



Zoning Case #0515-02

The Mostaghasi Investment Trust

From: “RS-6” Single-Family 6 District

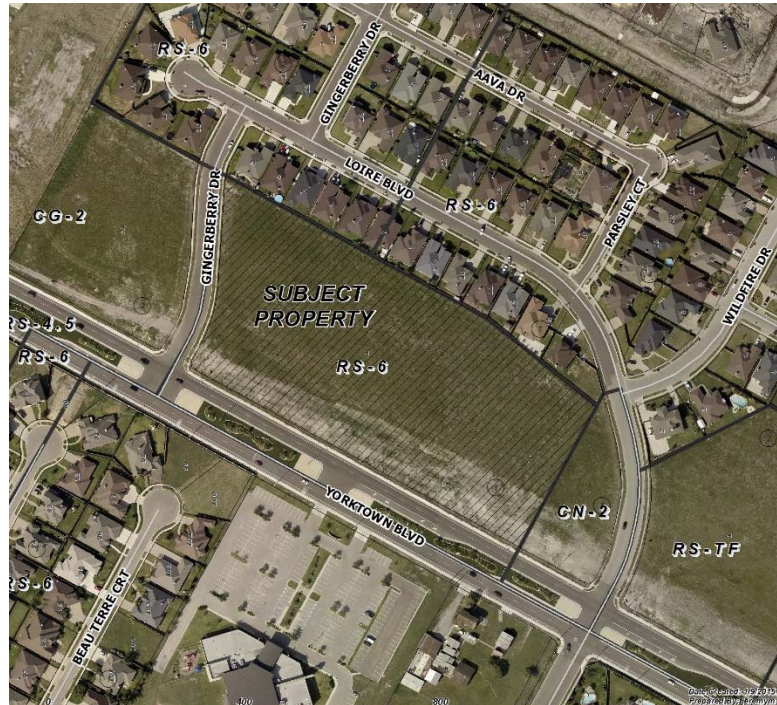
To: “CN-1” Neighborhood Commercial District

