



Zoning Case #0816-02

Christus Spohn Health System Corporation

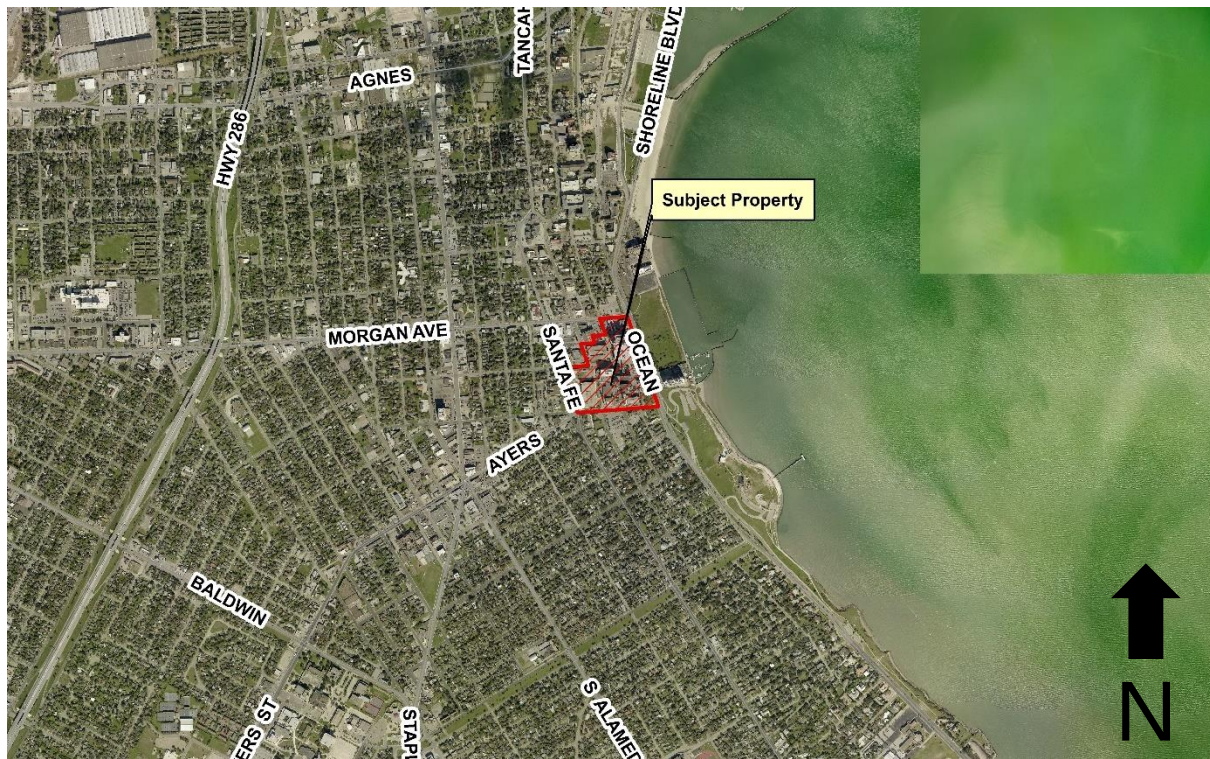
From: “RM-3” Multifamily 3 District, “ON” Office District, “CR-1” Resort Commercial District, “CG-2” General Commercial District, “CG-2/SP” General Commercial District with a Special Permit for a Helipad

To: “CI” Intensive Commercial District

Planning Commission Presentation
September 7, 2016
(Continued from August 24th)

