

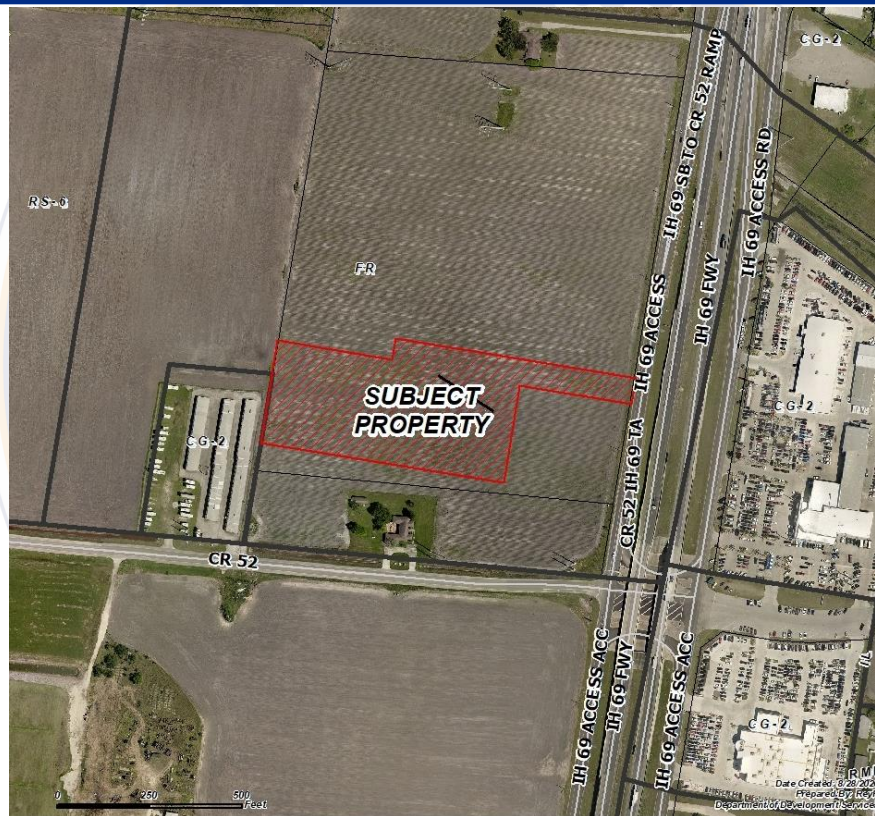
Zoning Case #0920-01

Nemec Family Properties, Ltd.
Rezoning for a Property at 3601 Interstate 69
From “FR” To “CG-2”



Planning Commission
September 16, 2020

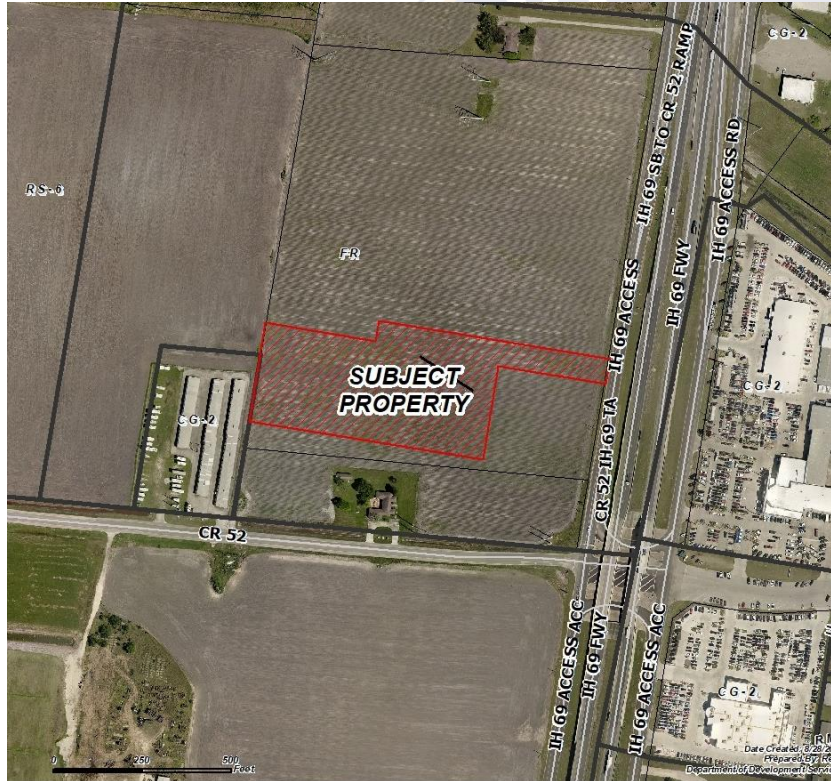
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

CG-2 to FR: N/A

CG-2 to RS-6: Type C: 15' & 15 pts

Setbacks:

Street: 20 feet

Side/Rear: 0 feet

Parking:

1:250 square feet

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Multifamily, Offices,
Medical, Restaurants, Retail, Bars,
and Hotels.

