



Zoning Case #0917-03

Mostaghasi Investment Trust

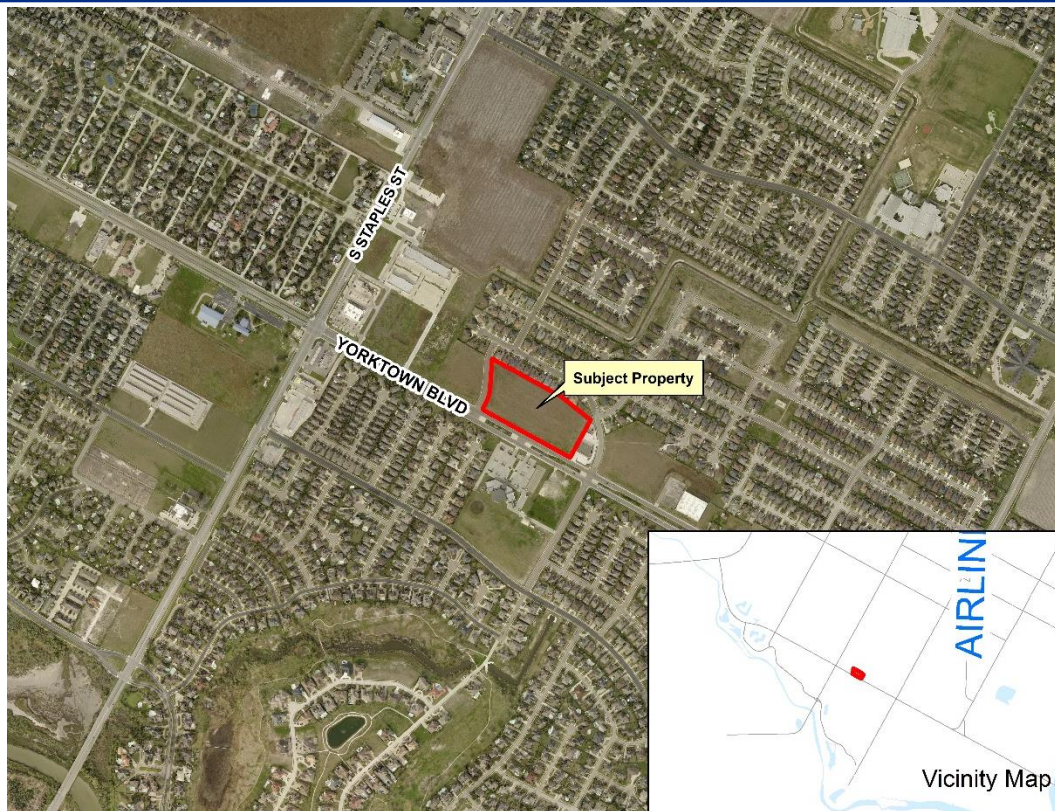
From: “RS-6” Single-Family 6 District

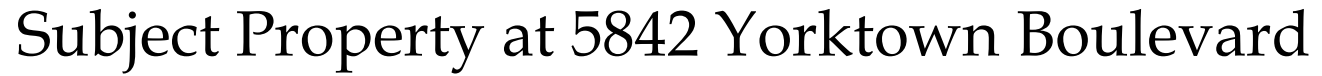
To: “CN-1” Neighborhood Commercial District

Planning Commission Presentation
September 20, 2017



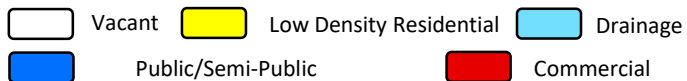
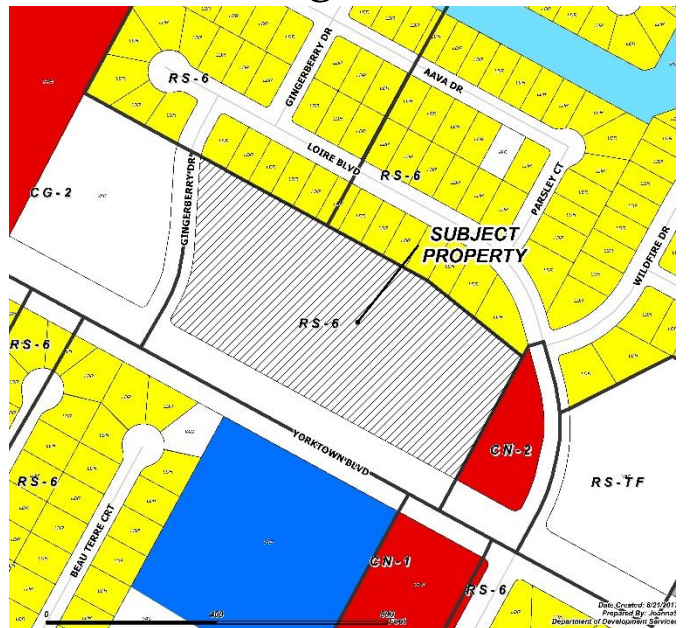
Aerial Overview