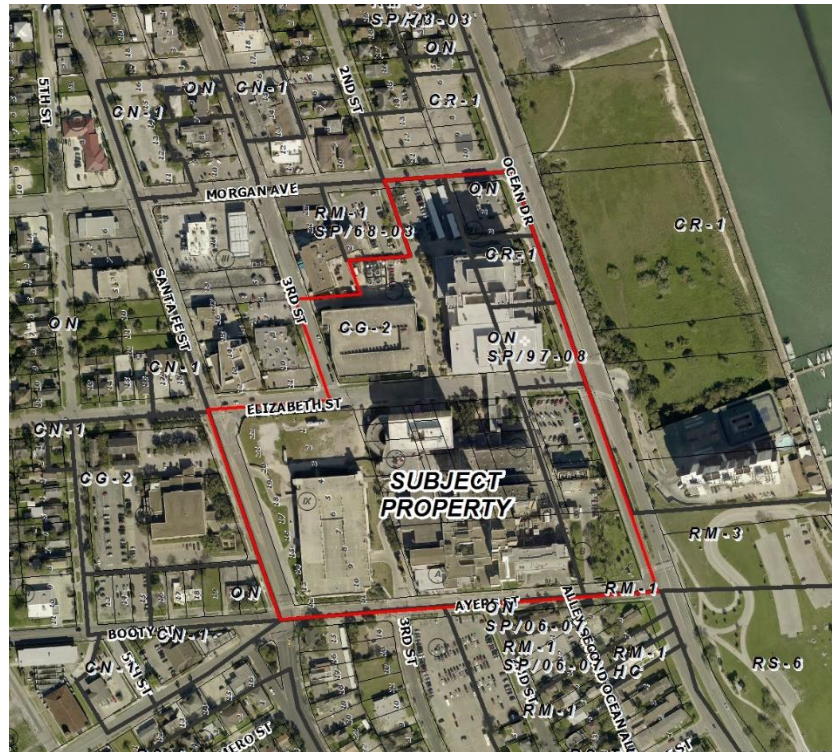


Aerial Overview



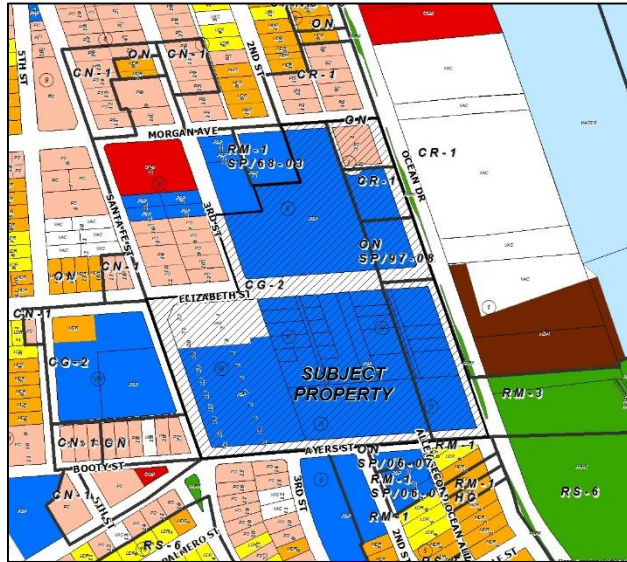


Aerial

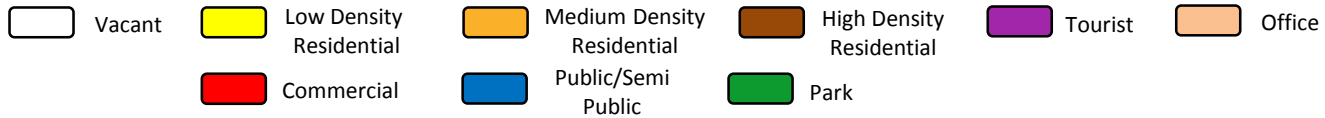
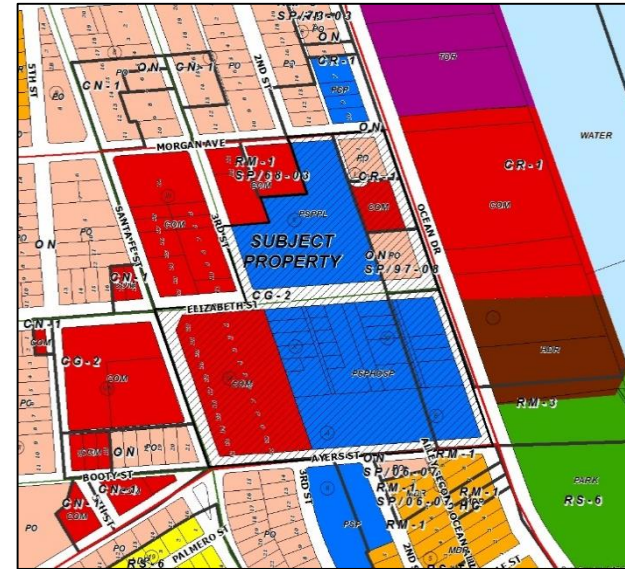




