



# Zoning Case #0717-04 J R Electric Company

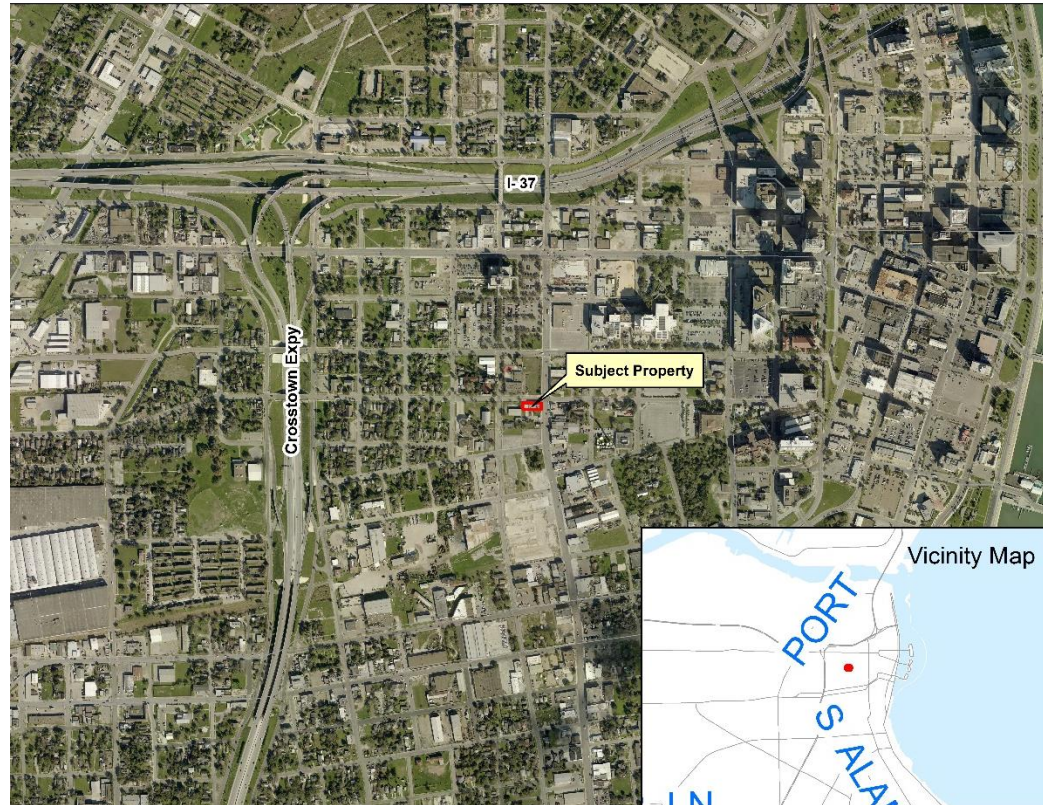
**From:** “IL” Light Industrial District

