



**Zoning Case #0616-03
J.Z. Auto, LLC**

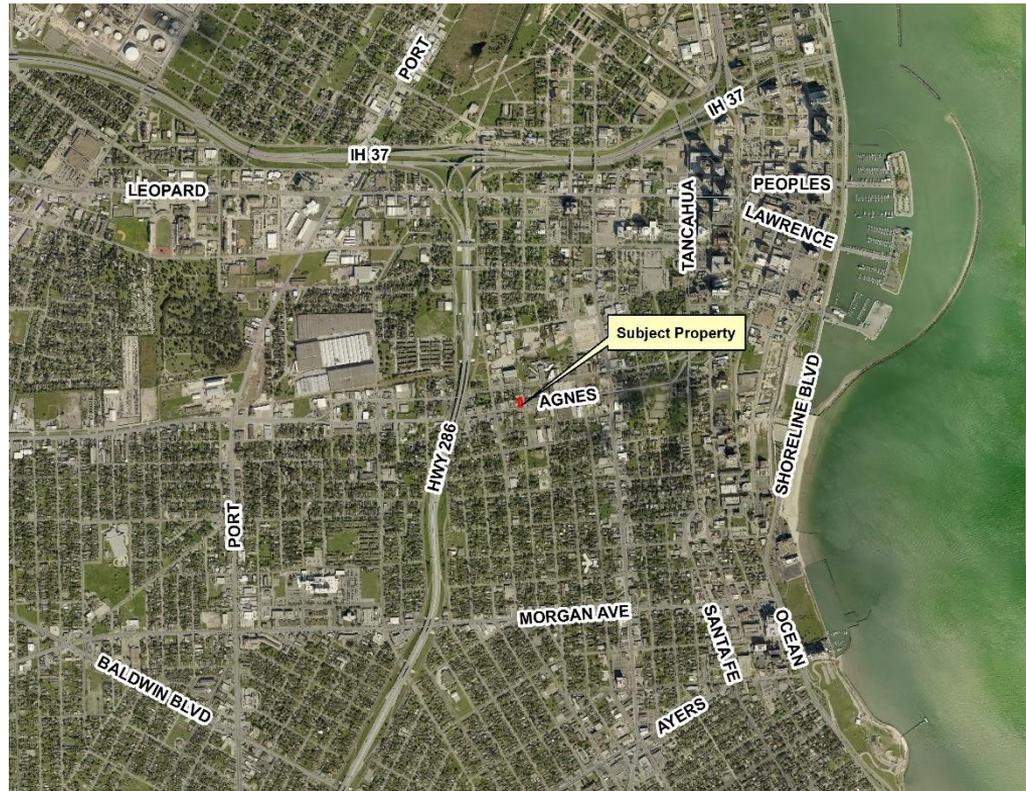
From: “IL” Light Industrial District

To: “CI” Intensive Commercial District

Planning Commission Presentation
June 15, 2016

