



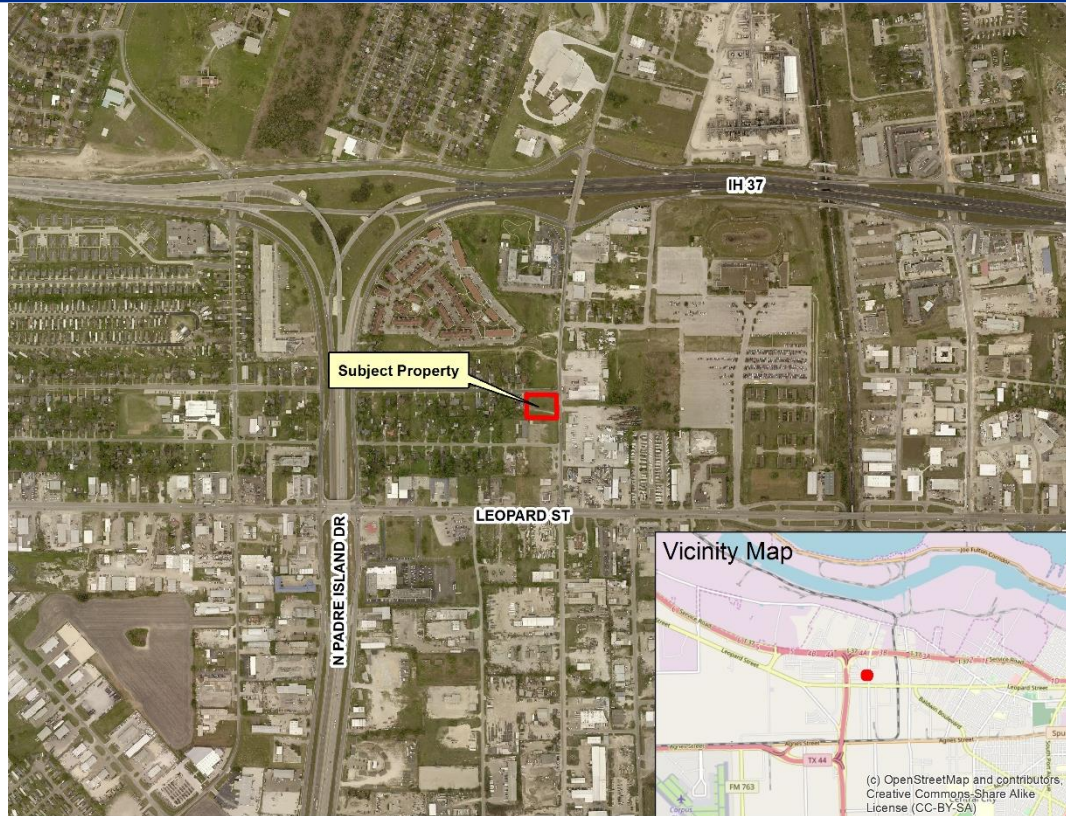
**Zoning Case #0419-01  
Vernon and Jennifer Carr**

