



Zoning Case #0118-02

ERF Real Estate, Inc.

From: “RS-6” Single-Family 6 District

To: “CN-1” Neighborhood Commercial District

Planning Commission Presentation
January 10, 2018

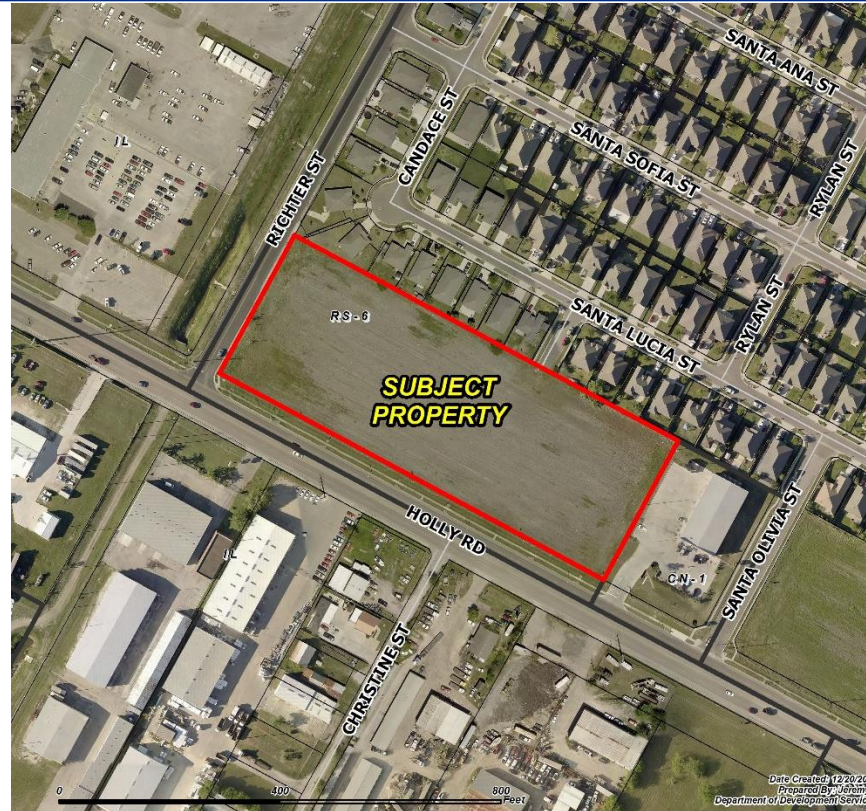


Aerial Overview



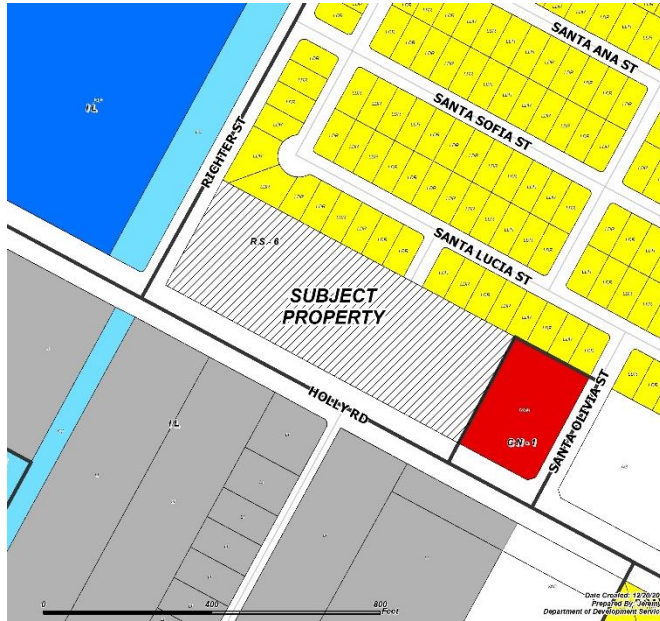


Subject Property at 2882 Holly Road



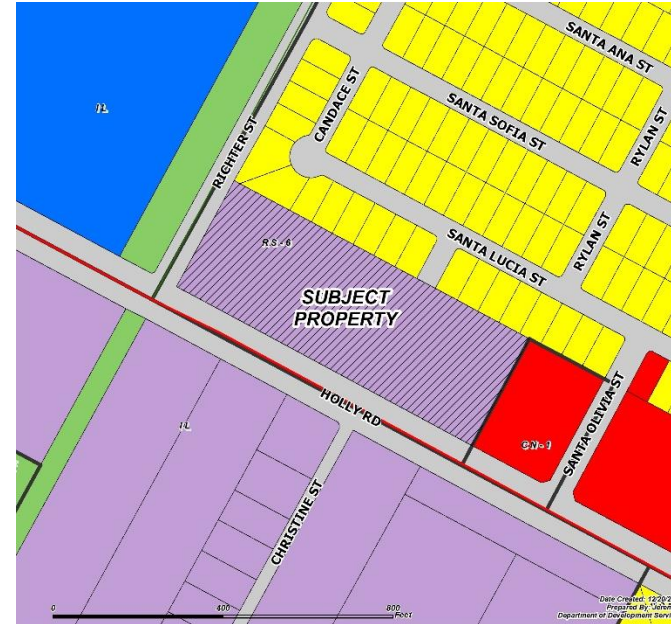


Existing Land Use



