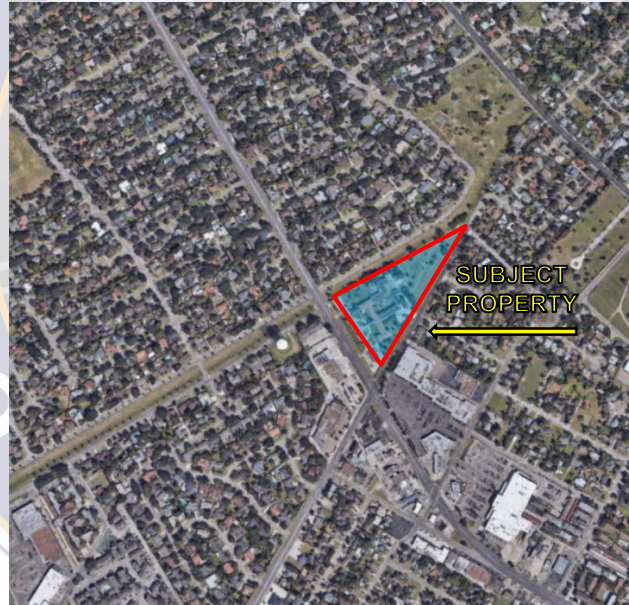


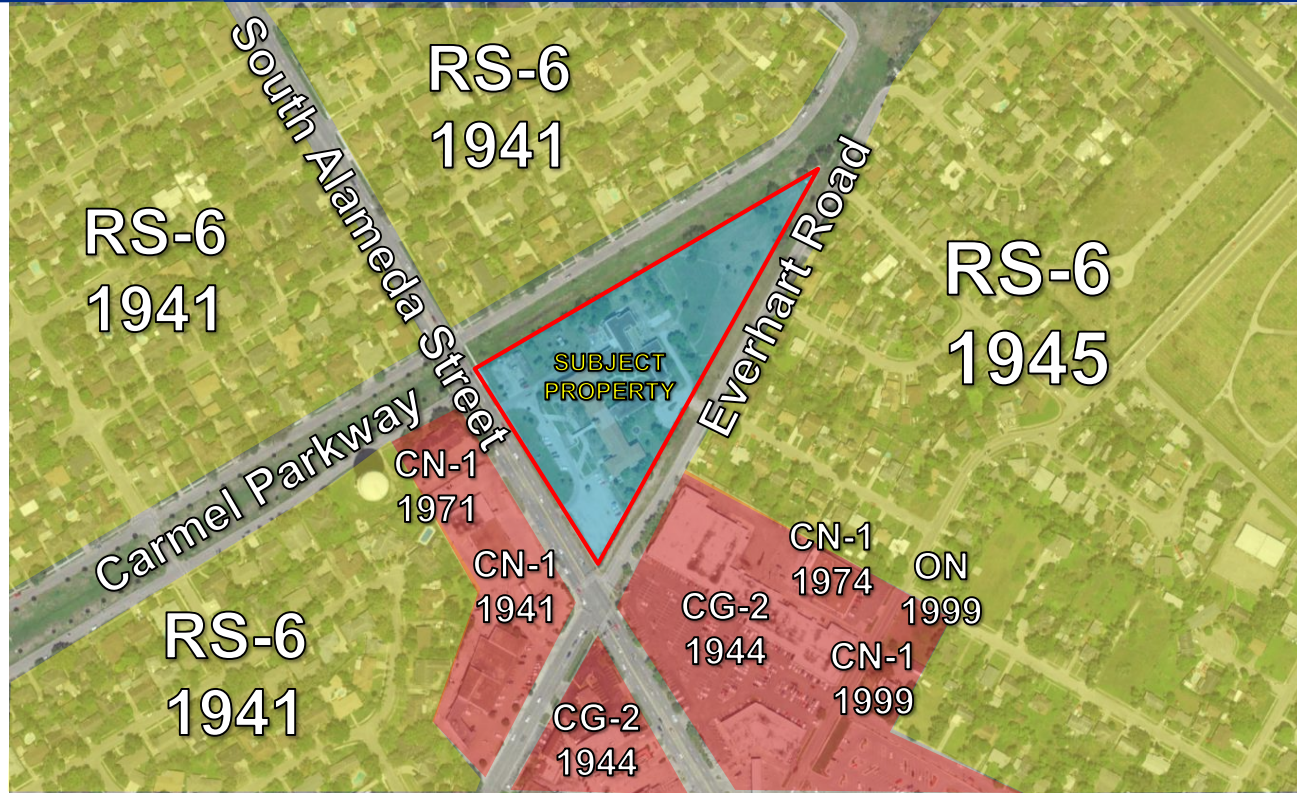
Zoning Case #0321-04

ERF Real Estate, Inc.
Special Permit Extension for a Property at
4130 South Alameda Street