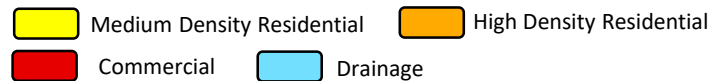
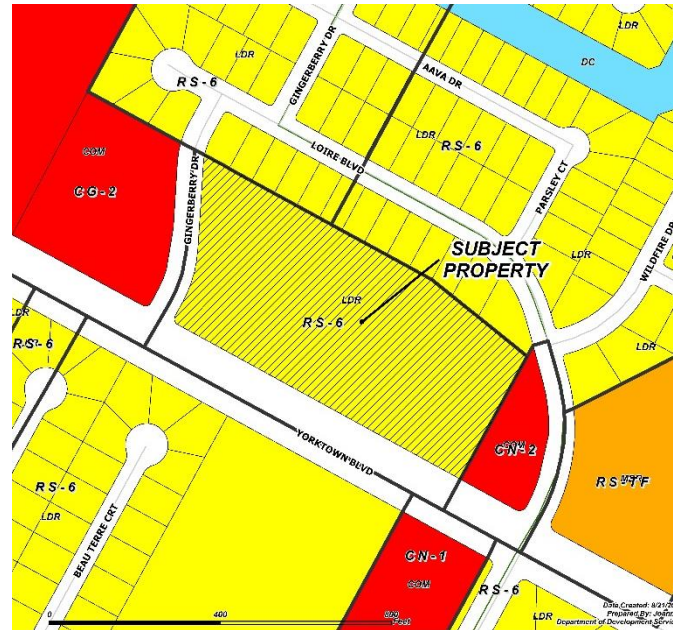




Existing Land Use



Future Land Use





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

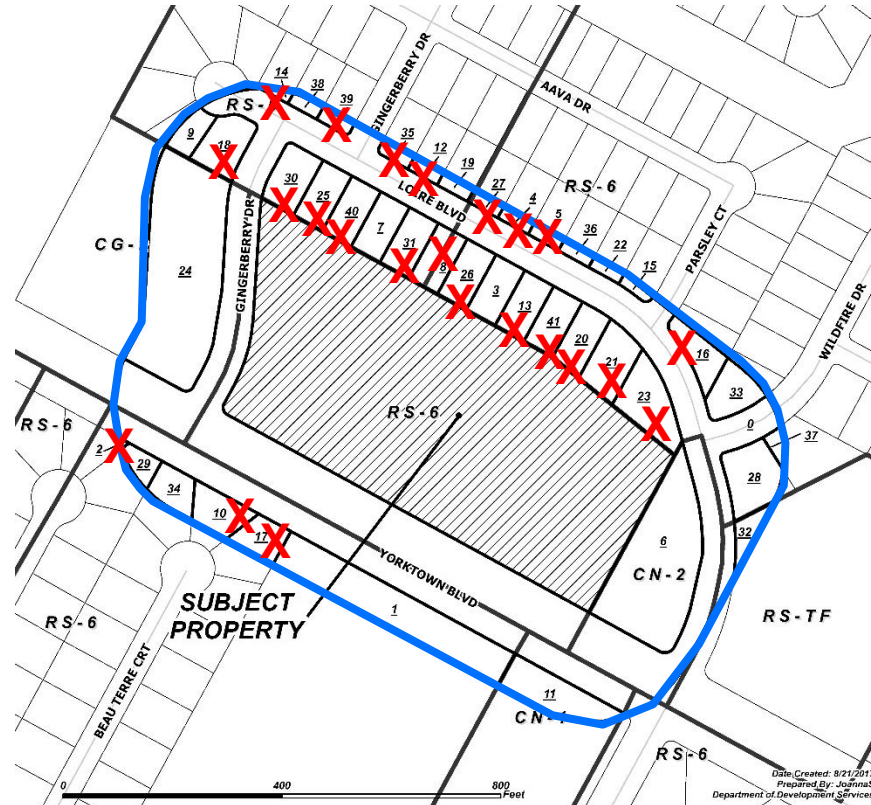
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 23 (20.45%)