- | | | |
|------------|-------------------------|--------------------|
| Vacant | Low Density Residential | Drainage |
| Commercial | Light Industrial | Public/Semi-Public |

Future Land Use

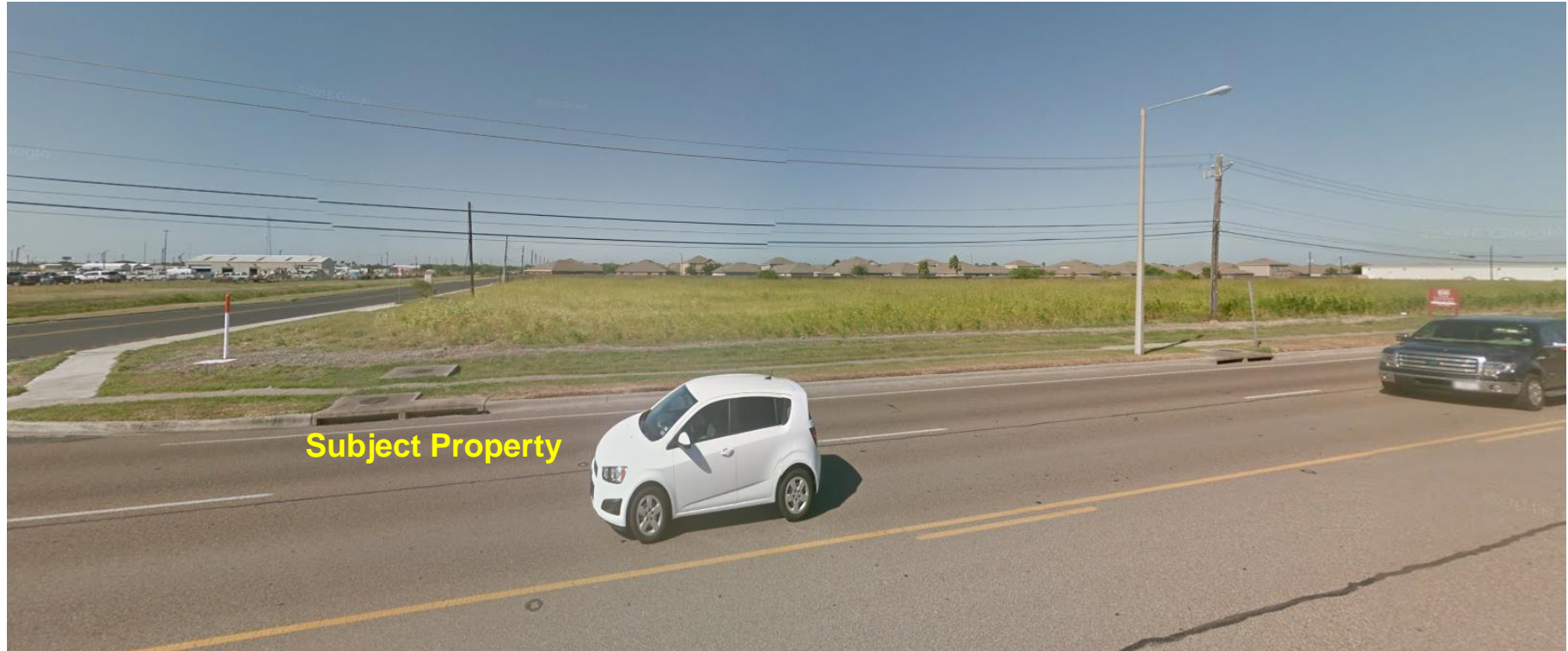


- | | |
|----------------------------|------------|
| Medium Density Residential | Commercial |
| Light Industrial | Government |
| Permanent Open Space | |