**To:** “CI” Intensive Commercial District

Planning Commission Presentation  
August 9, 2017

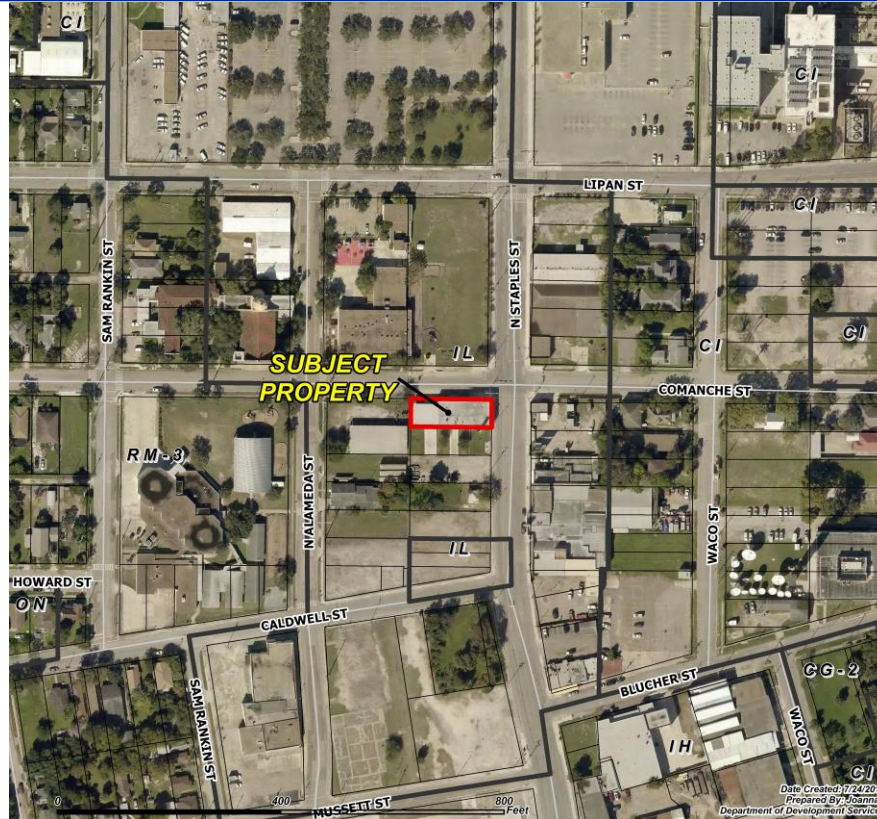


# Aerial Overview





# Subject Property at 325 North Staples Street



Date Created: 1/24/2017  
Prepared By: Joanna S  
Department of Development Services

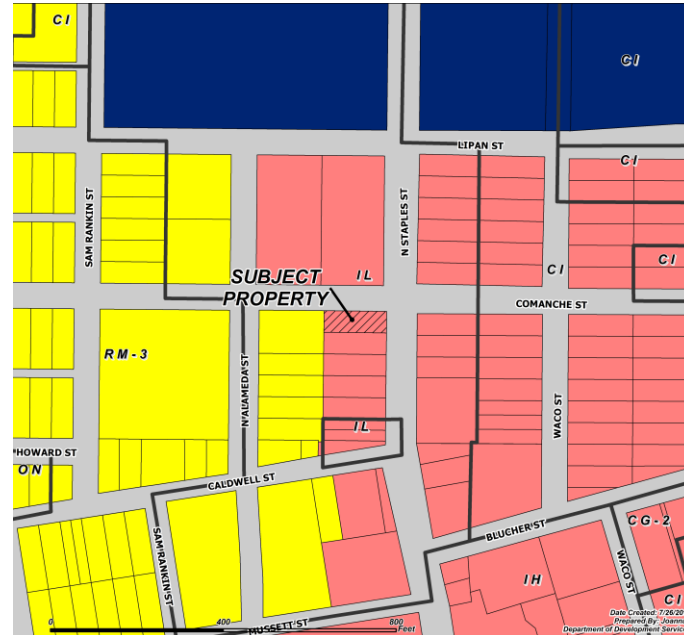


## Existing Land Use



- Vacant
- Low Density Residential
- Light Industrial
- Medium Density Residential
- Commercial
- Public/Semi-Public
- Professional Office

