



Zoning Case #0716-01

The Estate of Joan Wakefield Urban

From: “RS-6” Single-Family 6 District and
“FR” Farm Rural District

To: “IL” Light Industrial District on Tract 1
and

To: “RS-22” Single-Family 22 District on Tract 2

Planning Commission Presentation
July 13, 2016

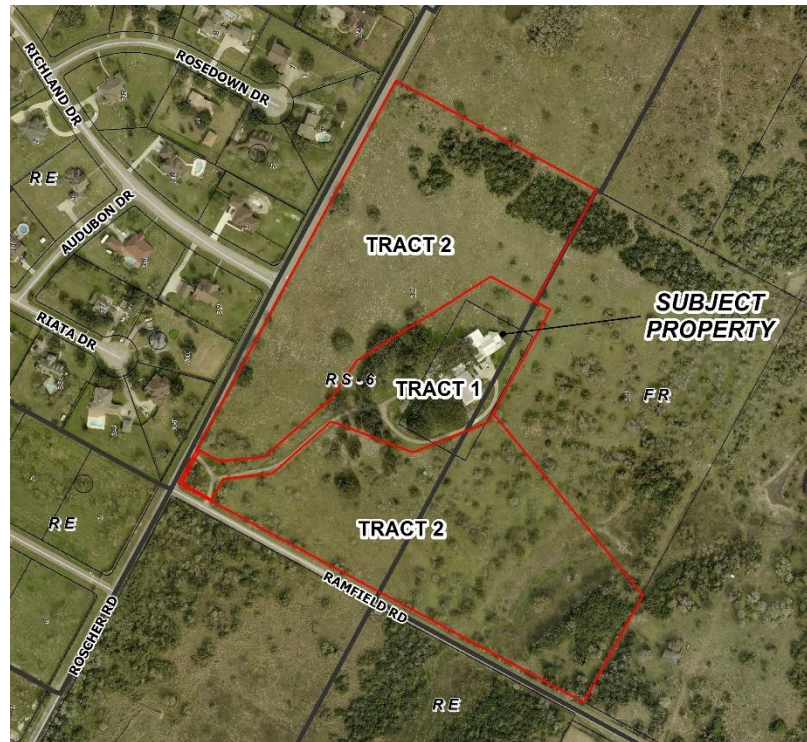


Aerial Overview



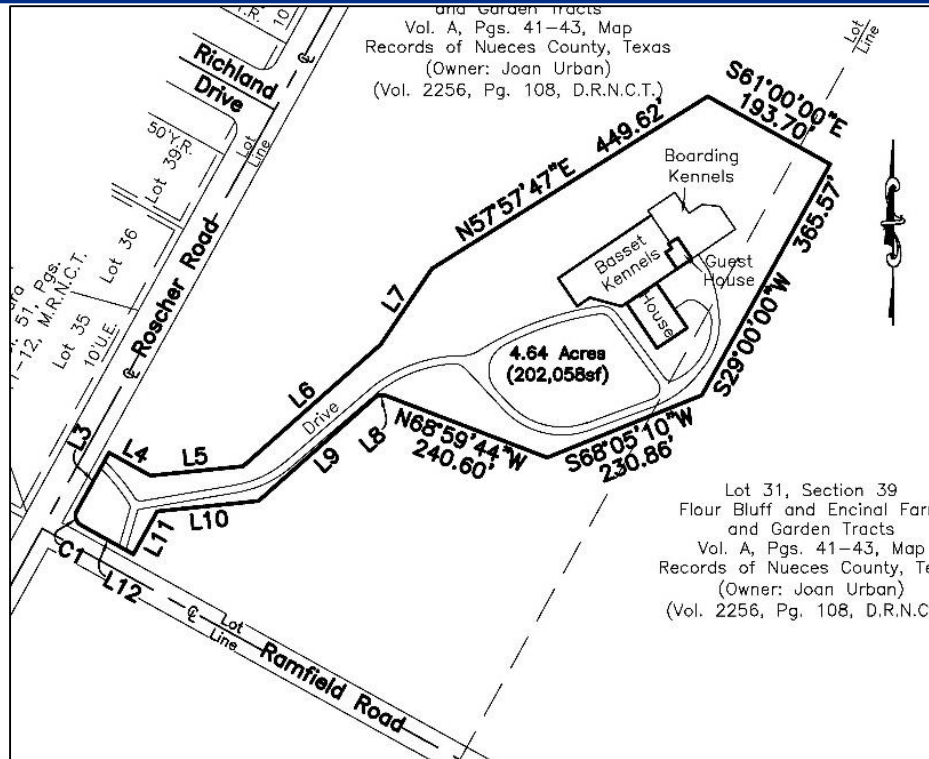


Aerial



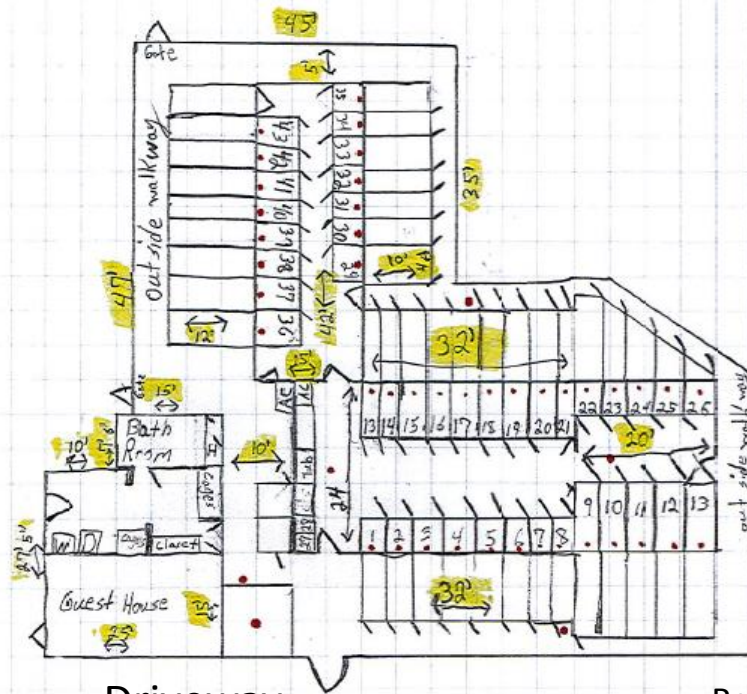


Site Plan





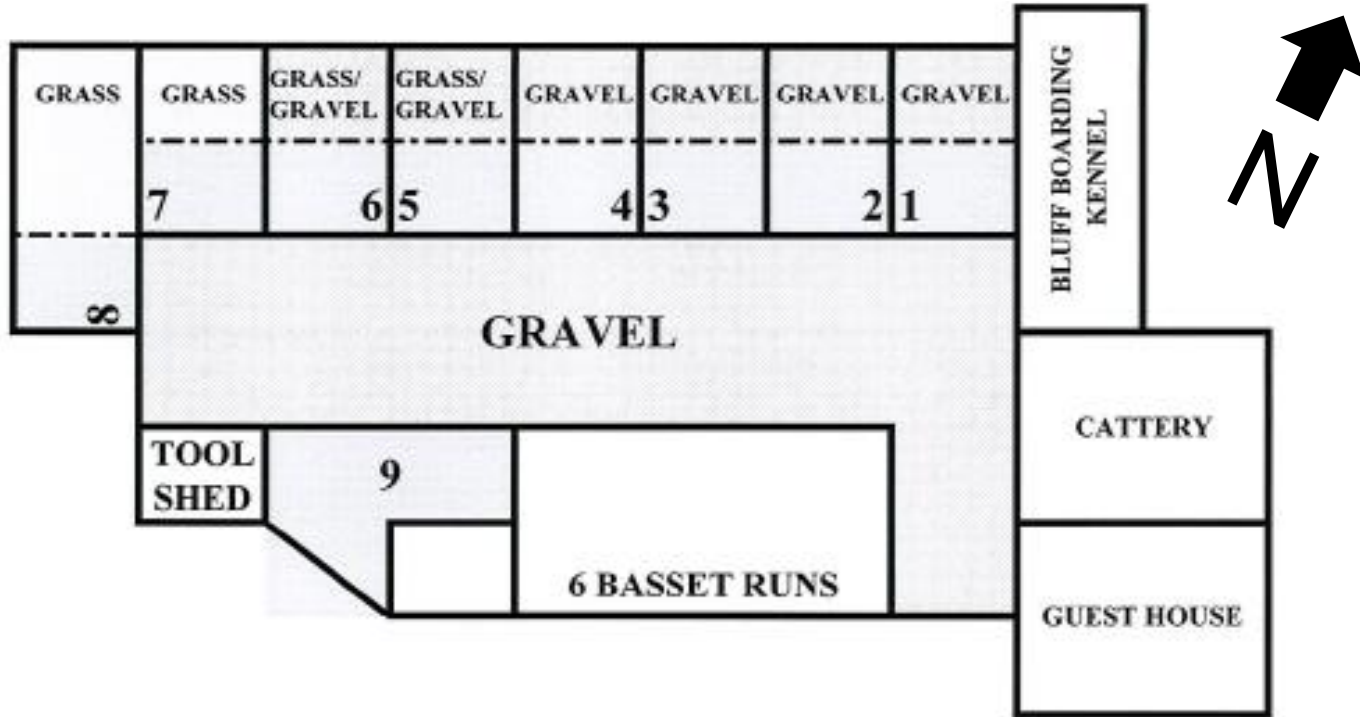