Existing Land Use

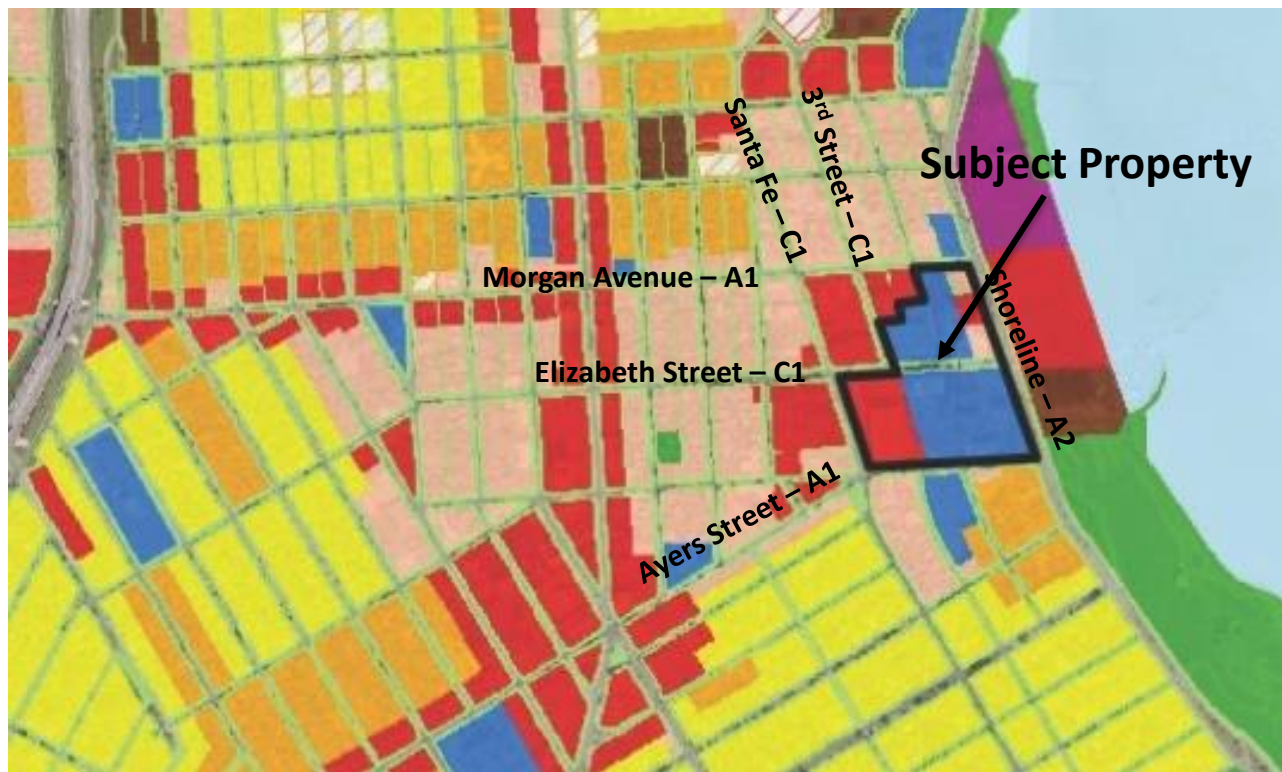


Future Land Use



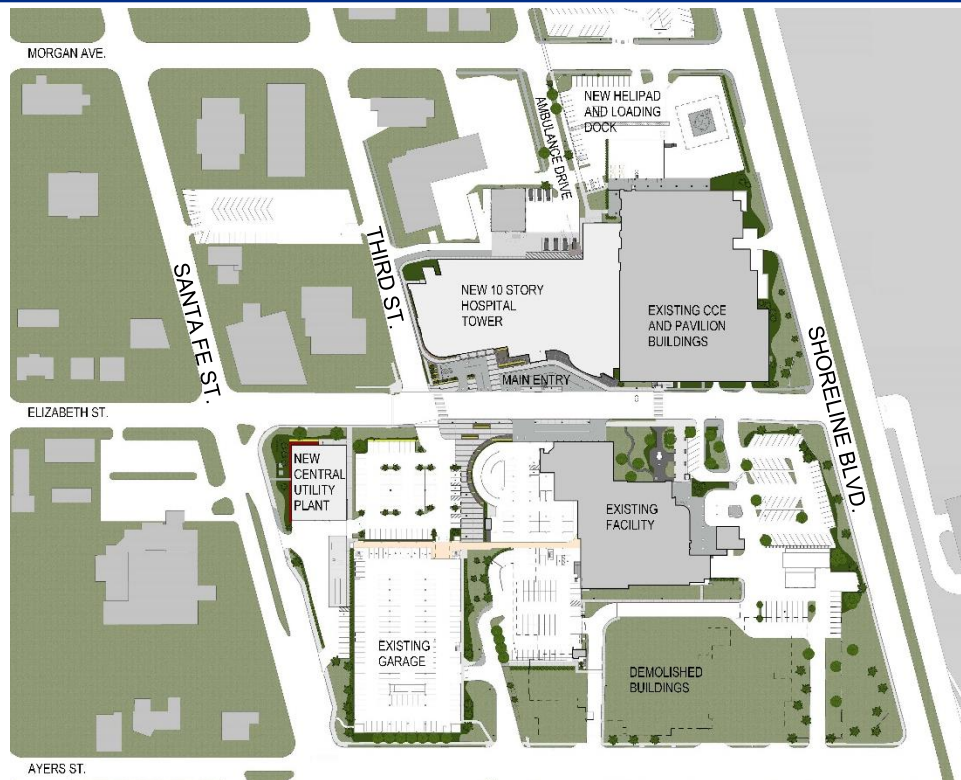


Future Land Use Map





Site Plan





Third Street Toward Elizabeth Street





Elizabeth Street Toward Shoreline Boulevard





Santa Fe Street Toward Ayers Street





Third Street and Ayers Street Toward Shoreline Boulevard





Ayers Street and Shoreline Boulevard





