



**Zoning Case #0417-03
ERF Real Estate, Inc.**

From: "IH" Heavy Industrial District

To: "IL" Light Industrial District

Planning Commission Presentation
April 19, 2017



Aerial Overview



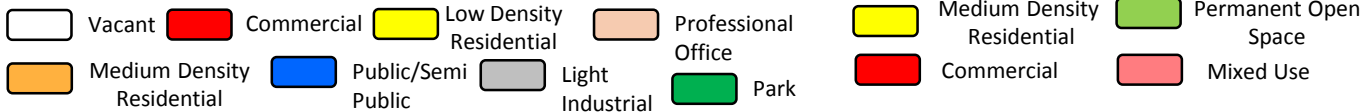
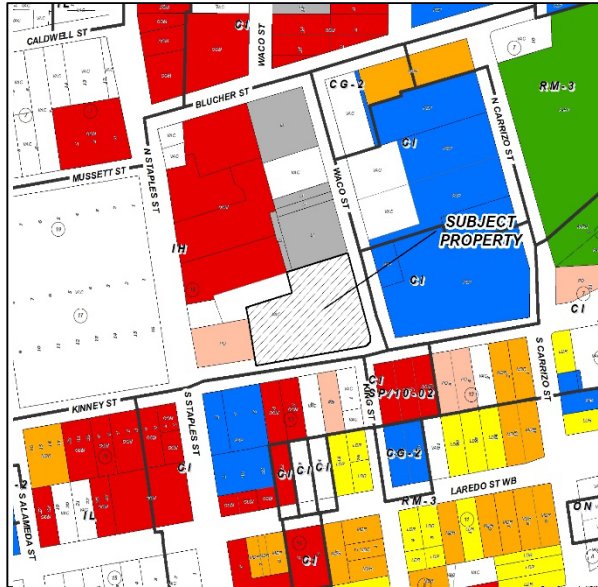


Aerial Map

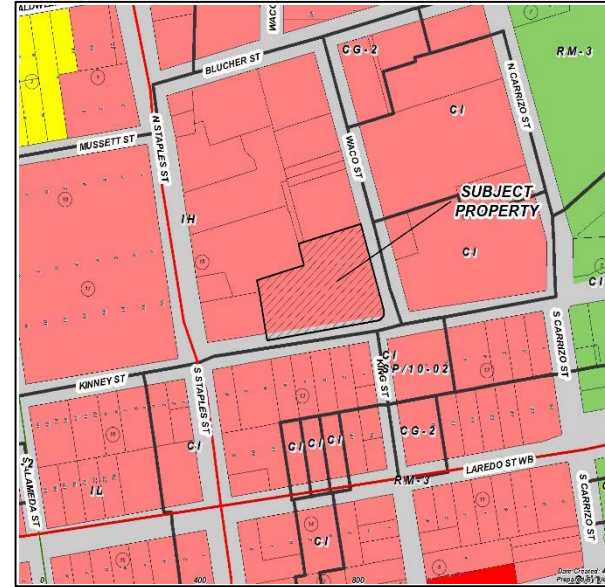




Existing Land Use

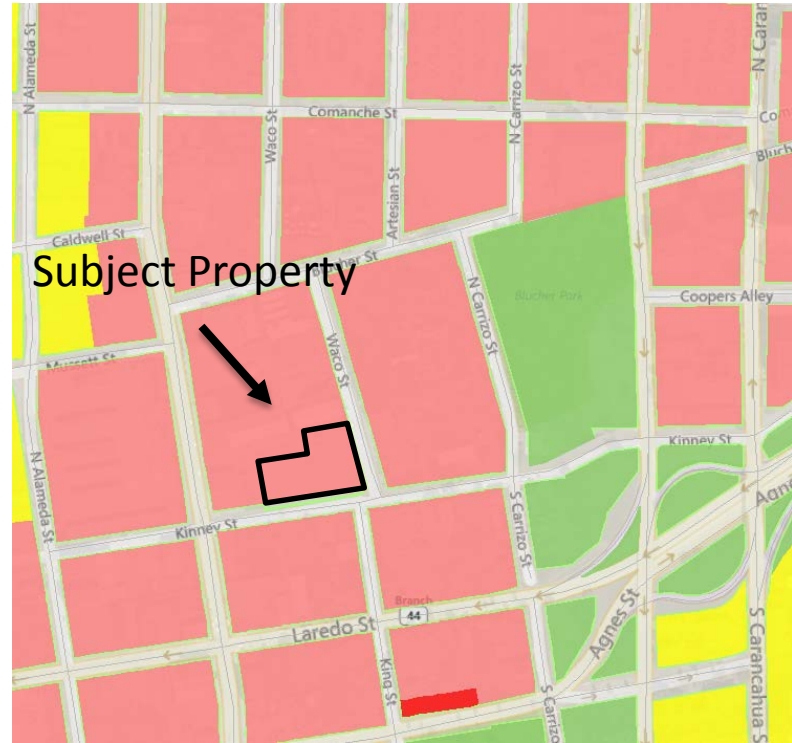


Future Land Use





Future Land Use Map



-  Mixed Use
-  Medium Density Residential
-  Commercial





Subject Property Facing North 1012 Kinney Street





Facing West from Subject Property



Subject Property



Facing East from Subject Property



Subject Property



Facing South from Subject Property



Subject Property



Public Notification

29 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

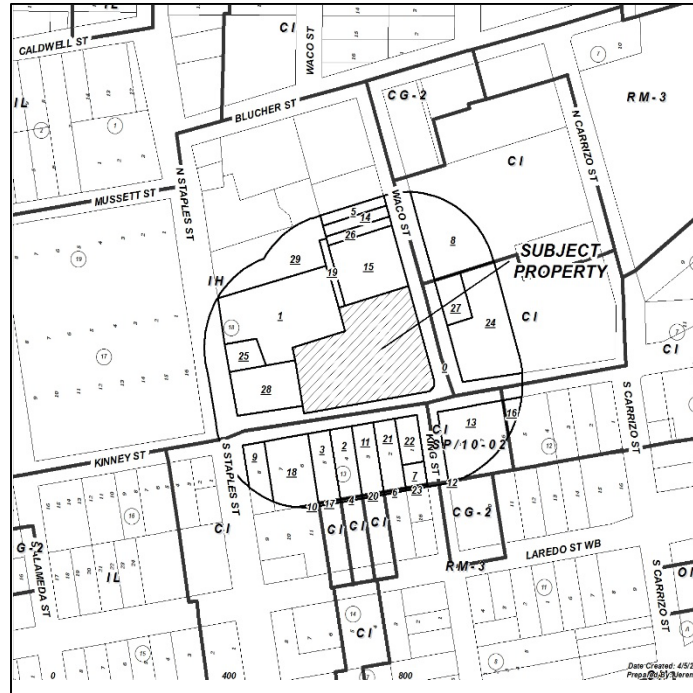
Notification Area



Opposed: 0



In Favor: 0





Staff Recommendation

Denial of the “IL” Light Industrial District, and in lieu thereof, Approval of the “CI” Intensive Commercial District