Floor Plan



Red = Drain



Basset Kennel Floor Plan



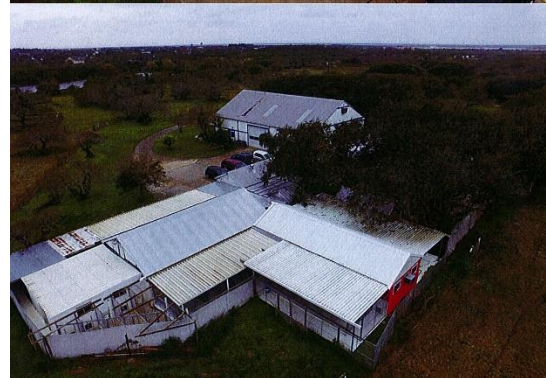


Photos of Facility



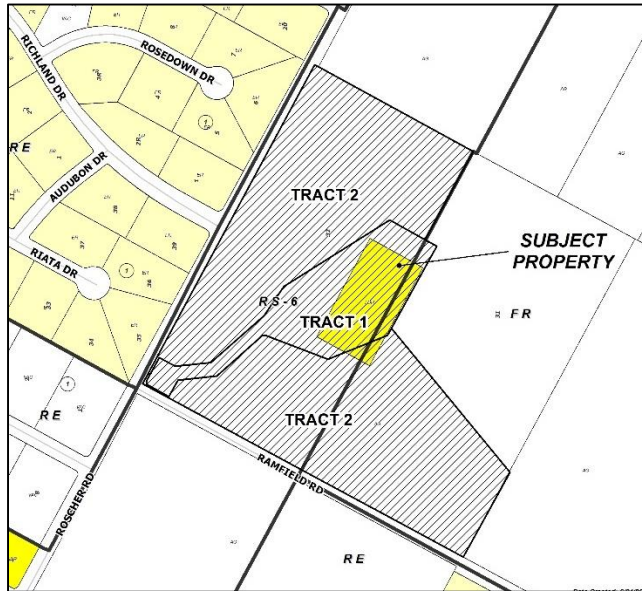


Photos of Facility

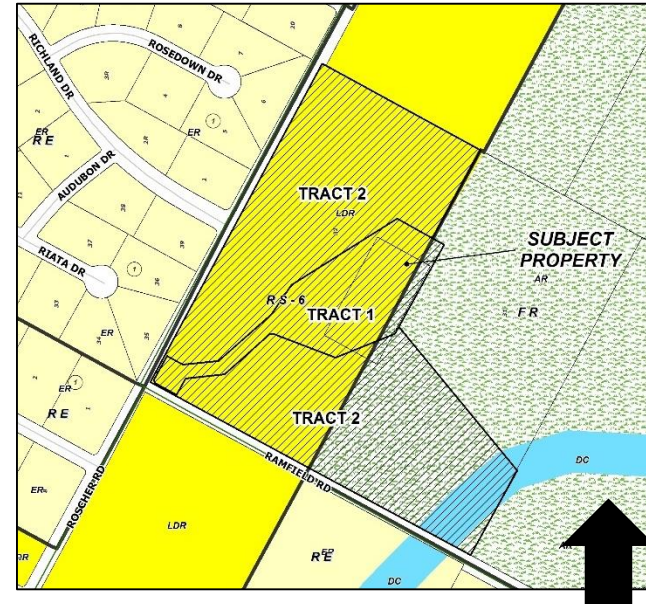




Existing Land Use



Future Land Use



Vacant



Residential Estate



Low Density Residential

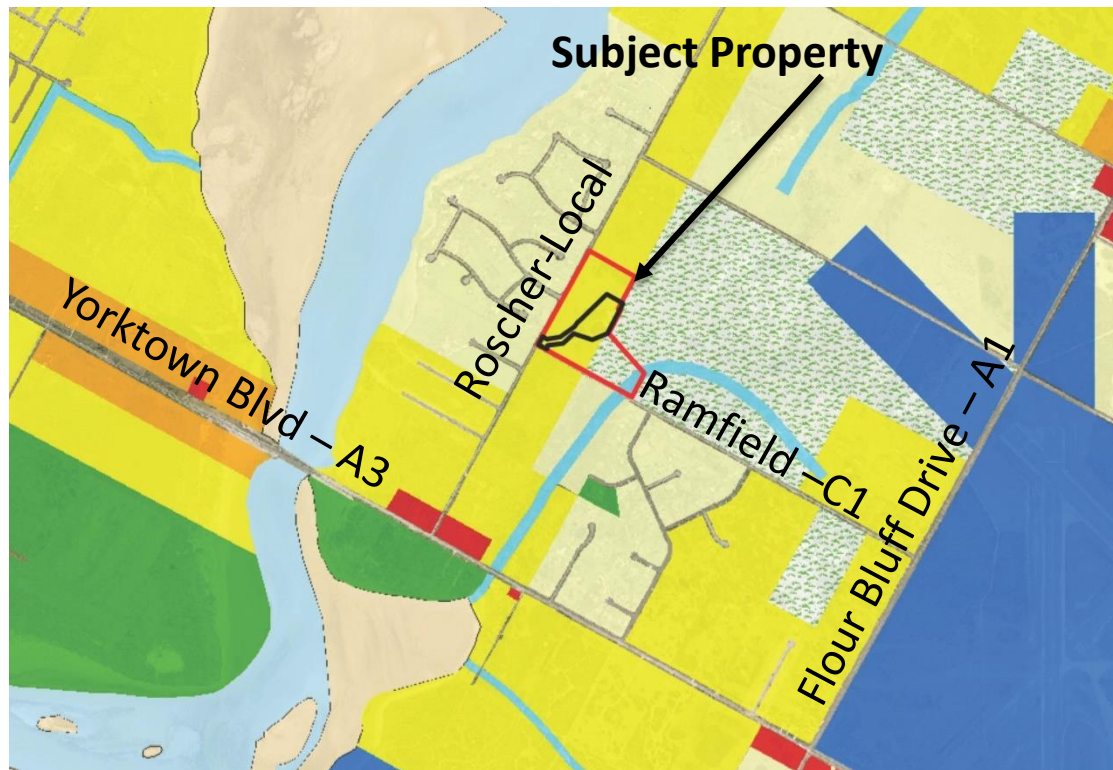


Farm Rural



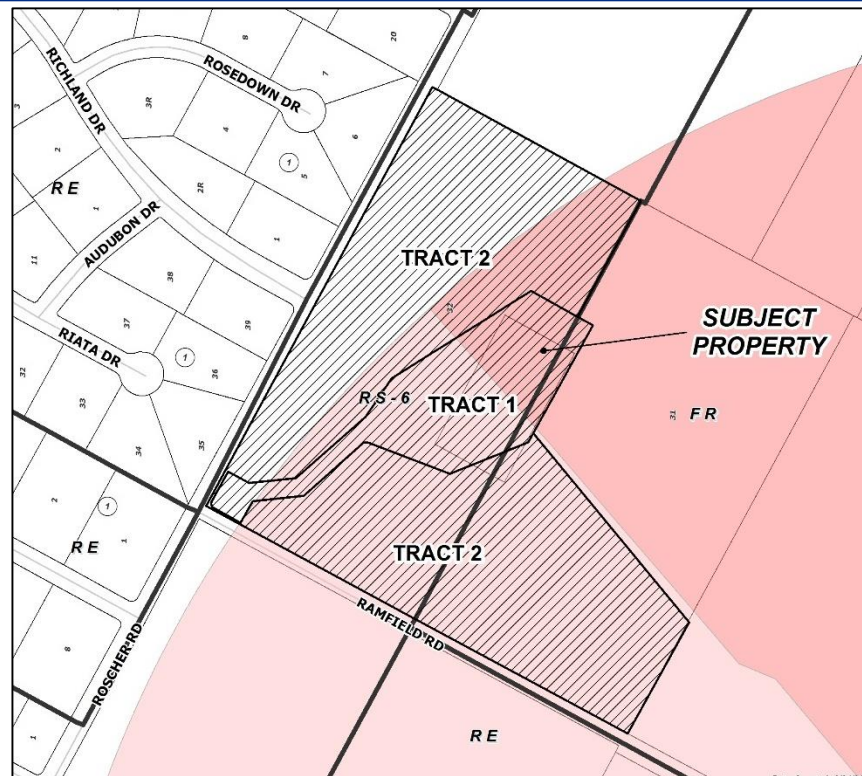


Future Land Use Map