**Rezoning for a Property at  
701 McBride Lane**

Planning Commission Presentation  
April 17, 2019

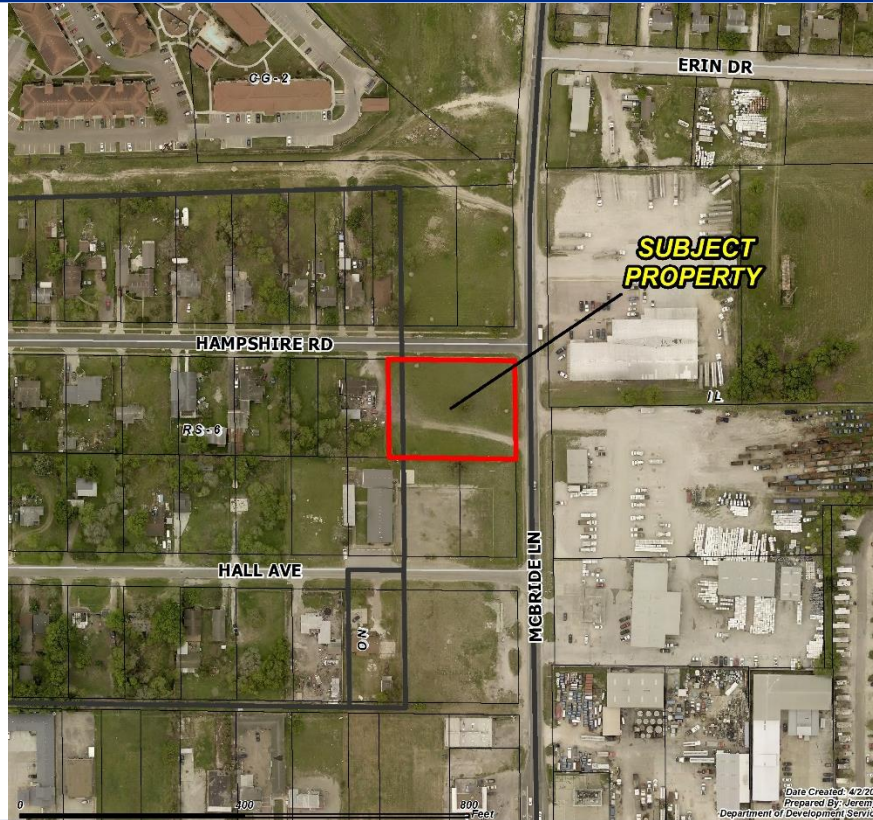


# Aerial Overview





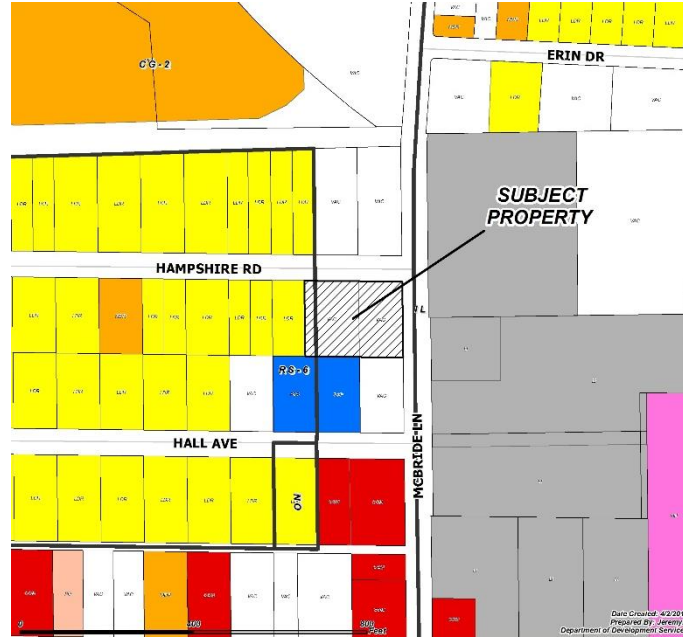
# Subject Property at 701 McBride Lane



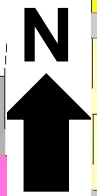
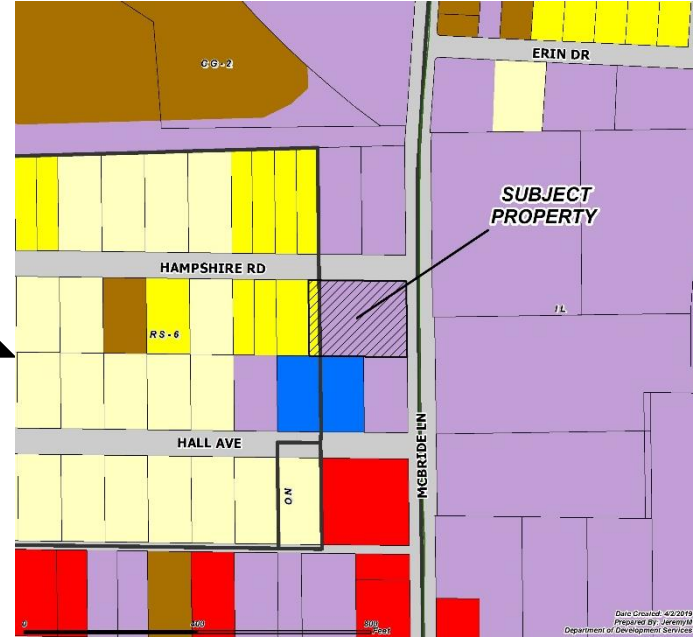


# Land Use

## Existing Land Use



## Future Land Use



- |                         |                          |                  |                    |                          |                         |                          |
|-------------------------|--------------------------|------------------|--------------------|--------------------------|-------------------------|--------------------------|