Subject Property, North on Holly Road





Holly Road, East of Subject Property





Holly Road, South of Subject Property





Holly Road, West of Subject Property





Public Notification

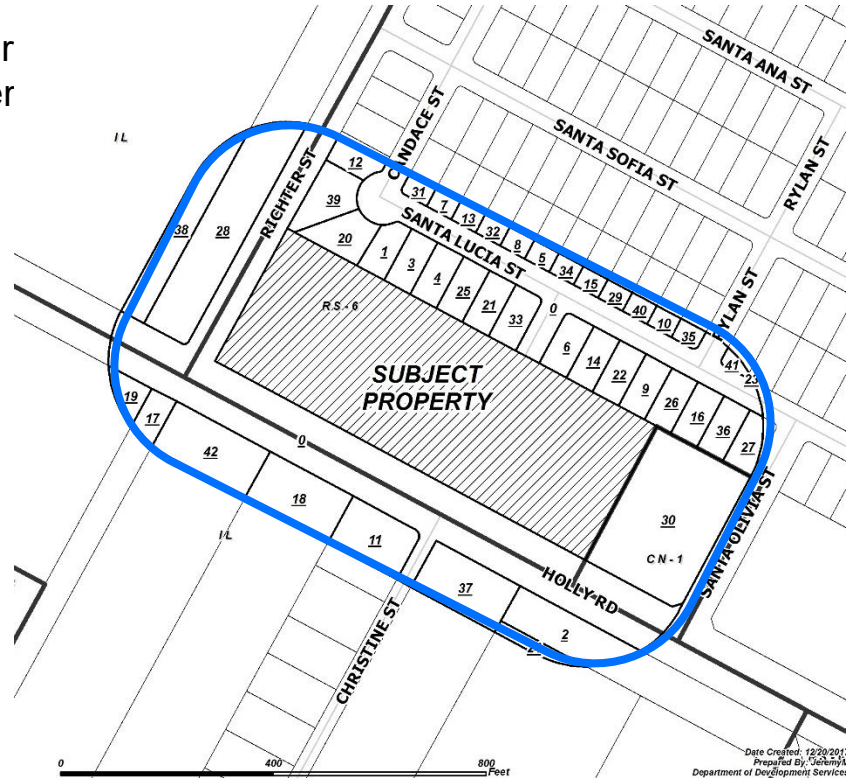
42 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

