

# Zoning Case #0816-02

**From:** "RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District, "CG-2/SP" General Commercial District with a Special Permit for a Helipad

To: "CI" Intensive Commercial District

Planning Commission Presentation September 7, 2016 (Continued from August 24<sup>th</sup>)



## Aerial Overview



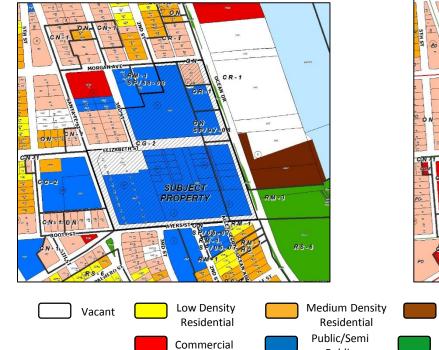


## Aerial



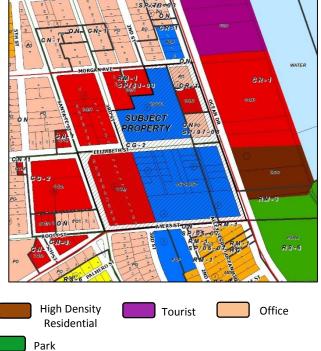


#### Existing Land Use



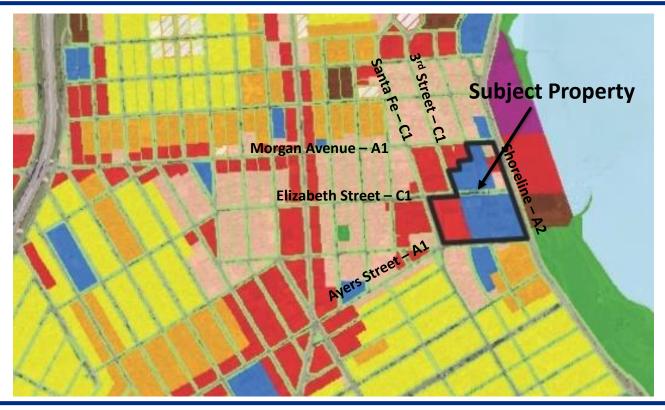
Public

#### Future Land Use



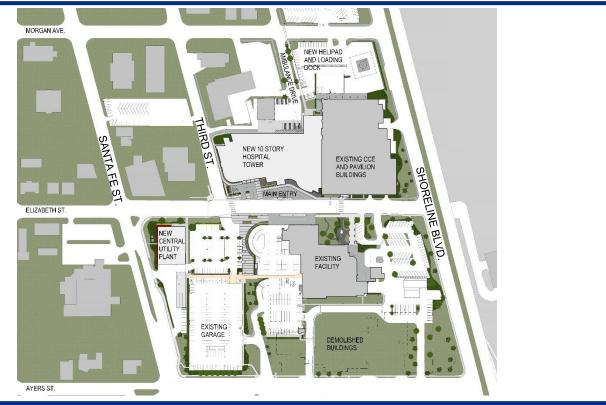


## Future Land Use Map





## Site Plan





#### Third Street Toward Elizabeth Street



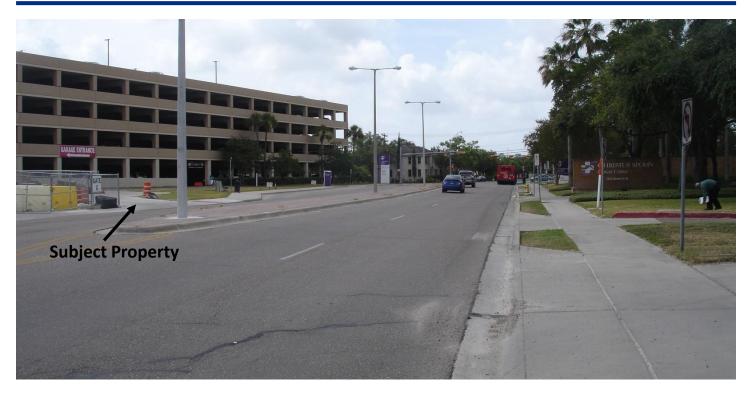


Elizabeth Street Toward Shoreline Boulevard





## Santa Fe Street Toward Ayers Street





#### Third Street and Ayers Street Toward Shoreline Boulevard





#### Ayers Street and Shoreline Boulevard





#### West on Morgan Avenue From Shoreline Boulevard





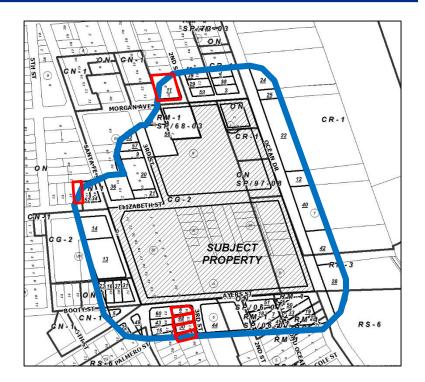
## **Public Notification**

62Notices mailed inside 200' buffer 4 Notices mailed outside 200' buffer

**Notification Area** 

Opposed: 6 (3.19%)

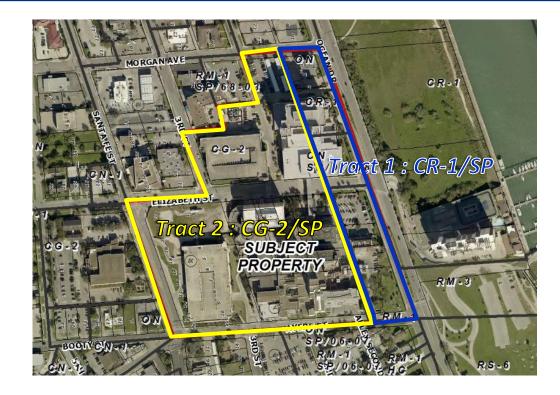
In Favor: 0





# Denial of the change of zoning to the "CI" Intensive Commercial District and, in lieu thereof, approval of:







## Tract 1:

## "CR-1/SP" Resort Commercial District with a Special Permit allowing a 10-foot minimum setback on Elizabeth Street and Ayers Street.



## Tract 2:

"CG-2/SP" General Commercial District with a Special Permit allowing a 15-foot minimum setback on Santa Fe Street, a 10foot minimum setback on Elizabeth Street and Ayers Street, and a zero-foot setback on Third Street.