| Vacant                  | Light Industrial         | Commercial       | Public/Semi-Public | High Density Residential | Commercial              | Government               |
| Low Density Residential | Med. Density Residential | Mobile Home Park |                    | Light Industrial         | Low Density Residential | Med. Density Residential |



# Subject Property, West on McBride Lane





# McBride Lane, South of Subject Property



**Subject Property**



# McBride Lane, East of Subject Property





# McBride Lane, North of Subject Property



**Subject Property**





# Public Notification

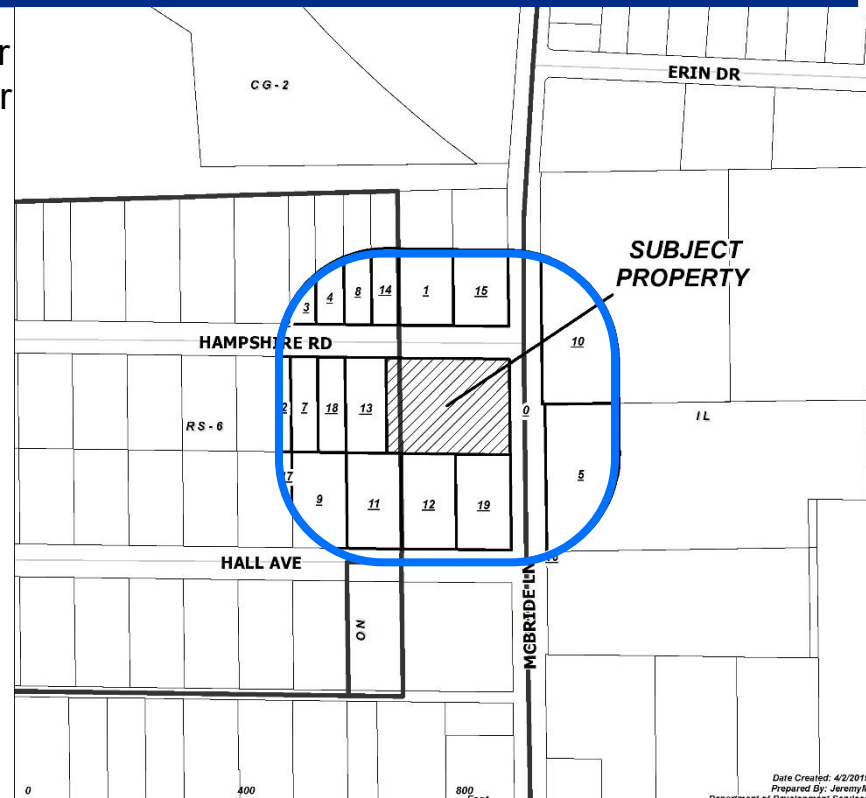
19 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