## Future Land Use



- Medium Density Residential
- Mixed Use
- Institutional







# Subject Property, South on Comanche Street





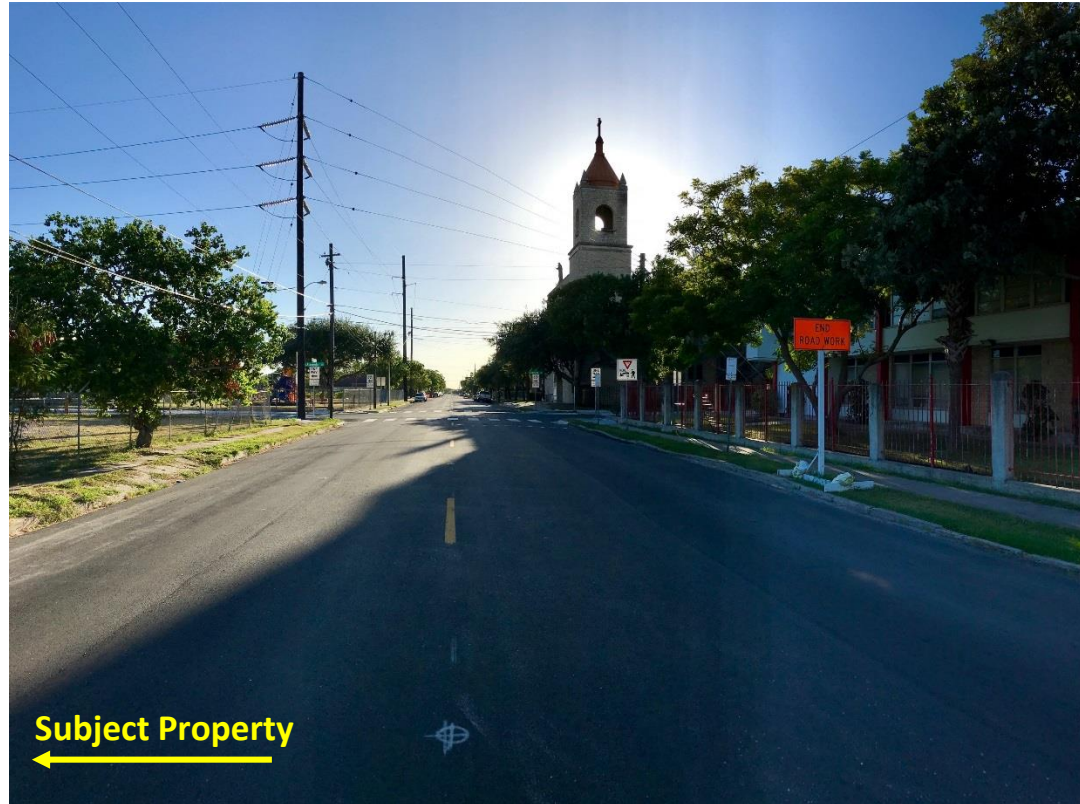
# Subject Property, South on Comanche Street