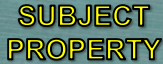
Utilities

Water:
12-inch

Wastew
6-inch P

Gas:
6-inch li

Storm V
20-inch



Water:

12-inch PVC



6-inch PVC



6-inch line



20-inch line

Public Notification

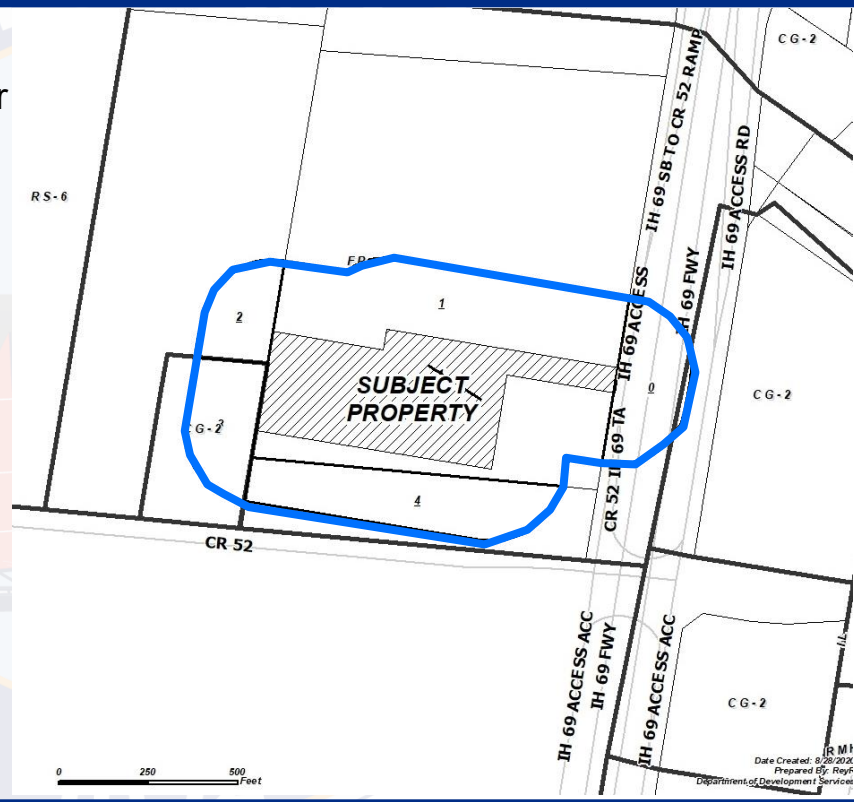
4 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0

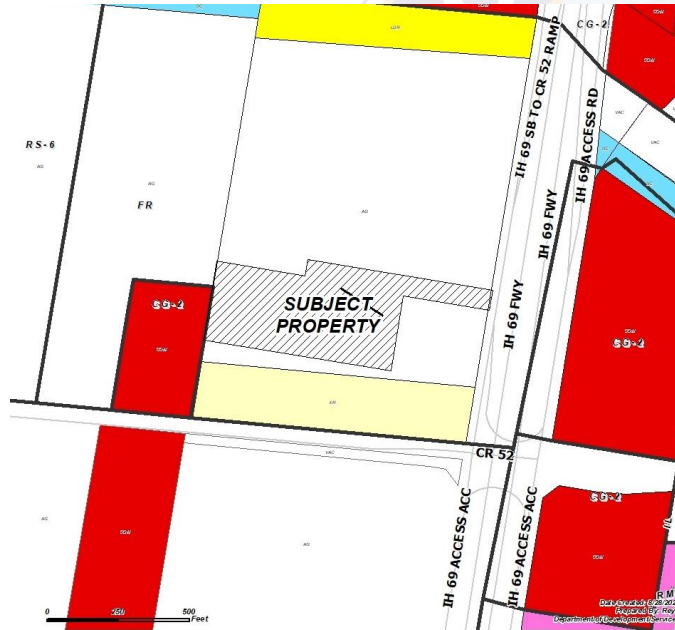


Staff Recommendation

Approval of the
“CG-2” General Commercial District

Land Use

Existing Land Use



Future Land Use