West on Morgan Avenue From Shoreline Boulevard





Public Notification

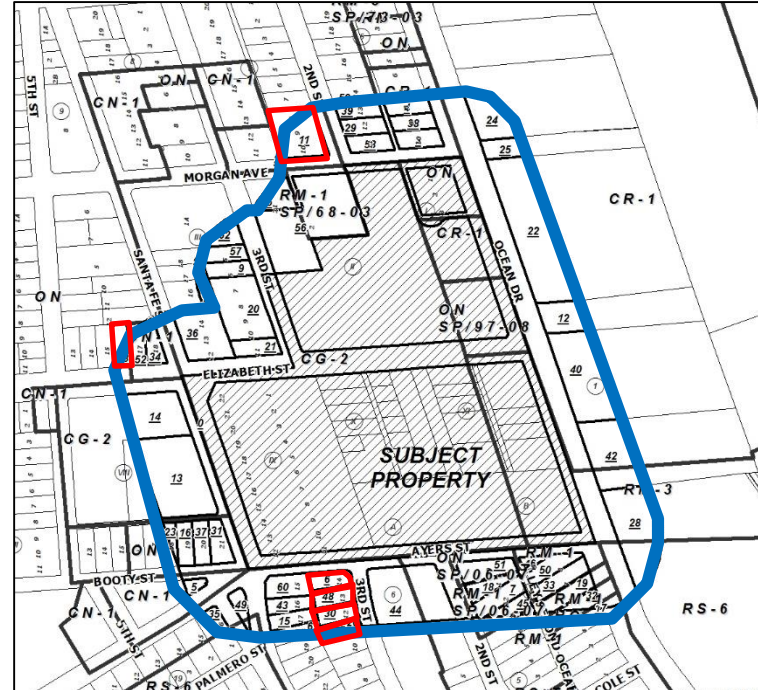
62 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 6 (3.19%)



In Favor: 0



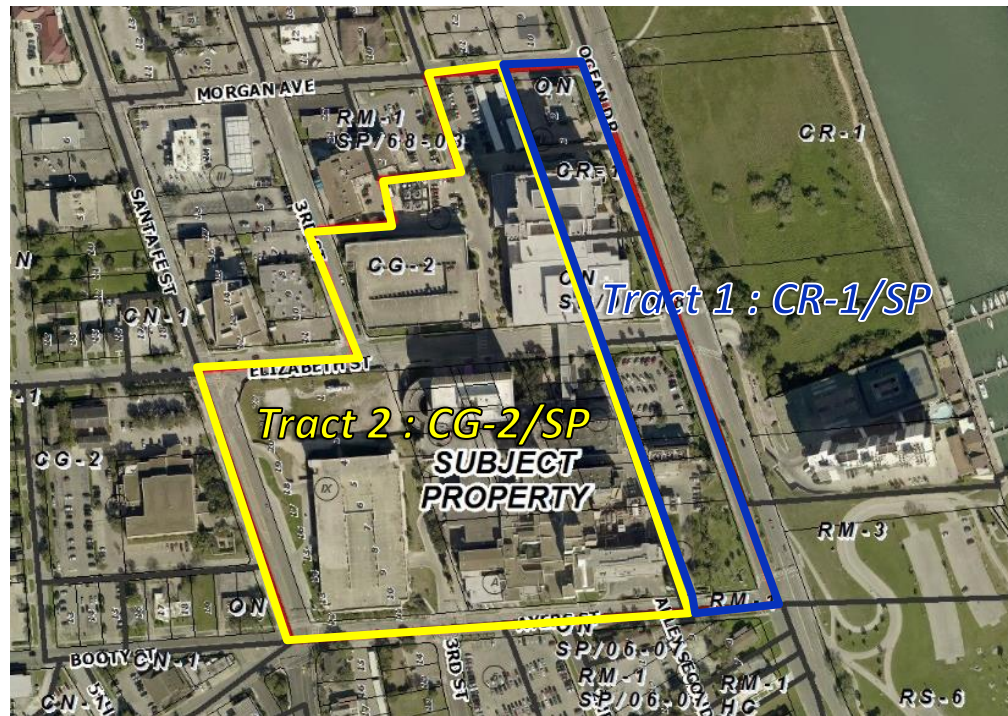


Staff Recommendation

Denial of the change of zoning to the
“CI” Intensive Commercial District and, in
lieu thereof, approval of:



Staff Recommendation





Staff Recommendation

Tract 1:

“CR-1/SP” Resort Commercial District
with a Special Permit allowing a 10-foot
minimum setback on Elizabeth Street and
Ayers Street.



Staff Recommendation

Tract 2:

“CG-2/SP” General Commercial District with a Special Permit allowing a 15-foot minimum setback on Santa Fe Street, a 10-foot minimum setback on Elizabeth Street and Ayers Street, and a zero-foot setback on Third Street.
