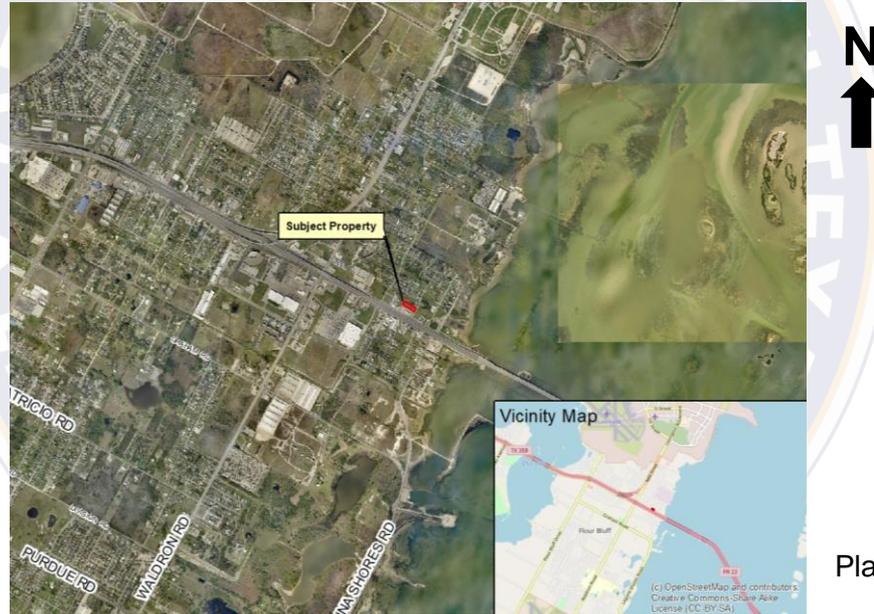


# Zoning Case #0720-04

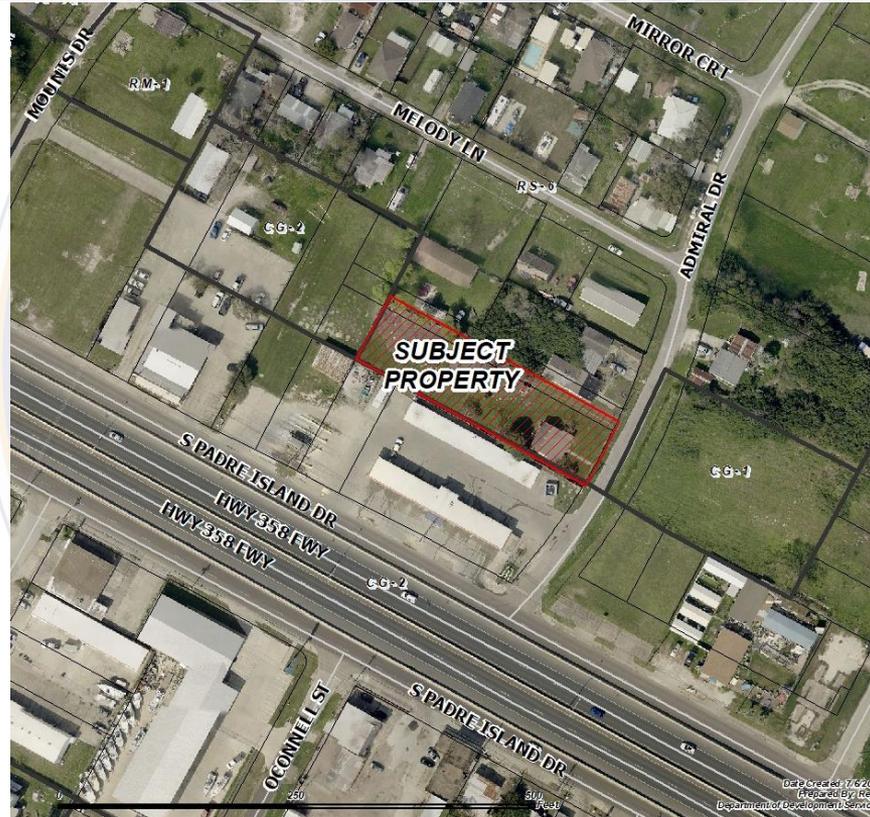
**Petra Dilley**

**Rezoning for a Property at 1014 Admiral Drive  
From “RS-6” To “CG-1”**



Planning Commission  
July 22, 2020

