



Zoning Case #0917-03

Mostaghasi Investment Trust

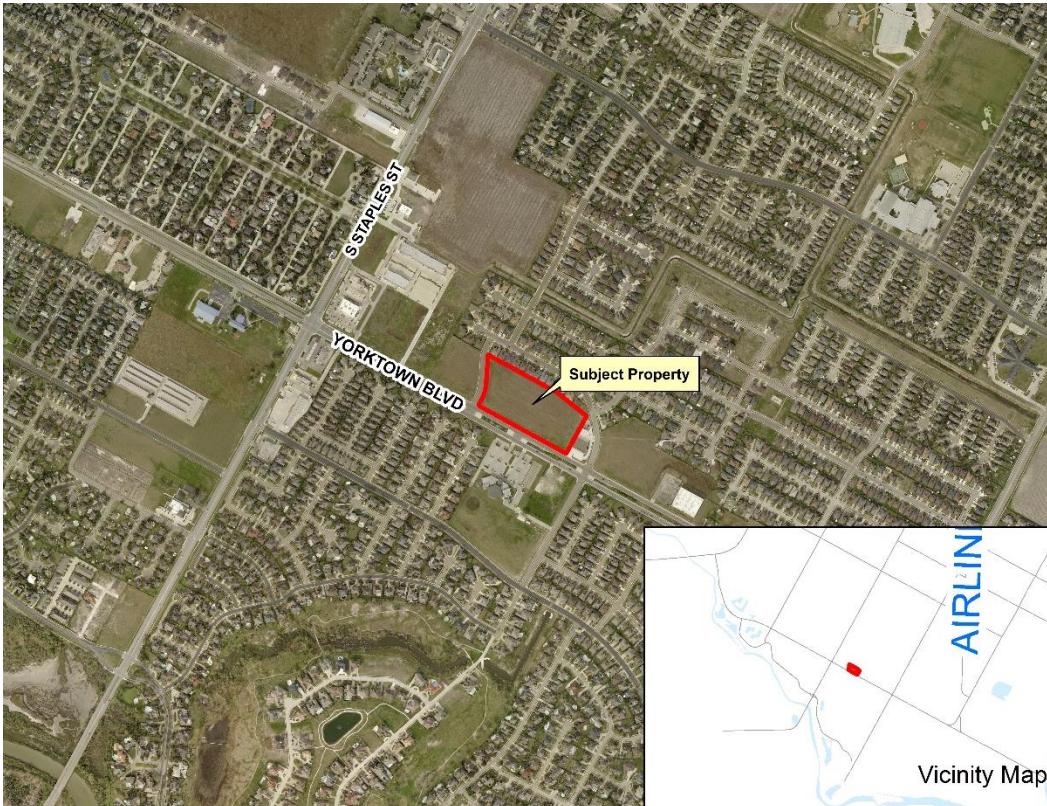
From: “RS-6” Single-Family 6 District

To: “CN-1” Neighborhood Commercial District

Planning Commission Presentation
September 20, 2017



Aerial Overview



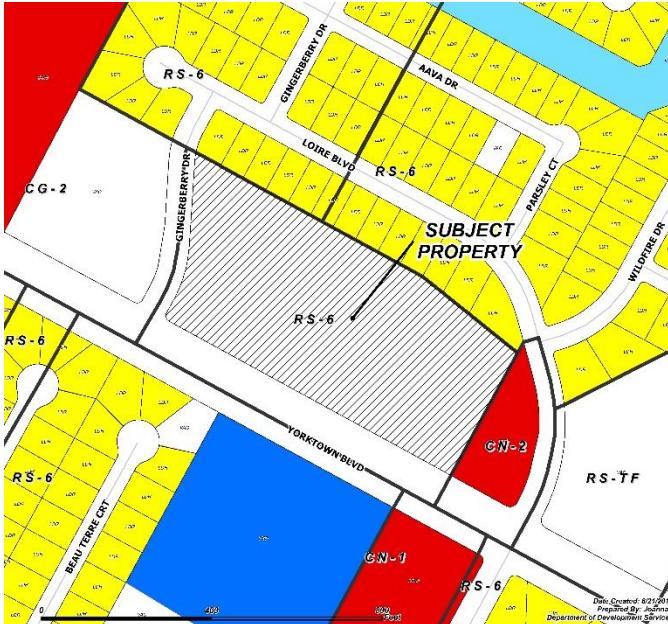


Subject Property at 5842 Yorktown Boulevard

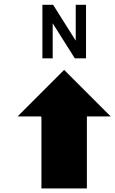
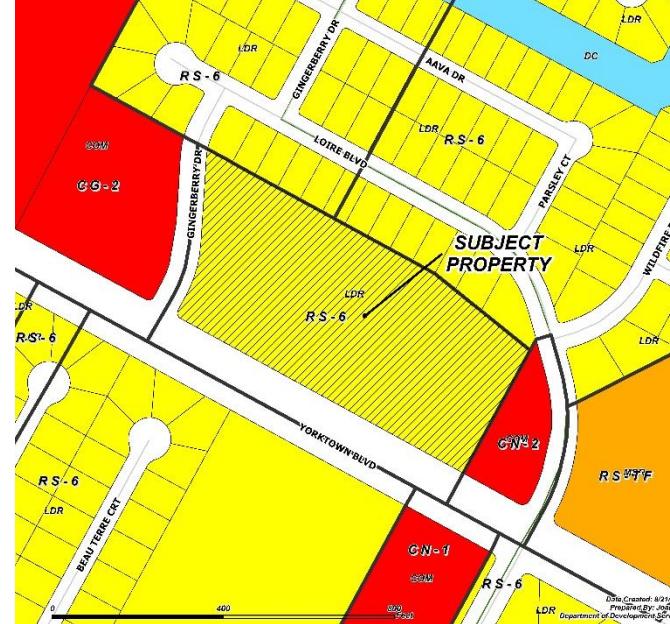




Existing Land Use



Future Land Use



Vacant **Low Density Residential** **Drainage**