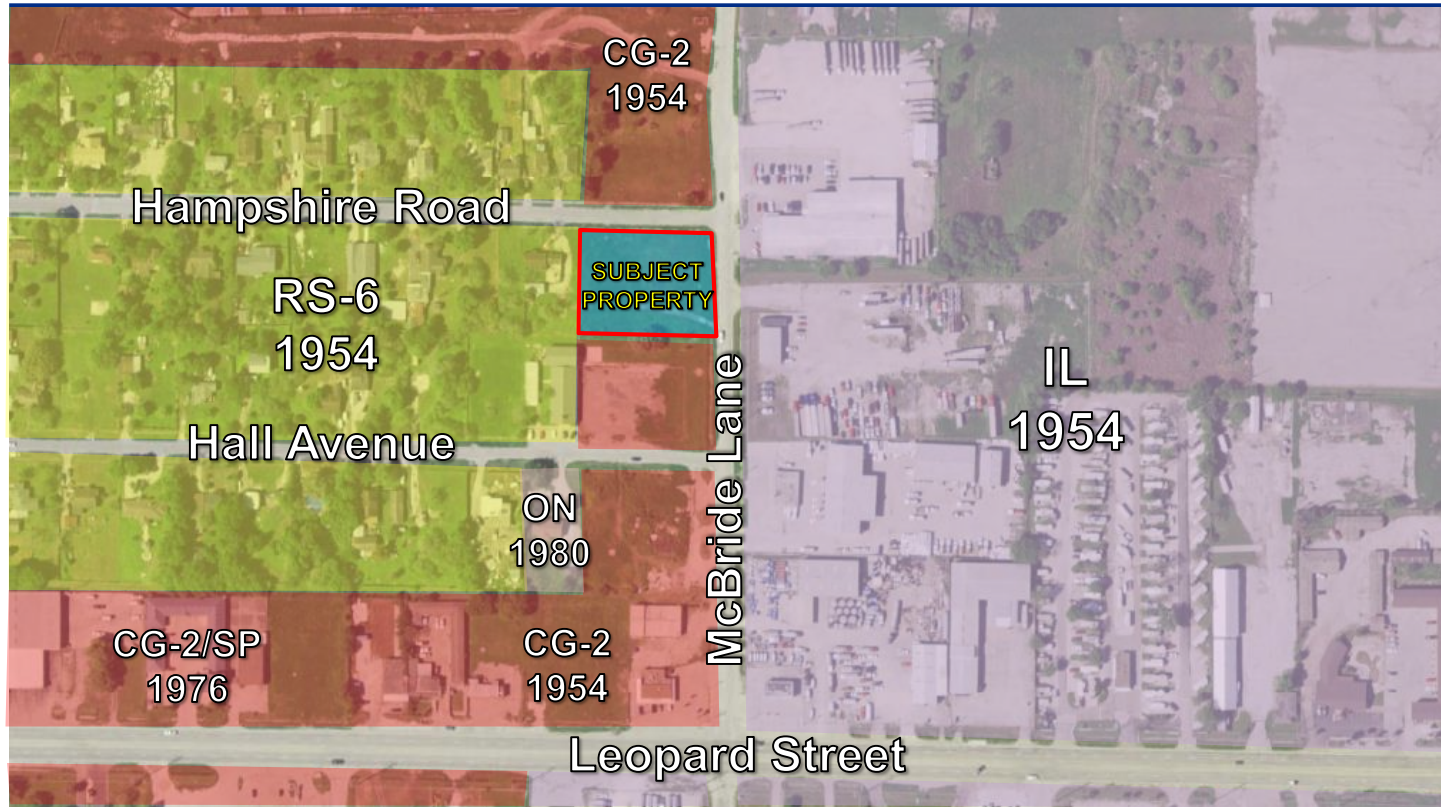
In Favor: 0



Date Created: 4/2/2019  
Prepared By: Jeremy M  
Department of Planning and Spatial



# Zoning Pattern





# UDC Requirements



## Buffer Yards:

IL to RS-6: Type D: 20' & 20 pts.