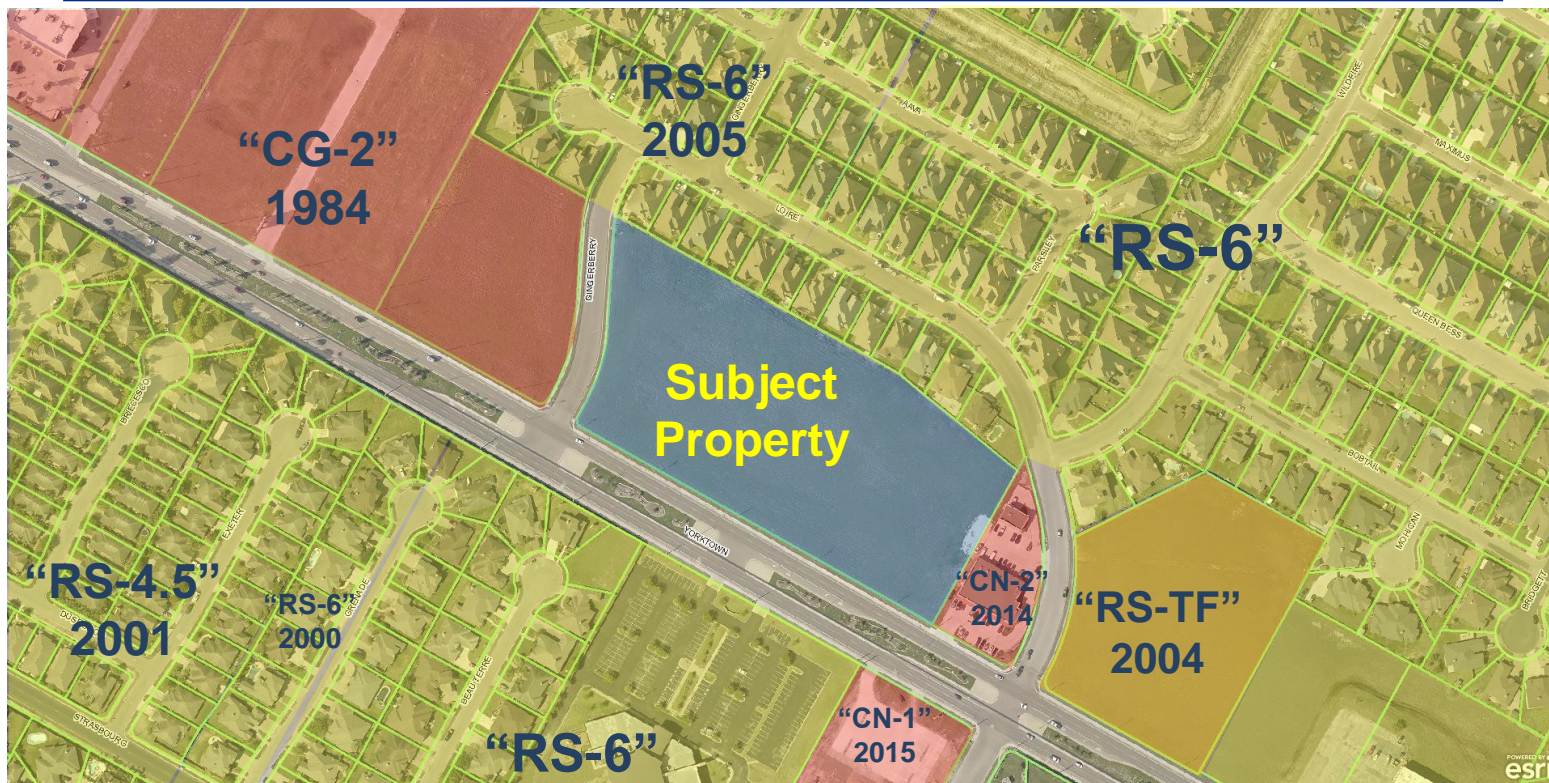


In Favor: 0





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