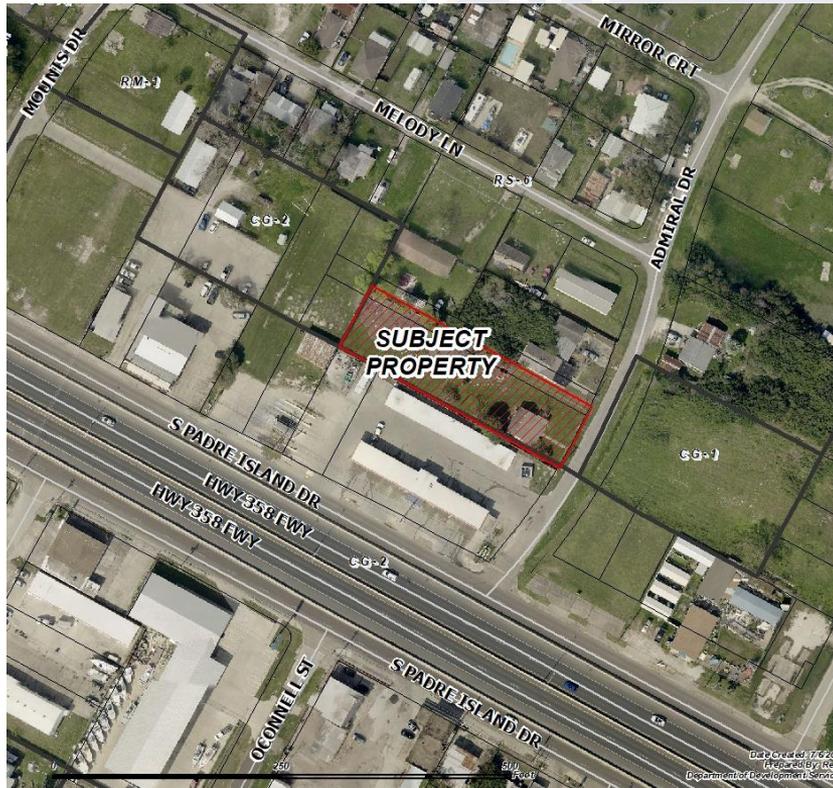
# Aerial Overview



# Zoning Pattern



# UDC Requirements



Buffer Yards:  
CG-1 to RS-6: N/A

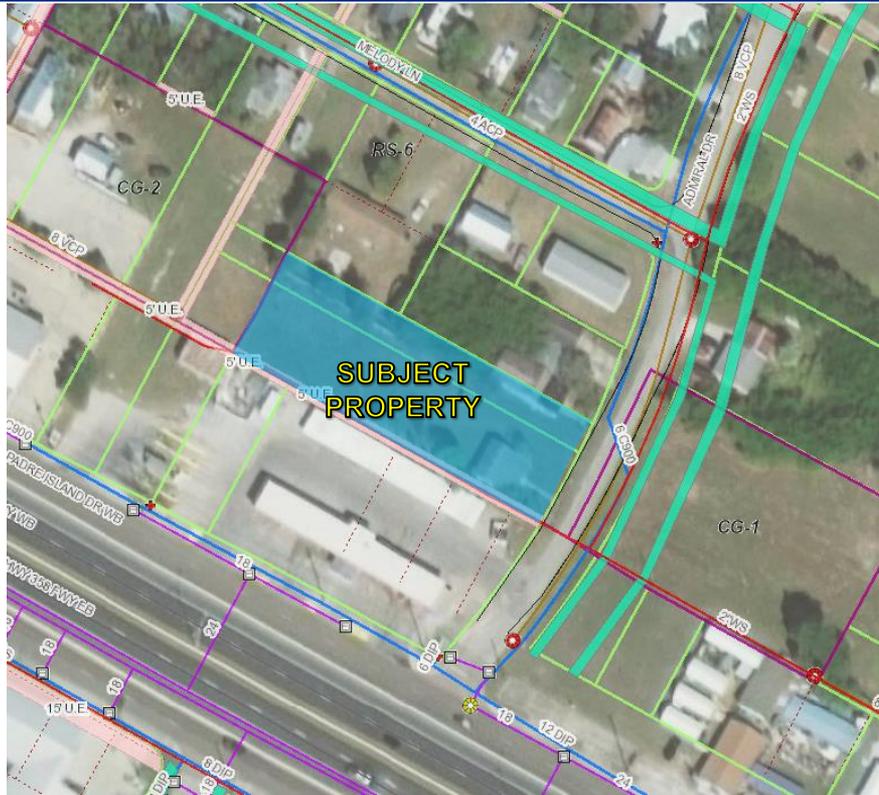
Setbacks:  
Street: 20 feet  
Side & Rear: 10 feet