Public/Semi-Public **Commercial**

Medium Density Residential **High Density Residential**
Commercial **Drainage**



Subject Property, North on Yorktown Boulevard





Yorktown Boulevard, West of Subject Property





Yorktown Boulevard, East of Subject Property





Subject Property, East on Gingerberry Drive





Public Notification

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

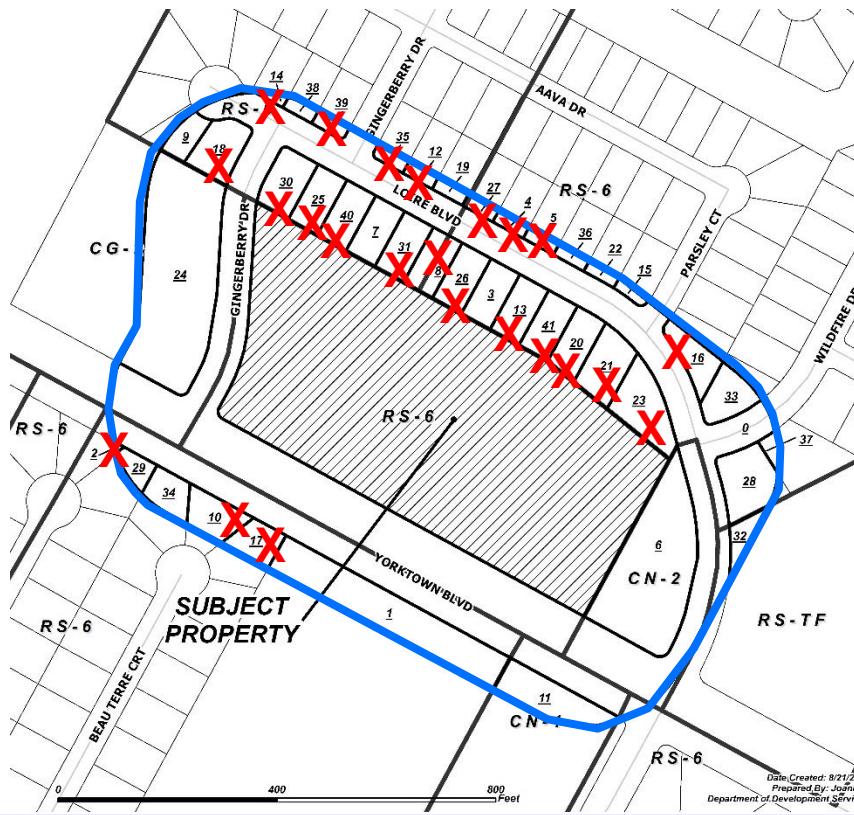
Notification Area



Opposed: 23 (20.45%)