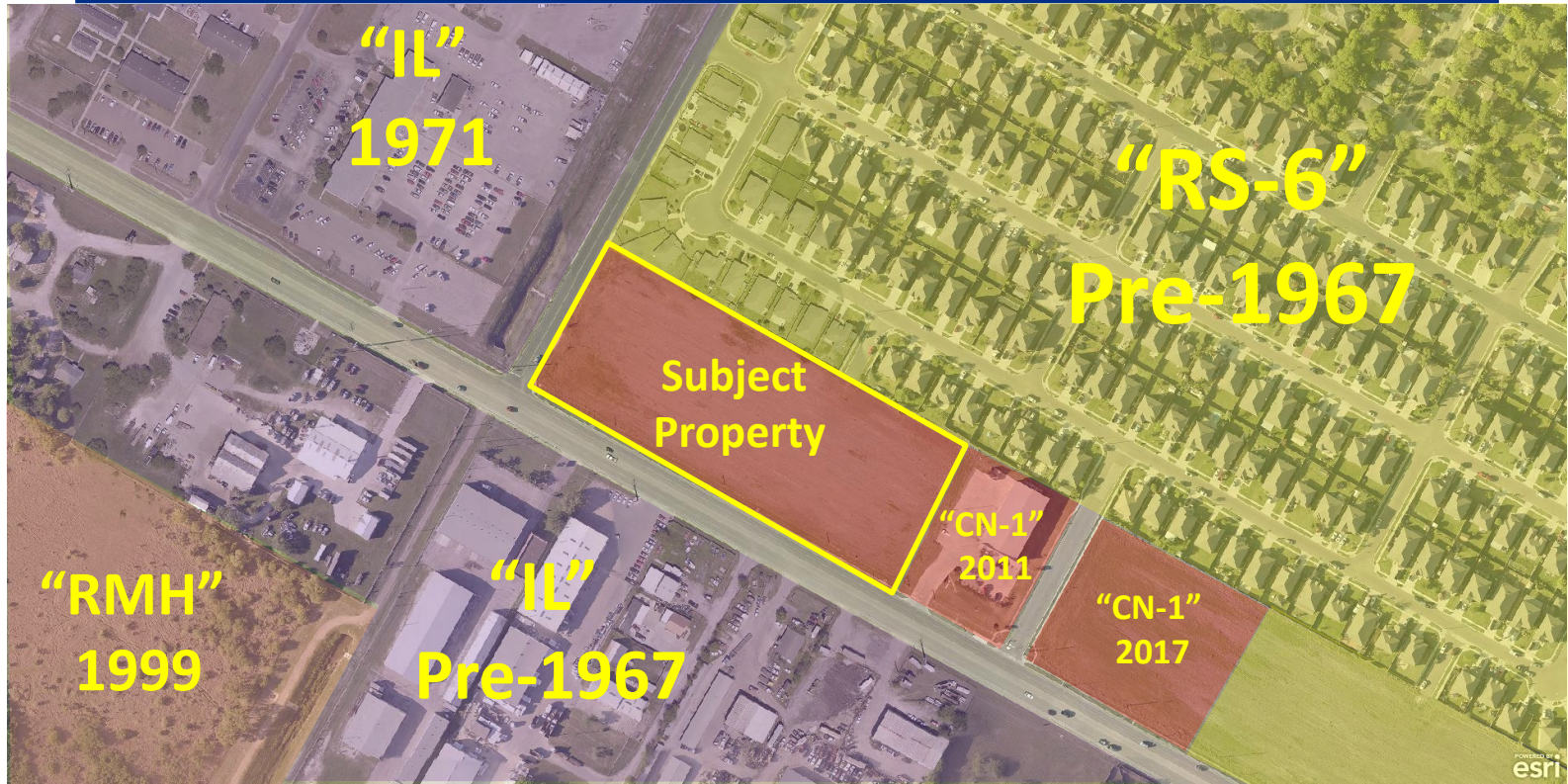


In Favor: 0



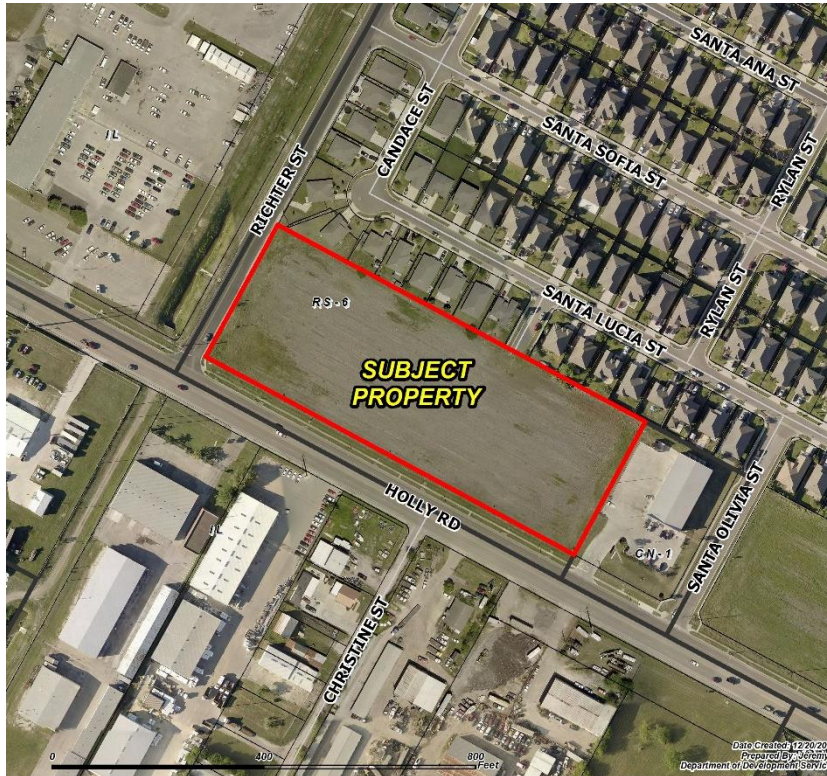


Zoning Pattern





UDC Requirements



Buffer Yards: “CN-1” to “RS-6”
Type B: 10’ & 10 pts.

Noise: 7’ Wall (dumpsters, drive thru, etc.)

Setbacks: Street: 20 feet
Corner: 15 feet
Rear: 2 to 1 Setback
(height-12’) x 2

Parking: 2.84 per 1,000 Sf. GFA

Uses Allowed: Retail, Offices, Multifamily

*Bars/Nightclubs Not Allowed in “CN-1”



Staff Recommendation

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.