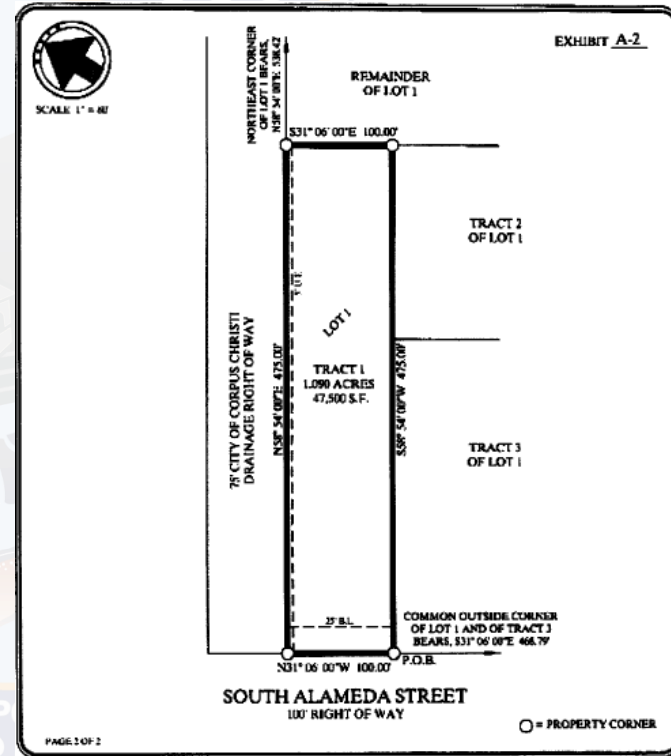


City Council
May 18, 2021

Adjacent Development and Zoning Pattern



Special Permit Boundaries



Public Notification

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

Notification Area

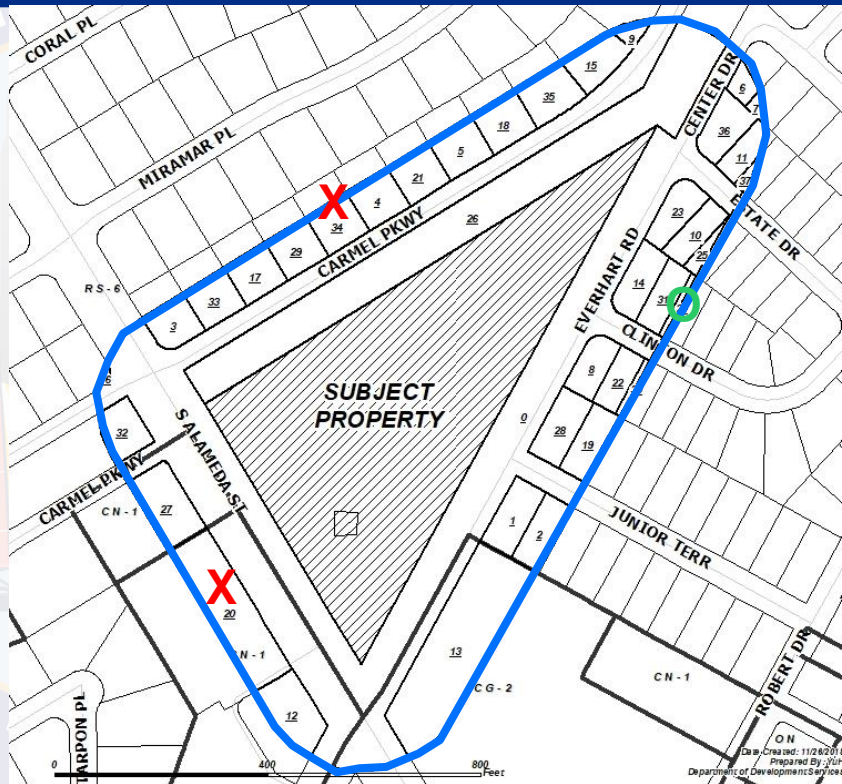
Opposed: 3 (3.02%)
Separate Opposed Owners: 2



In Favor: 1



Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition



Staff Recommendation

Approval of the
Special Permit Extension



Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by the Unified Development Code (UDC) in Section 5.1.5.E “Medical Facility” except blood plasma donation center, Minor Emergency Center, or Hospital, Section 5.1.4.C “Office”, Section 5.1.4.F “Restaurant” except a drive-through or drive-in facility as an accessory use, and Section 5.1.4.G “Retail Sales and Service” except convenience goods.
 2. **Driveways:** The crossing for vehicular access over the Carmel Parkway drainage ditch is prohibited.
 3. **Dumpsters:** All dumpsters or refuse receptacles shall be screened from view from any public right-of-way.
 4. **Lighting:** All lighting must be shielded and directed away from single-family residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
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Special Permit Conditions

5. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 6. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
 7. **Landscaping:** In lieu of a standard buffer yard, a yard consisting of a row of canopy trees with a minimum of a 2 ½" caliper shall be placed 30 feet on center along the property line shared with the drainage ditch.
 8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 9. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twenty-four (24) months of this ordinance, unless a complete building permit application has been submitted or, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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