# Comanche Street, West of Subject Property



Subject Property



# Comanche Street, North of Subject Property







# Comanche Street, East of Subject Property



**Subject Property**





# Subject Property, West on North Staples Street





# Public Notification

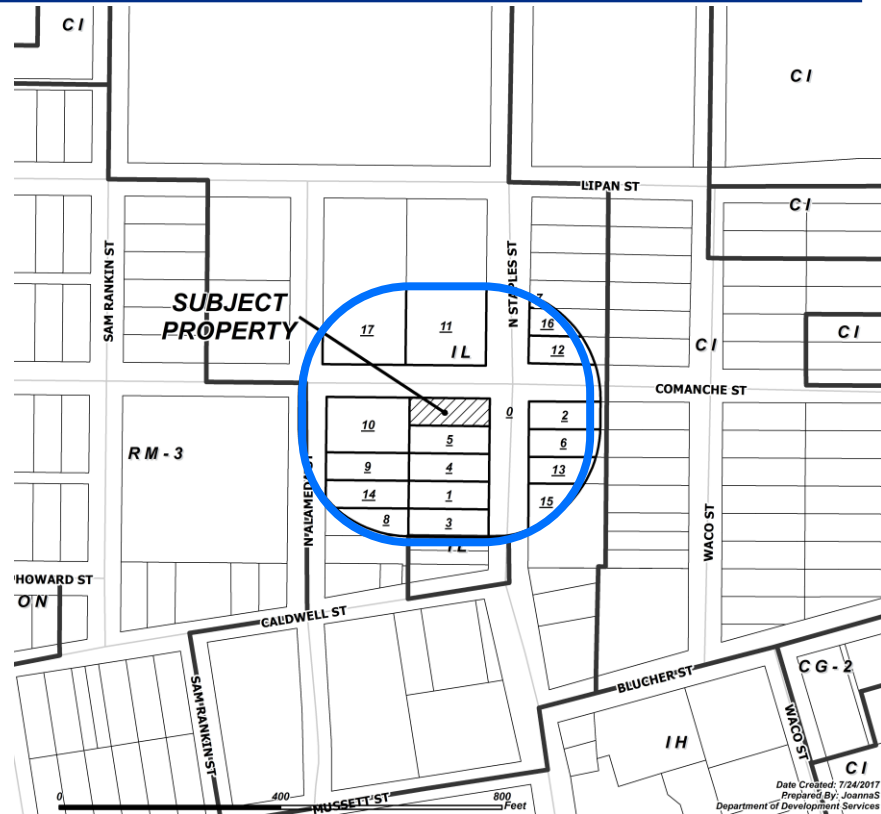
17 Notices mailed inside 200' buffer  
3 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



