



Zoning Case #0617-02
Margaret A. Markins and Linda Kay Cox

From: “FR” Farm Rural District

To: “CN-1” Neighborhood Commercial District

Planning Commission Presentation
June 28, 2017

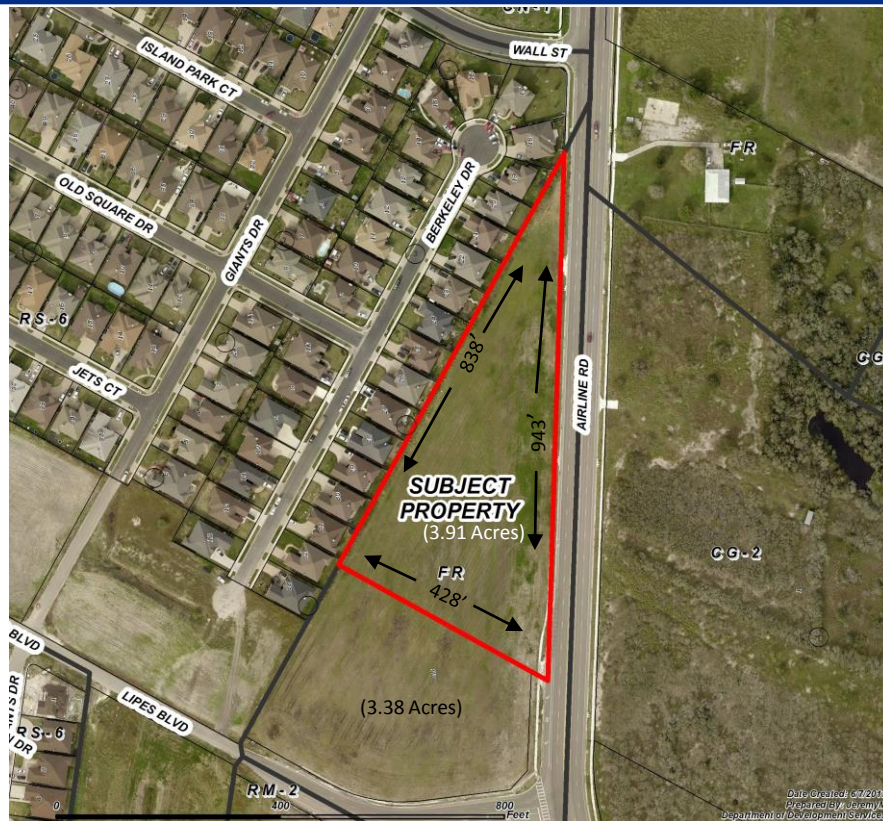


Aerial Overview



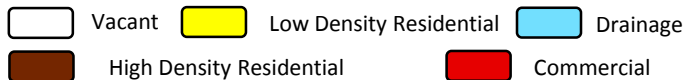
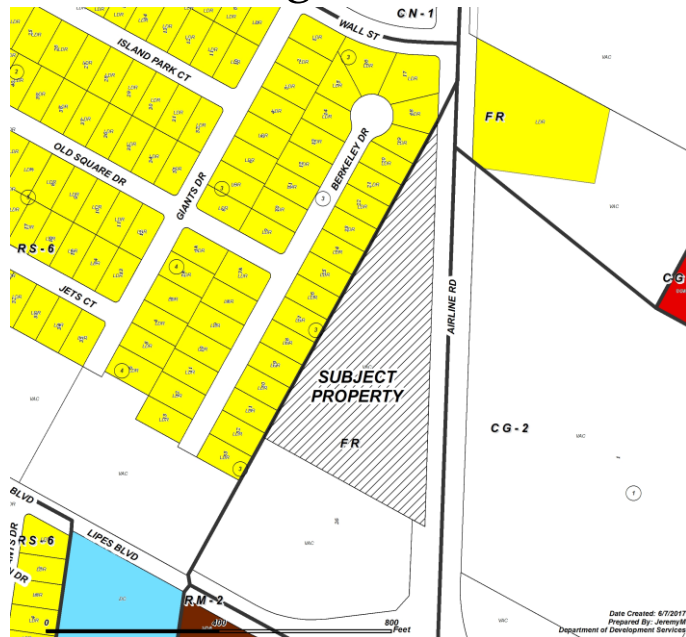


