



Zoning Case # 1116-01 Scott Electric Co.

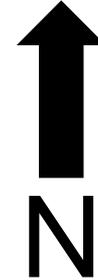
**From: "RS-6" Single-Family 6 District and
"RS-6/SP" Single-Family 6 District with a Special Permit**

To: "IL" Light Industrial

Planning Commission Presentation
November 2, 2016

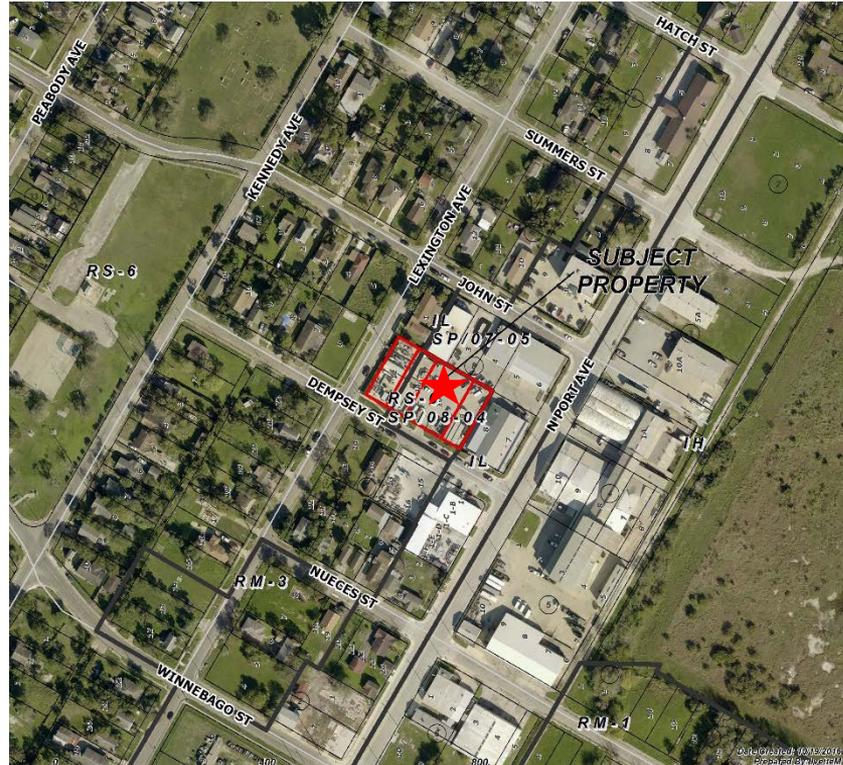


Aerial Map





Aerial Overview





Existing Land Use

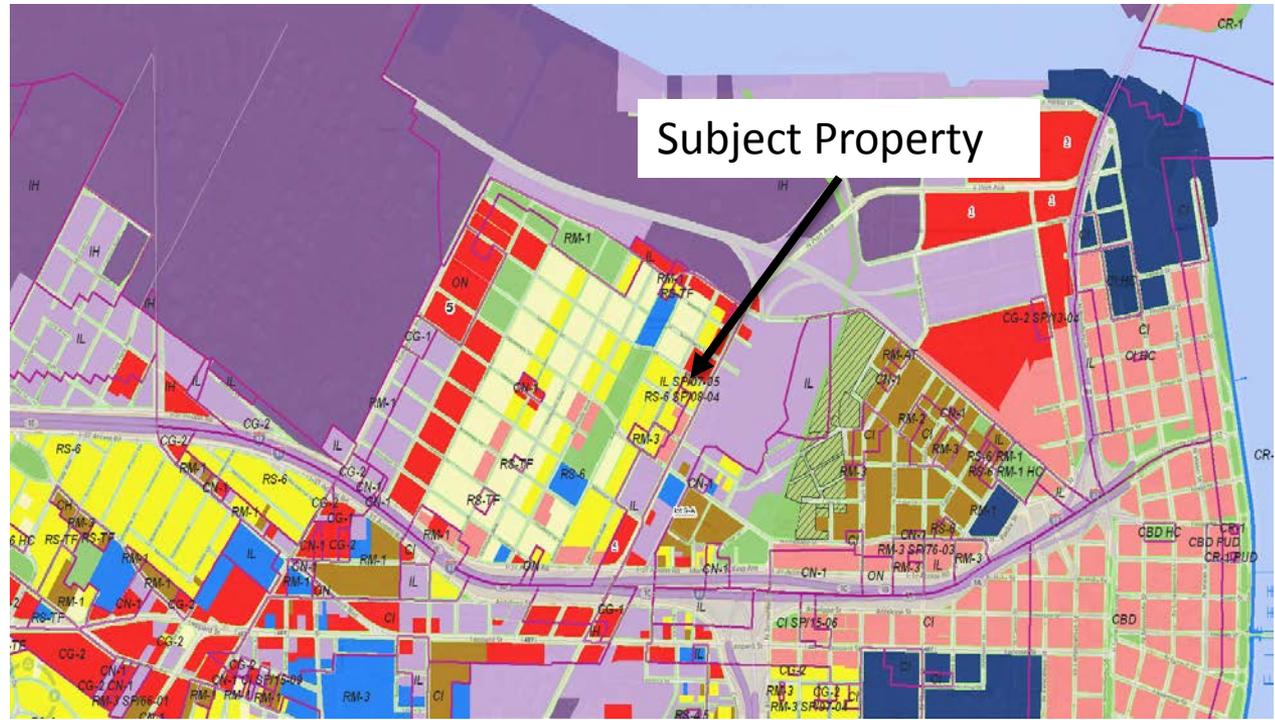


Future Land Use





Future Land Use Map





Subject Property Eastbound On Dempsey Street





Subject Property Westbound On Dempsey Street





Across From Subject Property On Dempsey Street



Industrial Use



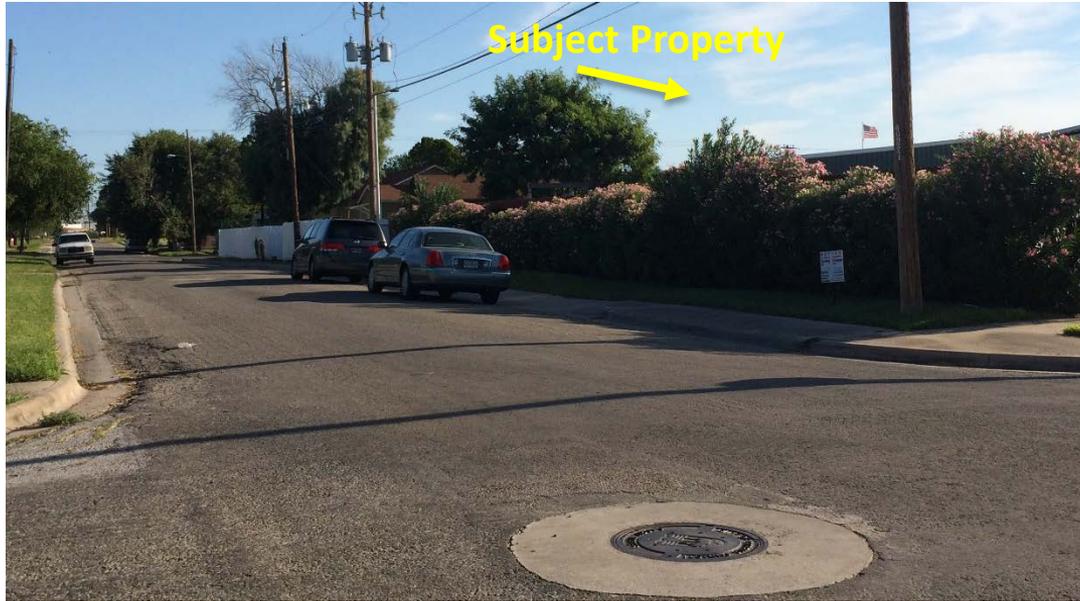
Vacant



Residential Use



Subject Property Northbound On Lexington Avenue





Subject Property Southbound On Lexington Avenue





Across From Subject Property On Lexington Avenue





Public Notification

31 Notices mailed inside 200' buffer
2 Notices mailed outside 200' buffer

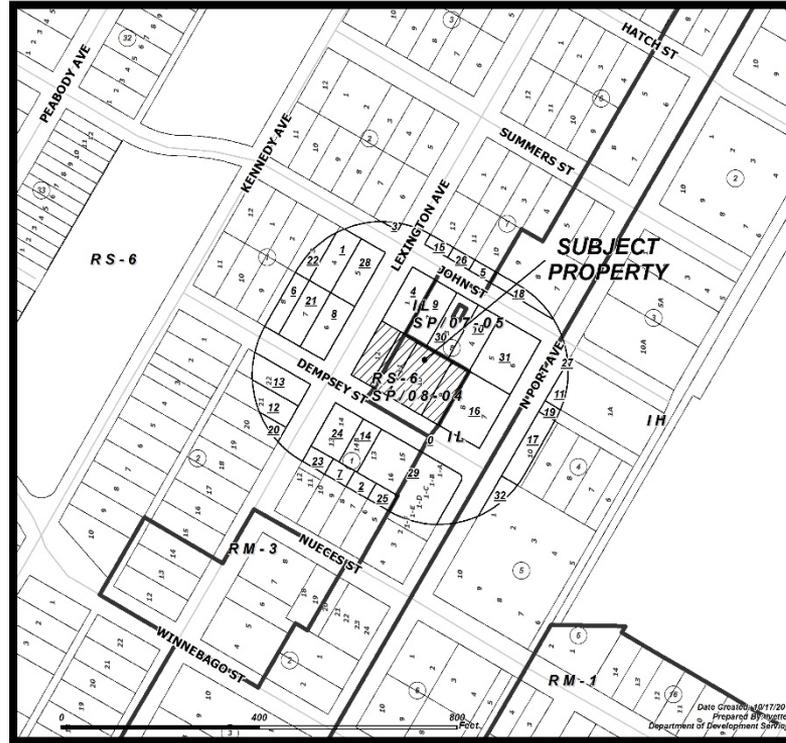
Notification Area



Opposed: 0 (0.0%)



In Favor: 0





Staff Recommendation

Denial of the change of zoning from the
“RS-6” Single-Family 6 District and
“RS-6/SP” Single-Family 6 District with a Special Permit to
the “IL” Light Industrial District, and

In lieu thereof, staff recommends extending the
“RS-6/SP” Single-Family 6 District with a Special Permit to
all four lots subject to six conditions :



Conditions

1. Uses: The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is the outdoor storage of company and/or employee vehicles and a storage building for parts and material of air conditioners and electrical work.
 2. Lighting: All security lighting must be shielded and directed away from adjacent residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
 3. Landscape Strip: A ten (10) foot wide visual landscape strip shall be installed and maintained running parallel to, in front of, and in the distance of the required six (6) foot standard screening fence.
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Conditions

4. Screening Fence: A six (6) foot standard screening fence shall be installed and maintained to provide a visual barrier between the vehicular storage yard/building and the surrounding neighborhood.

 5. Hours of Operation: The hours of operation shall be the same as the business hours of operation from 7:00 AM to 5:30 PM Monday through Friday.

 6. 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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