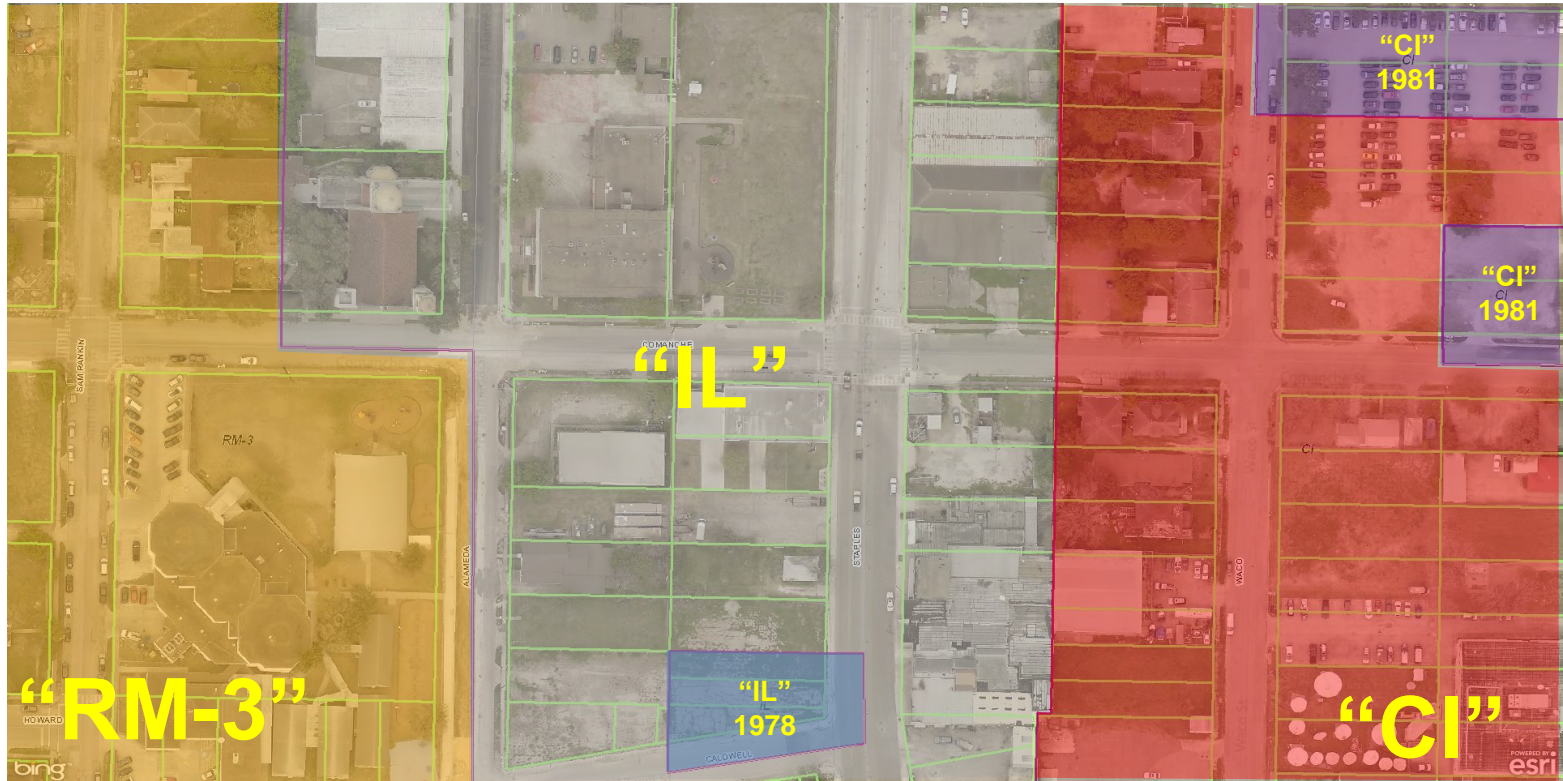
In Favor: 0





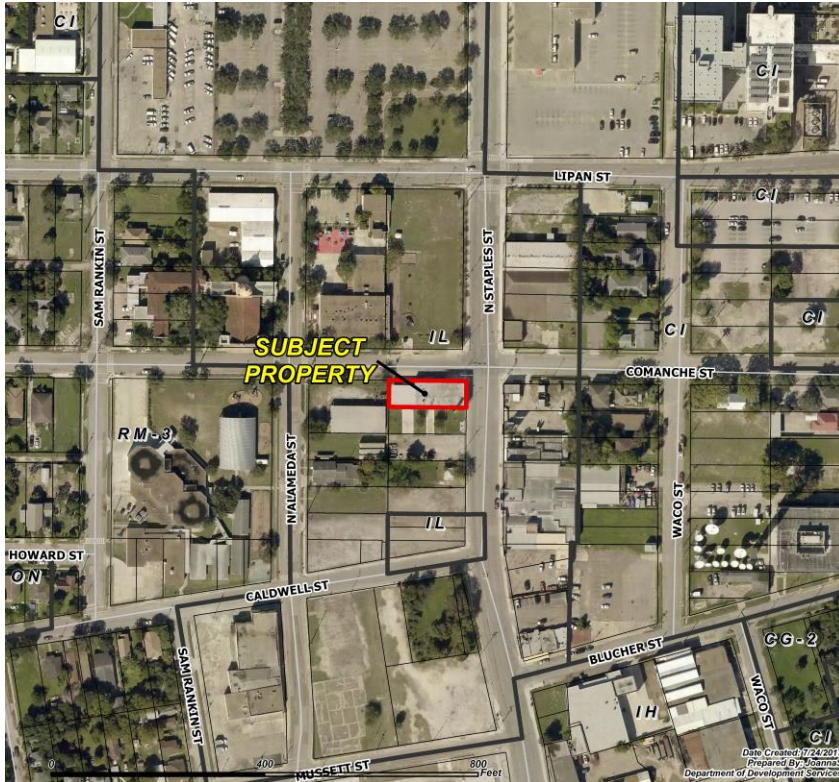


# Zoning Pattern





# UDC Requirements



Buffer Yards:  
None

Setbacks:  
Street: 0 feet  
Side: 0 feet  
Rear: 0 feet

Parking:  
1:250 Sf. Net floor area

Uses Allowed:  
Retail, Offices, Apartments, Vehicle  
Sales, Bars, and Storage



# Staff Recommendation

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## Approval of the “CI” Intensive Commercial District