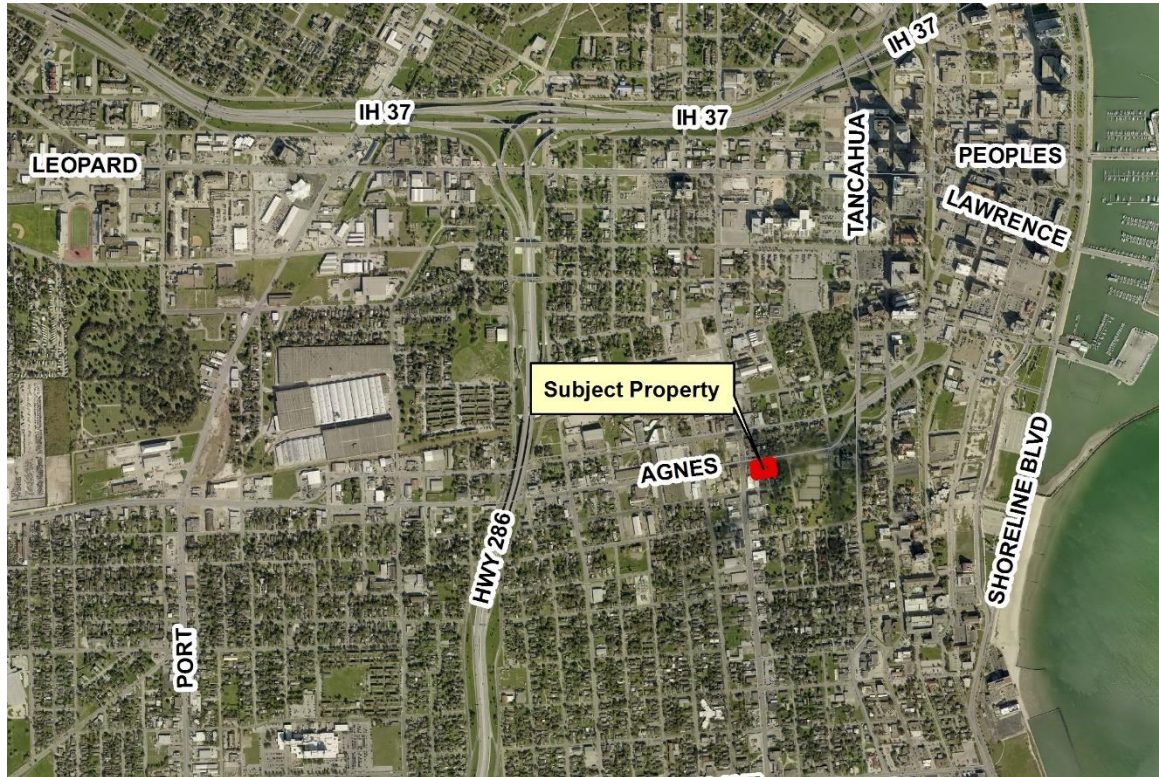


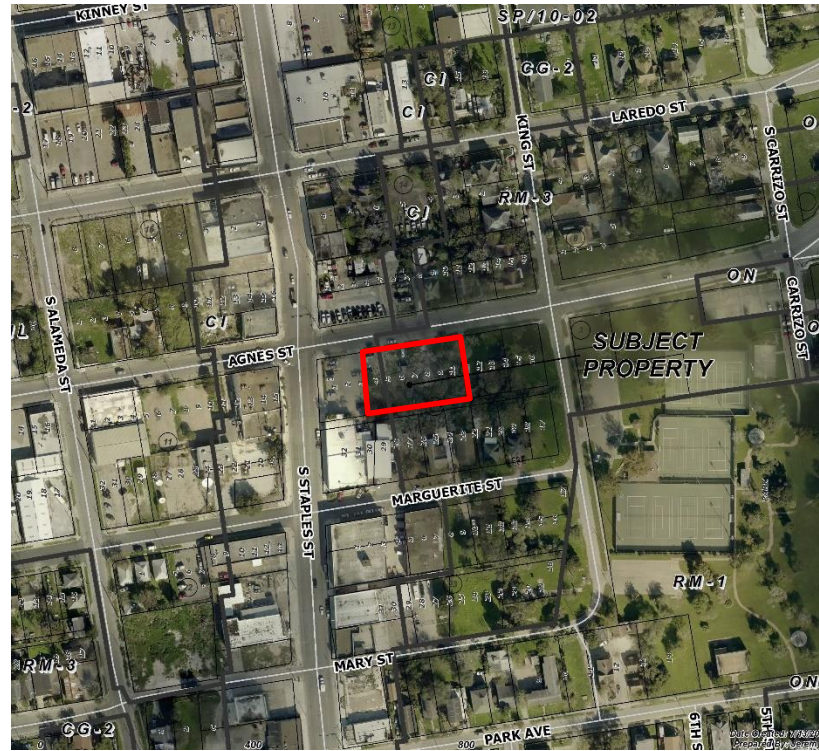


Aerial Overview





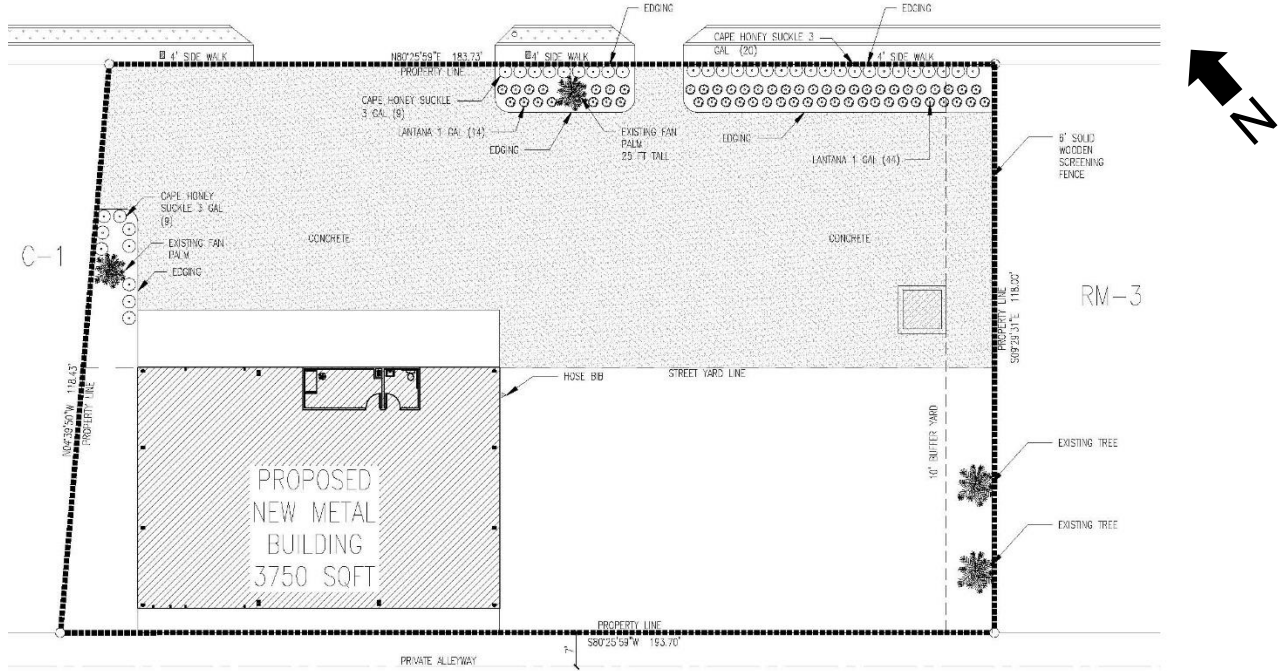
Aerial





Aerial

AGNES ST.





Staff Recommendation

Approval of the “CI/SP” Intensive Commercial District with a Special Permit for a warehouse facility, subject to the following conditions:



Special Conditions

1. **Uses:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a warehouse for retail goods.
2. **Façade:** The portion of the building facing Agnes Street shall be made of similar architectural materials as the abutting retail building on South Staples Street, currently for Jean's Restaurant Supply.



Special Conditions

3. **Lighting**: New freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements. Any nonconforming freestanding lights existing on the Property shall comply with these regulations upon being replaced in their entireties.

 4. **Hours of Operation**: 7:30 am to 5:30 pm., Mon. – Fri.

 5. **Signage**: Off-premise advertising is not allowed. Pole mounted signage shall not exceed 64 square feet in area and 20 feet in height.
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Special Conditions

6. **Dumpster Screening**: Any dumpster located on the property shall be screened from public right-of-way, located behind the street yard and, located at least 35 feet from the southern property line.

 7. **Driveways**: One of the existing driveways shall be removed and the remaining driveway shall comply with the Unified Development Code, including maximum driveway width.
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Special Conditions

8. **Building Height:** Limited to 20 feet.

9. **Time Limit:** This Special Permit shall expire 18 months after approval unless a Certificate of Occupancy has been issued. The Special Permit shall expire if the special permit use is discontinued for more than six consecutive months.