Planning Commission
Presentation
May 6, 2015



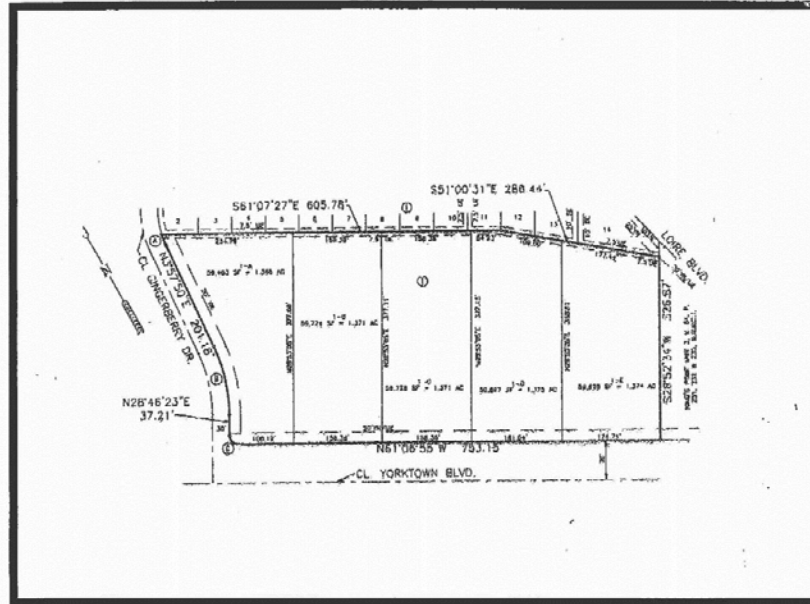


Aerial



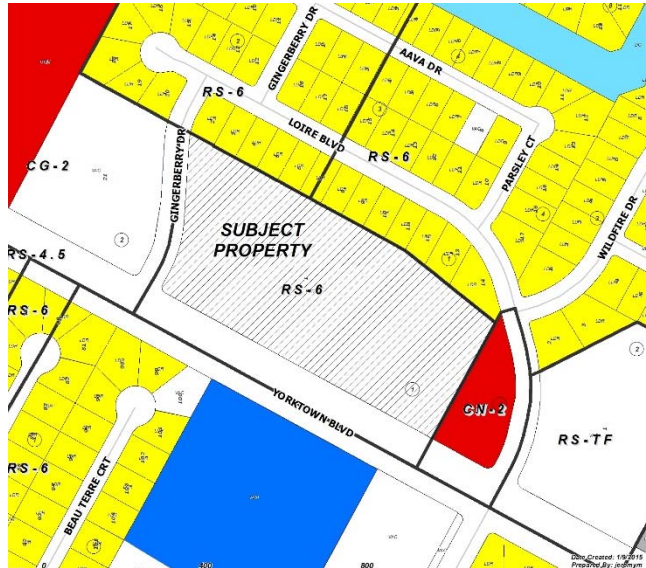


Proposed Plat






Existing Land Use

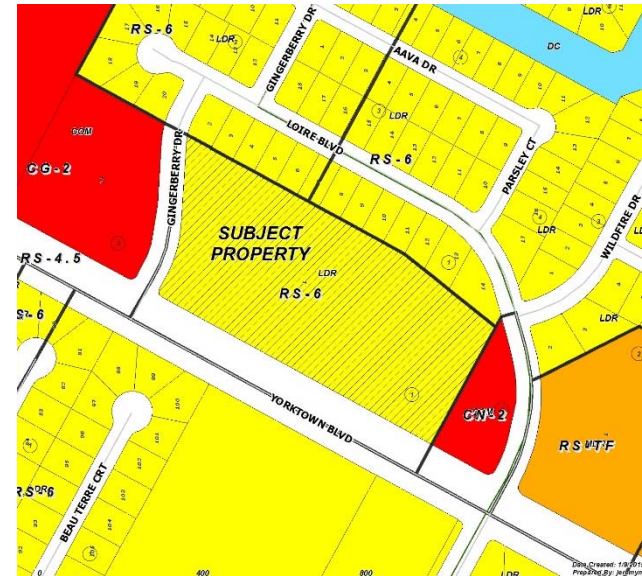


 Vacant


 Commercial

 Public/ Semi-Public

Future Land Use

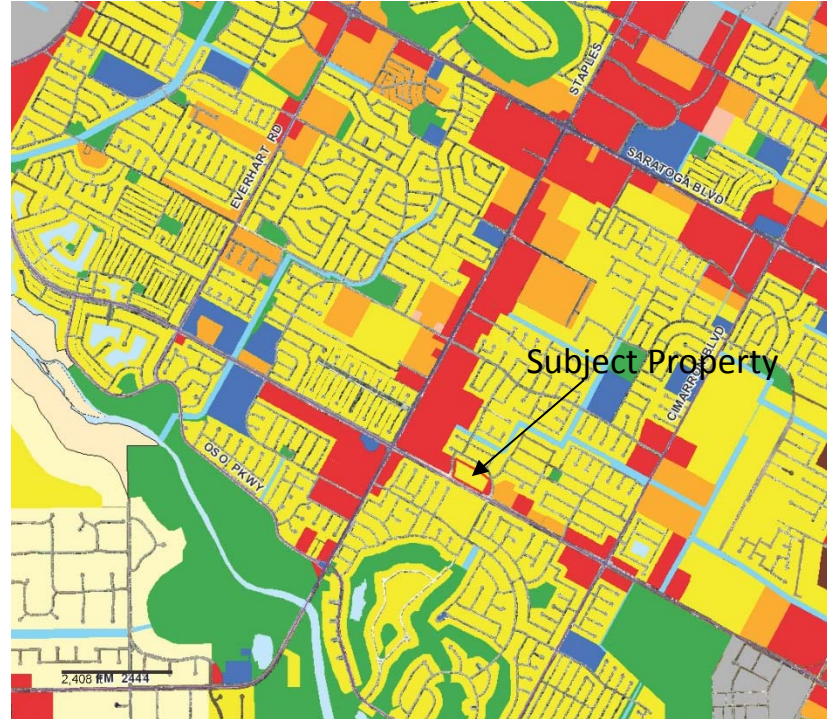


 Low Density Residential

 Medium-Density Residential



Future Land Use Map





Pictures

North from Yorktown Boulevard





Pictures

West on Yorktown Boulevard Toward S. Staples St.





Pictures

East on Yorktown Boulevard Toward Cimarron Blvd.





Pictures

From East Side of Property Southwest Across Yorktown Boulevard





Pictures

Medians on Yorktown Boulevard in Front of Subject Property





Pictures

North at the Corner of Yorktown Boulevard and Gingerberry Boulevard





Public Notification

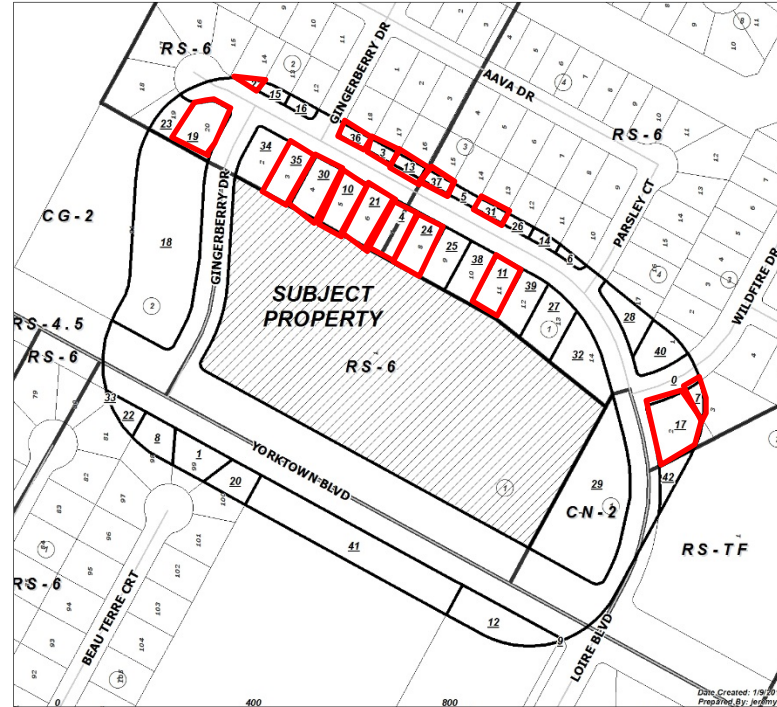
42 Notices mailed inside 200' buffer
11 Notices mailed outside 200' buffer

Notification Area

Opposed: 16 (13.01%)



In Favor: 0





Staff Recommendation

Denial of the “CN-1” Neighborhood Commercial District