



**Zoning Case #0218-03**  
**William B. Miller, Jr.**

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

**To:** “IL” Light Industrial District

Planning Commission Presentation  
May 30, 2018



# Aerial Overview



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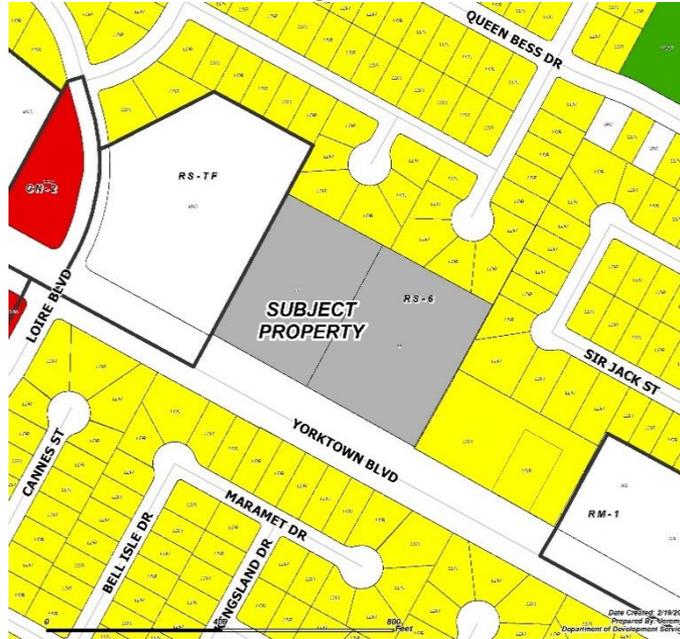
# Subject Property at 6000 Yorktown Boulevard



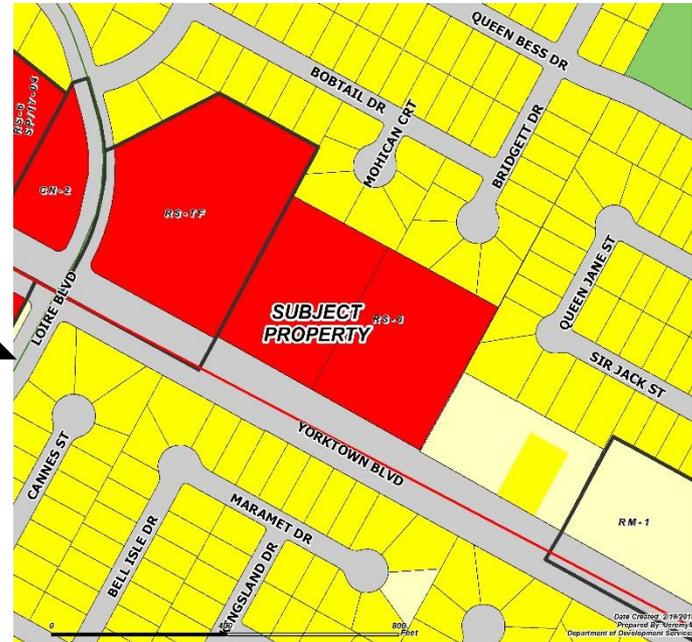


# Land Use

## Existing Land Use



## Future Land Use



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

- |                            |                         |                      |
|----------------------------|-------------------------|----------------------|
| Medium Density Residential | Low Density Residential |                      |
| Commercial                 | Government              | Permanent Open Space |



# Subject Property, North on Yorktown Boulevard





# Yorktown Boulevard, East of Subject Property





# Yorktown Boulevard, South of Subject Property





# Yorktown Boulevard, West of Subject Property





# Public Notification

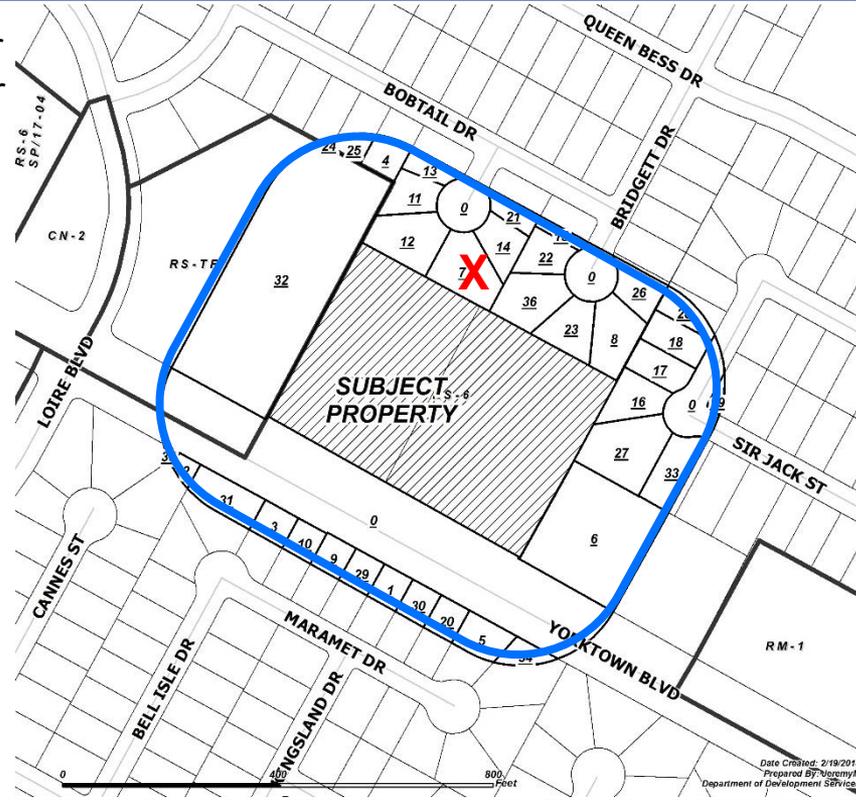
36 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (2.53%)



In Favor: 0





# Zoning Pattern





# UDC Requirements



Buffer Yards: IL to RS-6/RS-TF:  
Type D: 20' and 20 points

Setbacks: Street: 20 feet  
Side: 40 feet (adj. to residential)  
Rear: 40 feet (adj. to residential)

Parking: 1:700 sf. GFA (Office)  
1:1,000 sf. GFA (Outdoor)  
1:2,500 sf. GFA (Indoor Storage)

Uses Allowed: Industrial, Retail, Restaurants,  
Bars, Offices, Vehicle Sales, and Self-Storage.

\*Residential uses not allowed

Existing Nonconforming Building



# Staff Recommendation

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**Denial** of the change of zoning from the “RS-6”  
Single-Family 6 District to the “IL” Light Industrial  
District

in lieu thereof

**Approval** of the change of zoning from the “RS-6”  
Single-Family 6 District to the “CN-1/SP”  
Neighborhood Commercial District with a Special  
Permit.

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# Special Permit 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 “Warehouse and Freight Movement” as described per the Unified Development Code (UDC) except the following listed uses: bus barn, coal and coke storage and sales, lumber yard or other building material establishment, milk distributing station, and the stockpiling of sand, gravel, or other aggregate materials.
2. **Setback:** A setback at a minimum of 20 feet shall be maintained from any residential property. No buildings or storage is allowed within the setback.
3. **Outdoor Storage:** Outdoor storage is prohibited.
4. **Lighting:** All 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.
5. **Noise:** Noise regulations shall be subject to Section 31-3. Of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
6. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
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 or, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.



# Special Permit Conditions