IL to CG-2: Type A: 10' & 5 pts.

## Setbacks:

Street: 20 feet

## Parking:

1:250 sq. ft. GFA

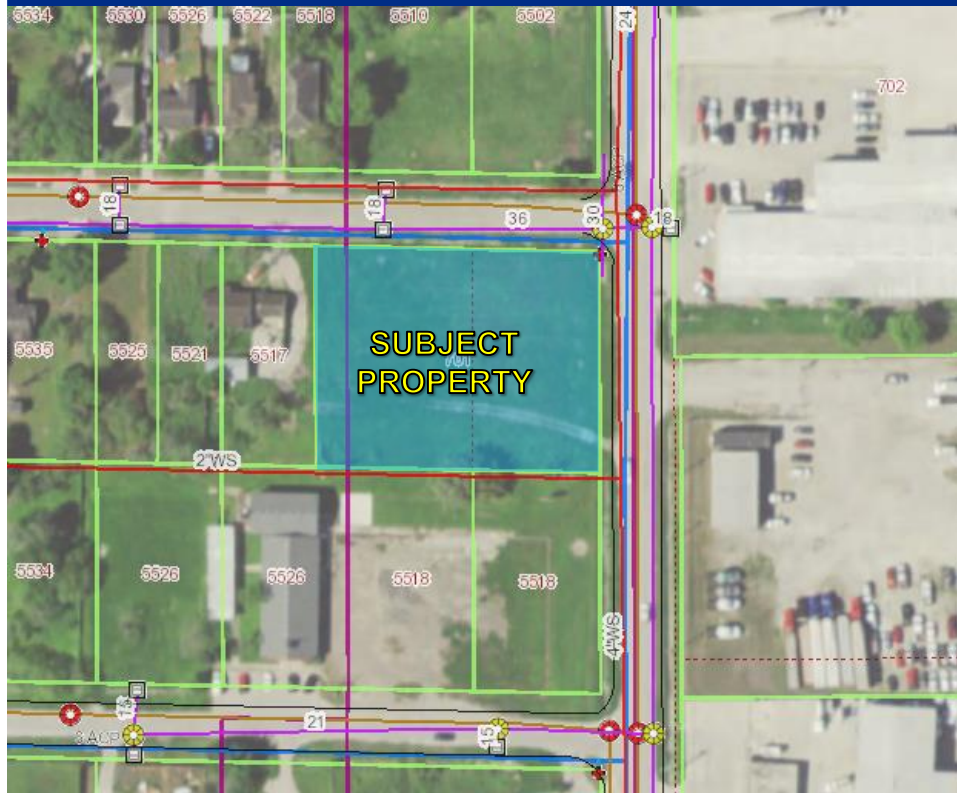
Landscaping, Screening, and Lighting Standards.

## Uses Allowed:

Retail, Offices, Vehicle Sales, Bars, and Storage



# Utilities



## **Water:**

8-inch ACP

## **Wastewater:**

8-inch PVC

## **Gas:**

4-inch Service Line

## **Storm Water:**

On-street inlets



# Staff Recommendation

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**Denial** of the  
“IL” Light Industrial District

in lieu thereof

**Approval** of the  
“CG-2/SP” General Commercial District  
with a Special Permit (SP).



# 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 a “Welding, Machine, and Tool Repair Shop” as described in Section 5.1.5.A “Light Industrial Service” of the Unified Development Code (UDC).
  2. **Hours of Operation:** The hours of operation shall be daily from 8:00 AM to 8:00 PM.
  3. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
  4. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting fixtures. No light projection is permitted beyond the property line near all public roadways and residential development.
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# Special Permit Conditions

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5. **Indoor Work:** All welding and machine work shall occur only indoors.
  
  6. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
  
  7. **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, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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