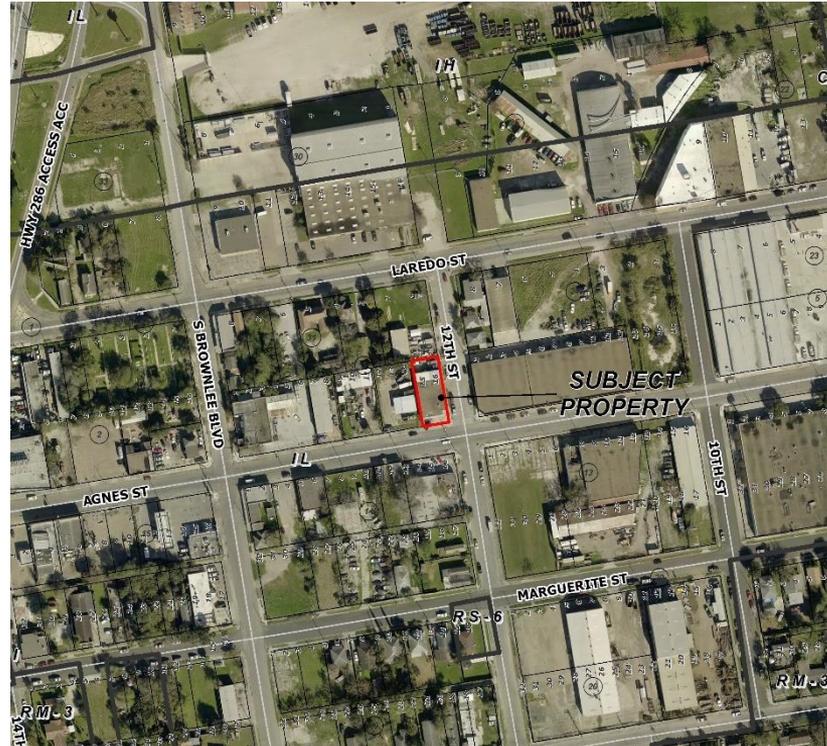


Aerial Overview



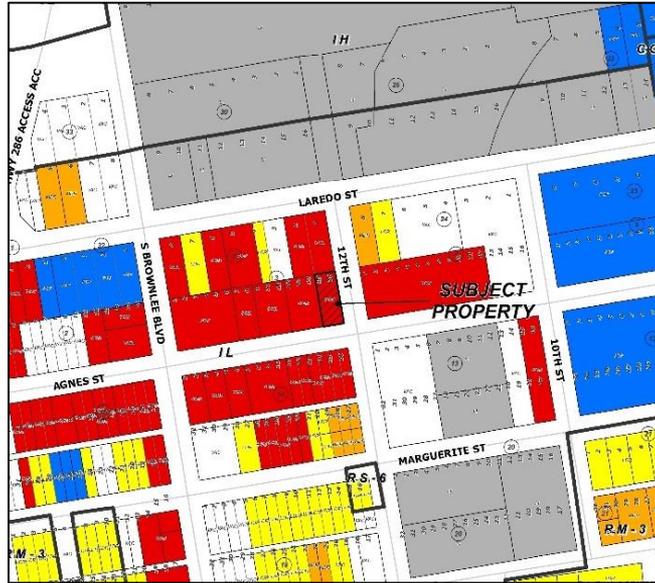


Aerial

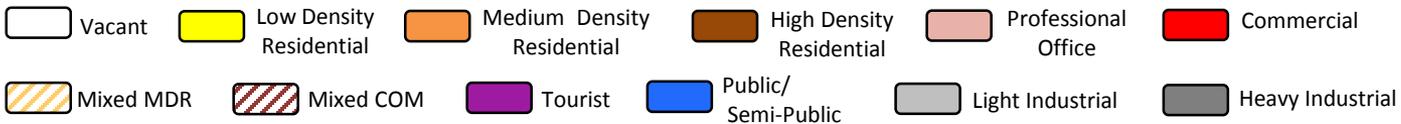
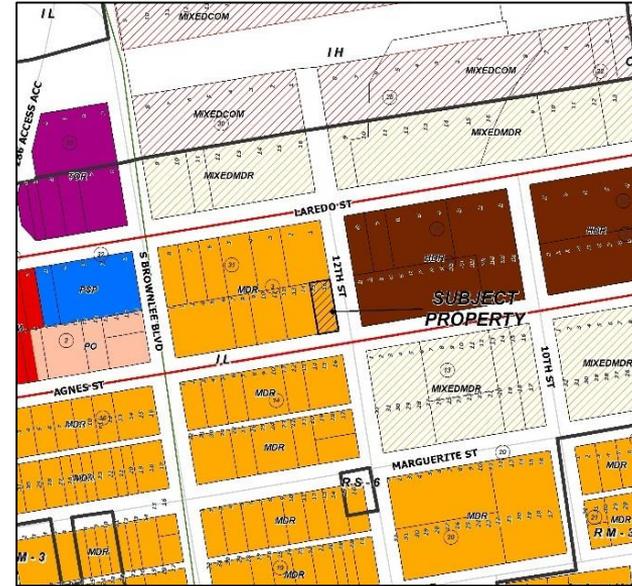