Parking:  
Car Wash: 2 per bay

Landscaping, Screening, and  
Lighting Standards

Uses Allowed: Retail, Offices,  
Vehicle Sales, Bars, Car Washes,  
and Storage.

# Utilities



**Water:**  
6-inch C900



**Wastewater:**  
8-inch VCP



**Gas:**  
2-inch service line



**Storm Water:**  
Roadside Drainage

# Public Notification

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

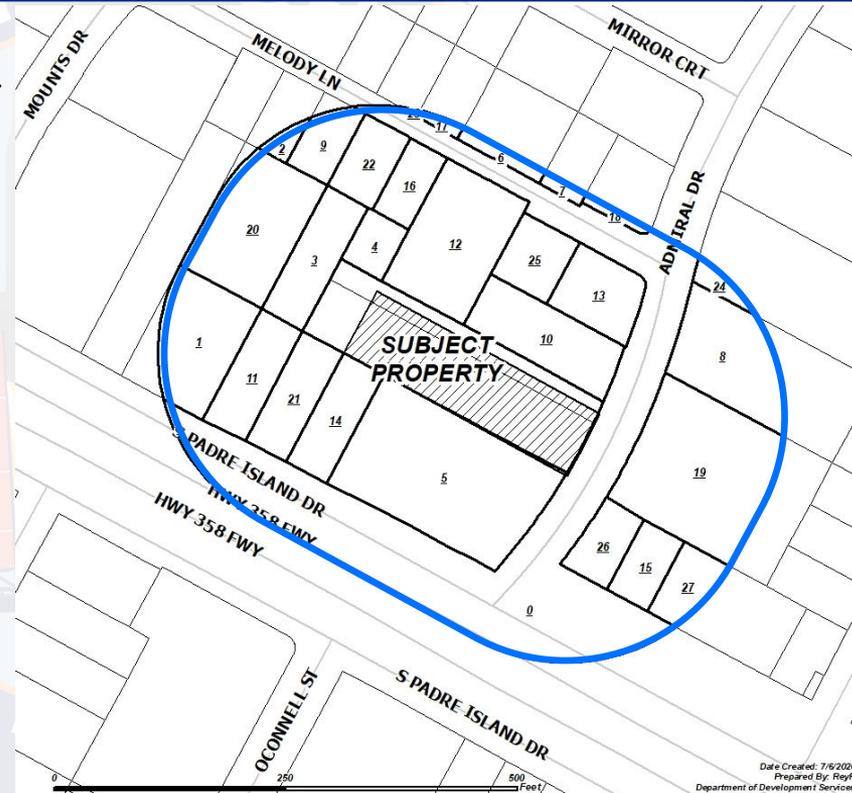
Notification Area



Opposed: 0 (0.00%)



In Favor: 0



# Staff Recommendation

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**Denial** of the  
“CG-1” General Commercial District