Air Installation Compatibility Use Zones (AICUZ)





Gated Entrance to Property From Circular Driveway





Corner of Ramfield Road and Roscher Road





East on Ramfield Road





North on Roscher Road





Roscher Road Driveway





Portion of Kennel Area





Portion of Kennel Area





Kennel Area





View From Ramfield Road Property Frontage



Kennel Area



Public Notification

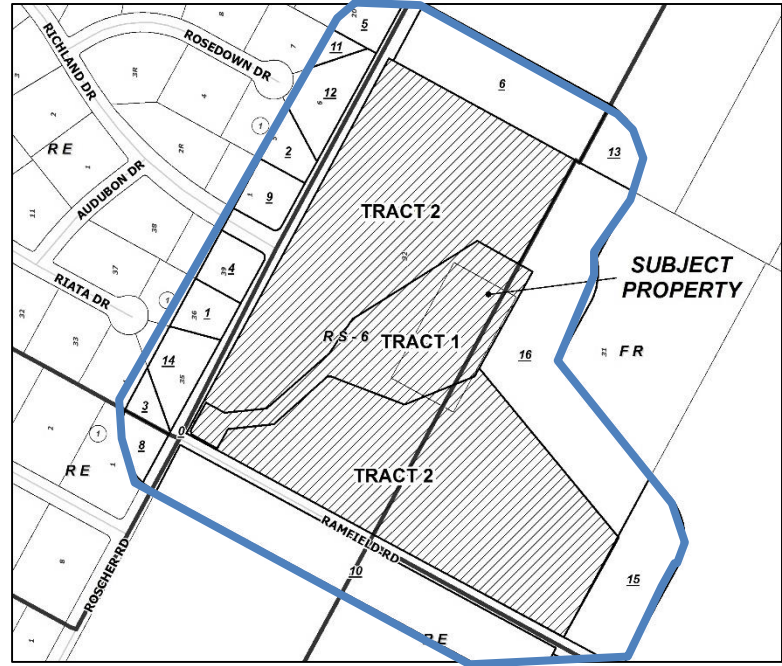
16 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

Tract 1:

Denial of the “IL” Light Industrial District and,
in lieu thereof,
Approval of the “RS-22/SP” Single-Family 22 District with
a Special Permit for an indoor/outdoor kennel
subject to the following conditions:



Special Permit Conditions

1. Uses.

- “RS-22” District Uses
- Indoor/outdoor kennel limited to:
 - 17,000 square feet
 - 225 animals

2. Lighting.

- Freestanding light poles shall not exceed 15 feet in height.
- Nonconforming light can remain until they are replaced.

3. Signage.

- Two freestanding signs: one on each street
 - Six foot tall
 - Nine square feet in area
-



Special Permit Conditions

4. **Dumpster Screening.** Any dumpster within the street yard shall be screened in accordance with UDC requirements.
5. **Time Limit.**
 - 12 months to get Certificate of Compliance
 - Expires if use is discontinued for six continuous months



Staff Recommendation

Tract 2:

Approval of the “RS-22” Single-Family 22 District