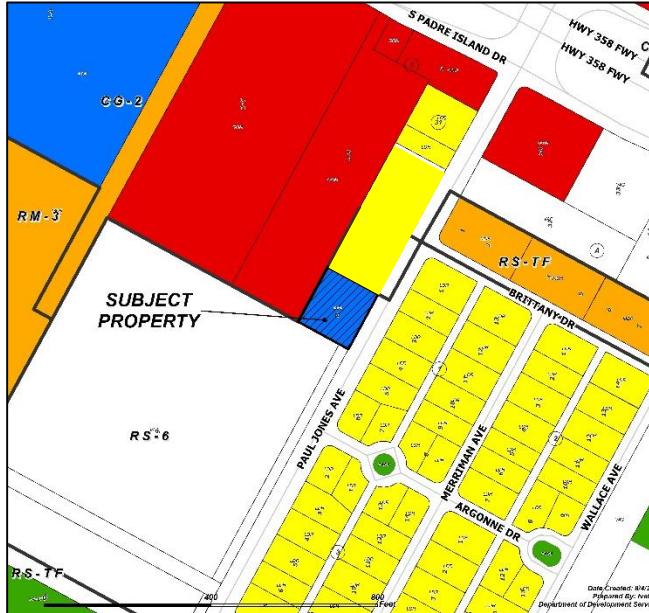


# Aerial

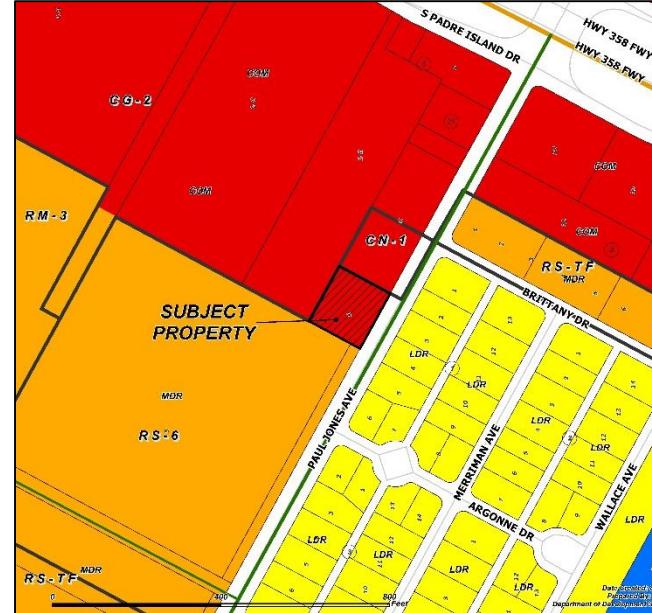




## Existing Land Use



## Future Land Use



Vacant



Low Density Residential



High Density Residential



Commercial



Public/  
Semi-Public



# Future Land Use Map



Low Density Residential

High Density Residential

Commercial

Public/ Semi-Public



# Subject Property: 1617 Paul Jones Avenue

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# Subject Property: 1617 Paul Jones Avenue

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# Subject Property: 1617 Paul Jones Avenue





## Residential Across from Paul Jones Ave.

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# Southbound on Paul Jones Ave.





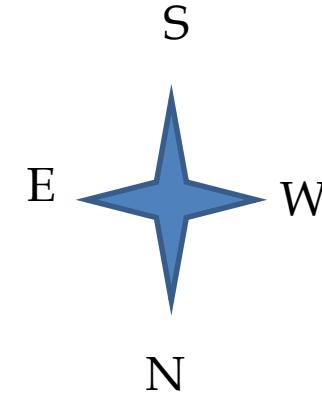
# Northbound on Paul Jones Ave.





# Commercial Property on West Side of Subject Property

Subject  
Property





# Vacant Property on North and South Side of Subject Property

## North of Subject Property



Subject Property

South of Subject  
Property





# Public Notification

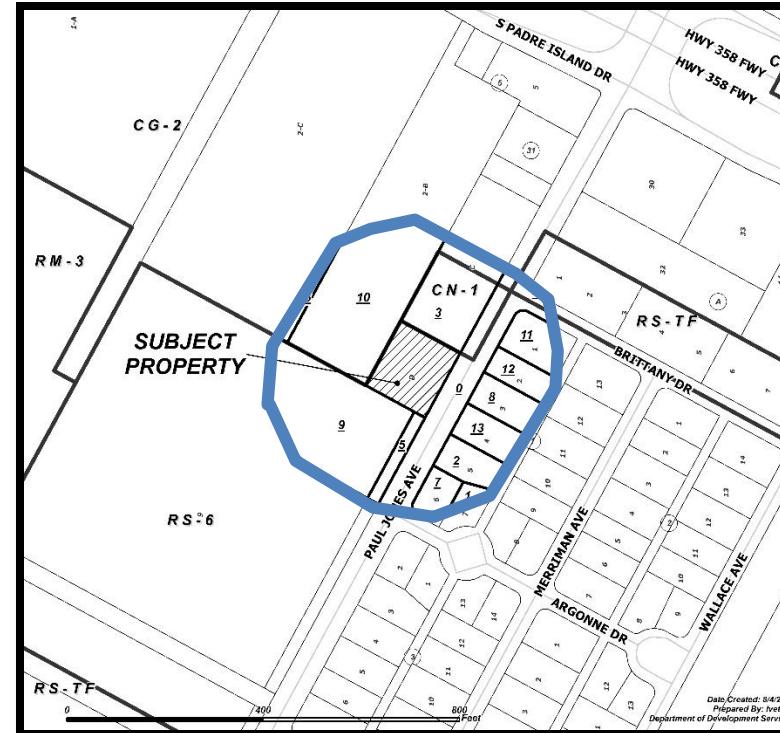
13 Notices mailed inside 200' buffer  
2 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Staff Recommendation

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Approval of the  
Change of Zoning to  
“CN-1” Neighborhood Commercial  
District.