In lieu thereof,

**Approval** of the “RS-6/SP” Single-Family  
6 District with a Special Permit

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# SP Conditions

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1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Car Wash, automated” as defined by the Unified Development Code (UDC).
  2. **Setback/Screening:** A setback at a minimum of 10 feet shall be maintained from the northern property line shared with the single-family residence. An 8-foot solid screening fence shall be built along the northern property line shared with the single-family residence.
  3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
  4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
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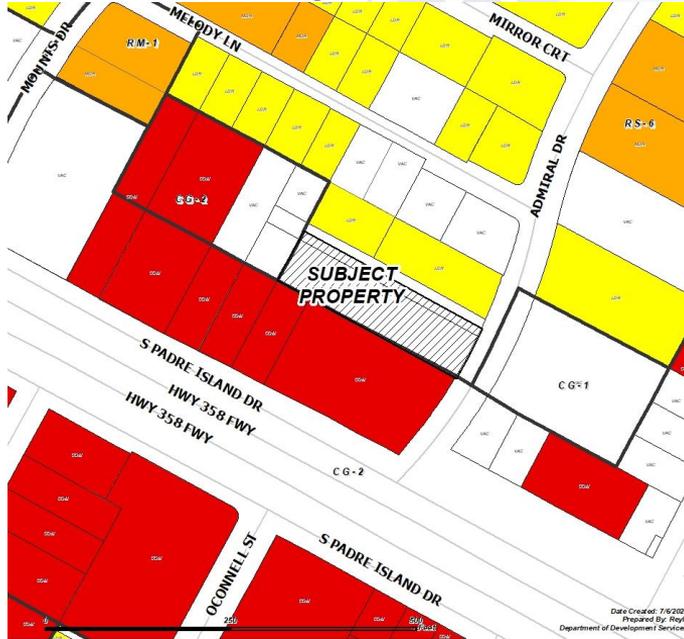
# SP Conditions

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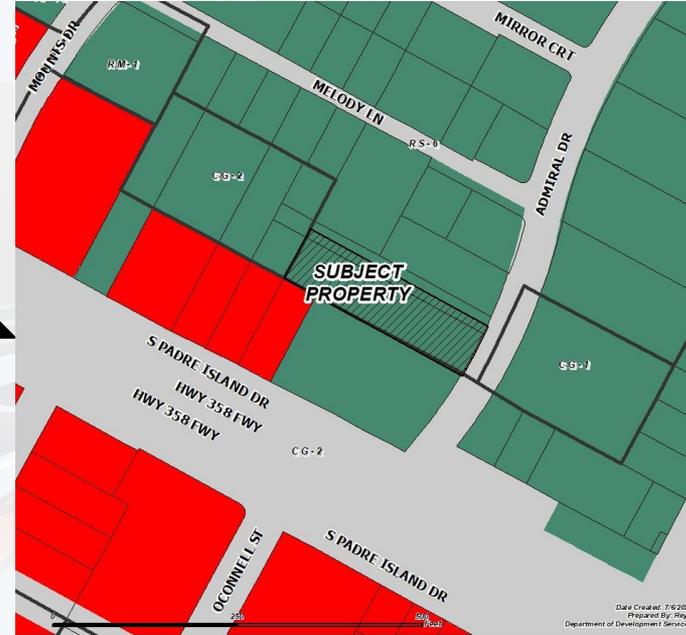
5. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
6. **Noise:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (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.

# Land Use

## Existing Land Use



## Future Land Use



- |                     |                         |                          |                  |                                      |
|---------------------|-------------------------|--------------------------|------------------|--------------------------------------|
| Vacant              | Low Density Residential | Commercial               | Light Industrial | Transition Aviation Special District |
| Professional Office | Estate Residential      | High Density Residential | Government       | Commercial                           |

# Subject Property, West on Admiral Drive



# Admiral Drive, North of Subject Property



# Admiral Drive, East of Subject Property



# Admiral Drive, South of Subject Property



**Subject Property**