Existing Land Use

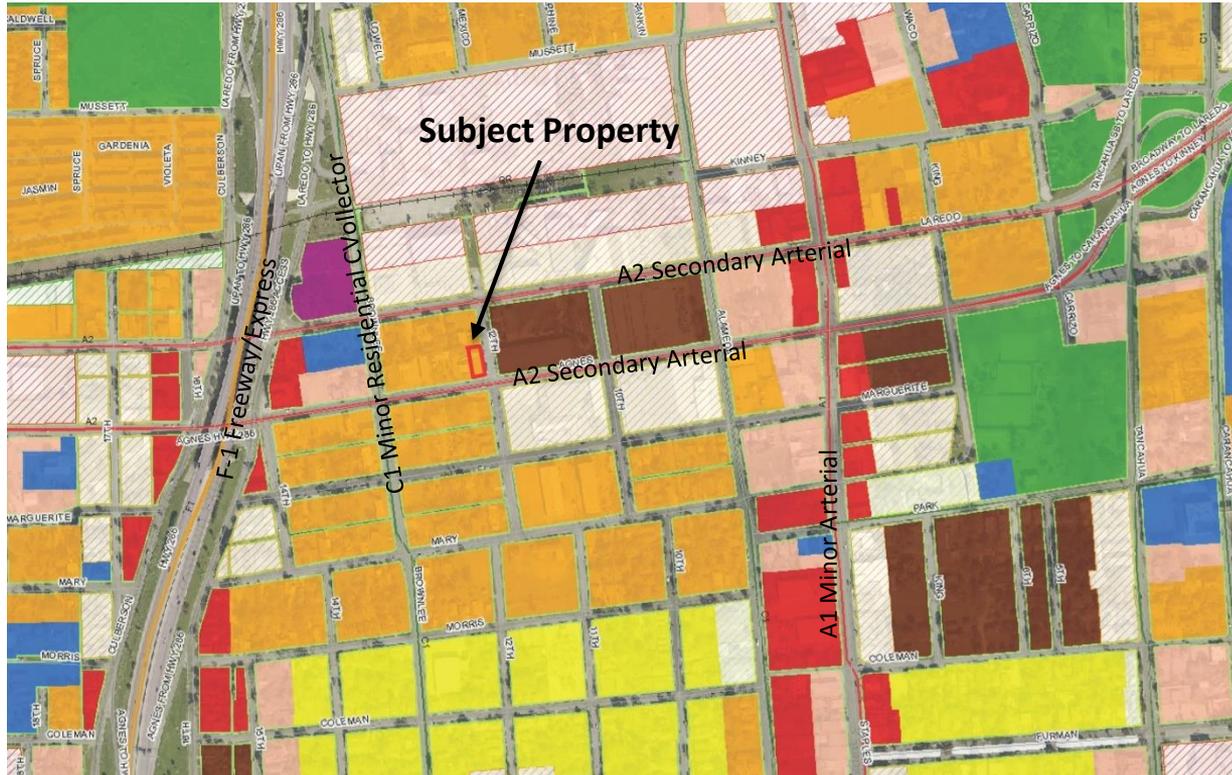


Future Land Use





Future Land Use Map





J.Z. Auto, LLC Agnes Street Frontage





12th Street Frontage





Side and Rear of Building







North on 12th Street





Across Agnes Street From Subject Property





Public Notification

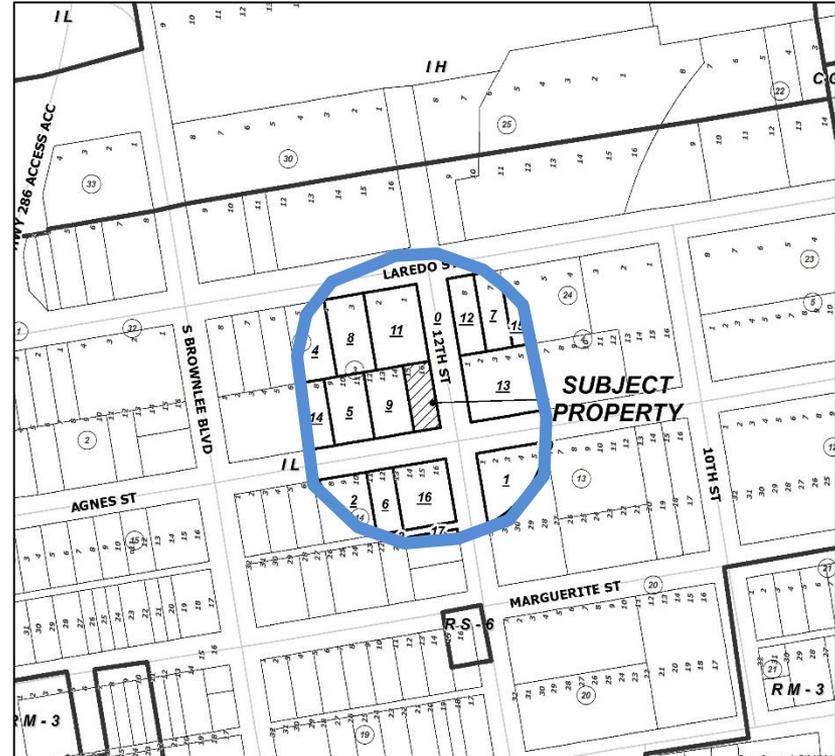
17 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

Denial of the “CI” Intensive Commercial
District
And, in lieu thereof,
Approval the
“CI/SP” Intensive Commercial
District with a Special Permit
subject to the following conditions:



Special Permit Conditions

1. **Uses.**
 - “CI” Intensive Commercial District Uses
 - Repair of engines, transmissions, air-conditioning systems or radiators.

 2. **Limitations.** All vehicle service operations on the Property shall occur within an enclosed structure.

 3. **Time Limit.**
 - 12 months to submit a building permit application
 - Special Permit shall expire if the allowed uses are discontinued for more than six consecutive months.
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