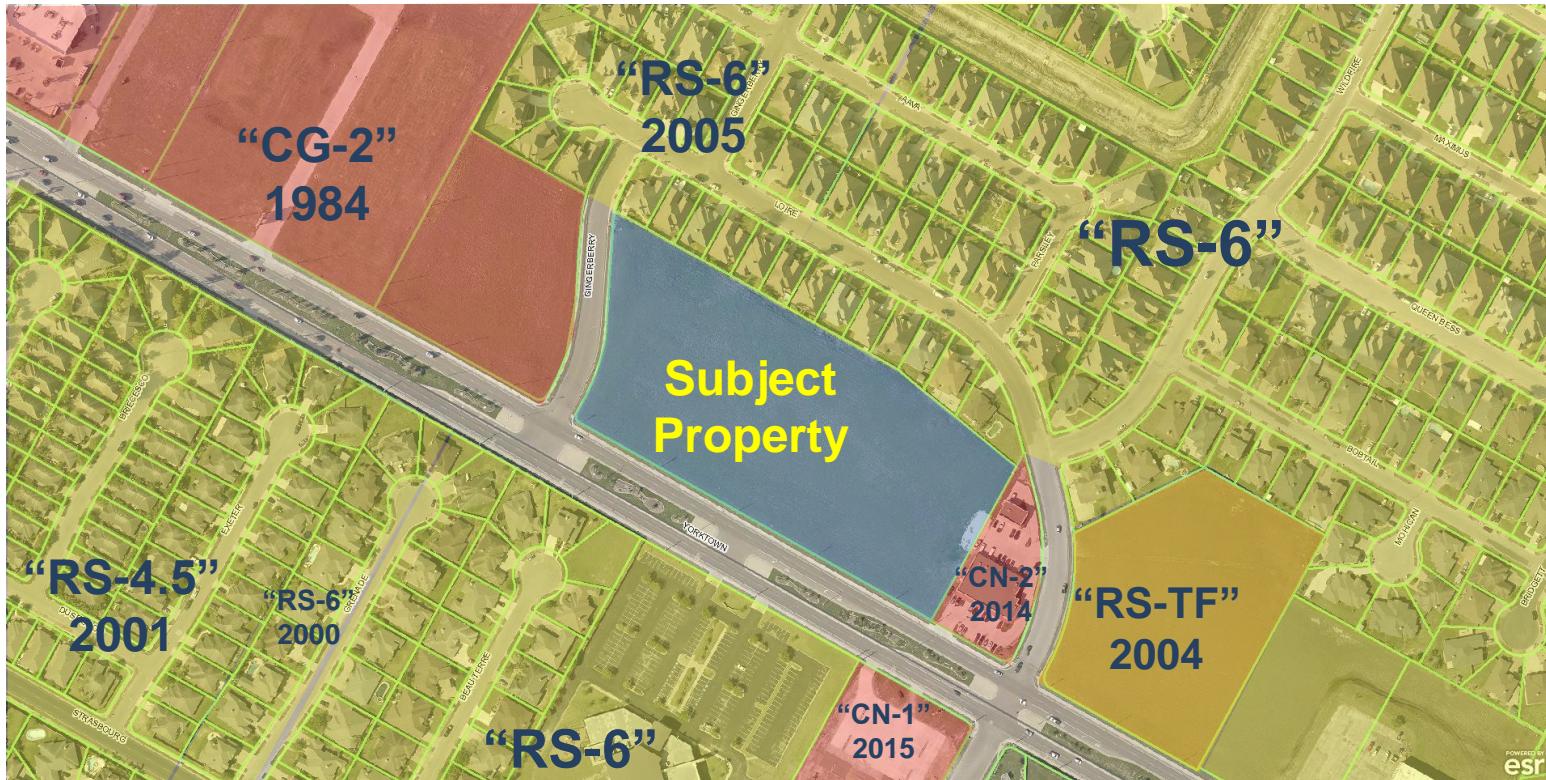


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards: "CN-1" to "RS-6"
Type B: 10'/10 pts.

Noise: 7' Wall

Setbacks:

Street: 20 feet
Side: 0 feet
Rear: 2:1 Setback (height)

Parking: 1:250 Sf. Net floor area

Uses Allowed: Retail, Offices, Apartments

*Bars/Nightclubs Not Allowed



Staff Recommendation

Approval of the “CN-1” Neighborhood Commercial District