Subject Property at 3701 Airline Road

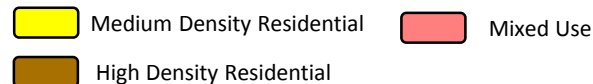
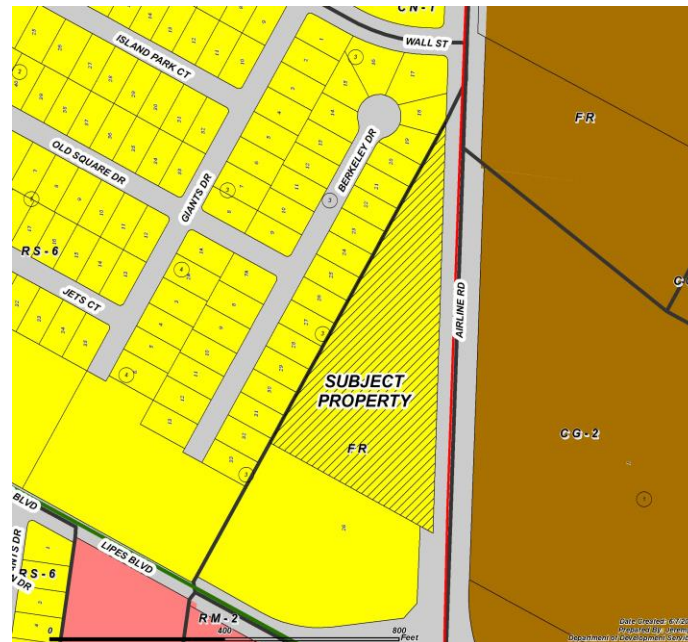




Existing Land Use



Future Land Use





Subject Property, West on Airline Road





Airline Road, North of Subject Property





Airline Road, East of Subject Property





Airline Road, South of Subject Property





Public Notification

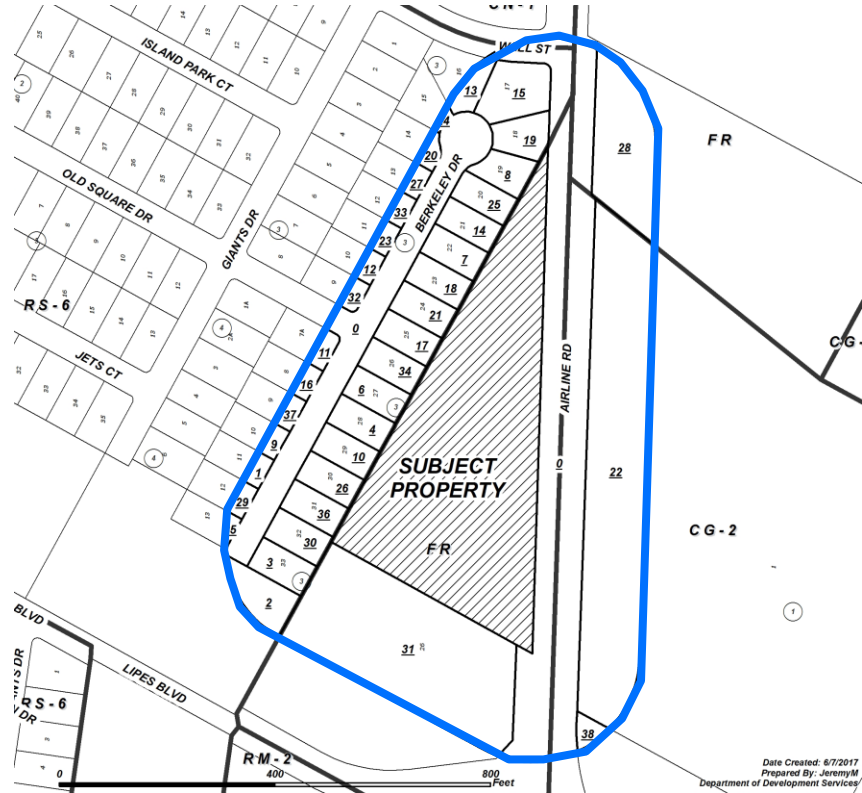
37 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

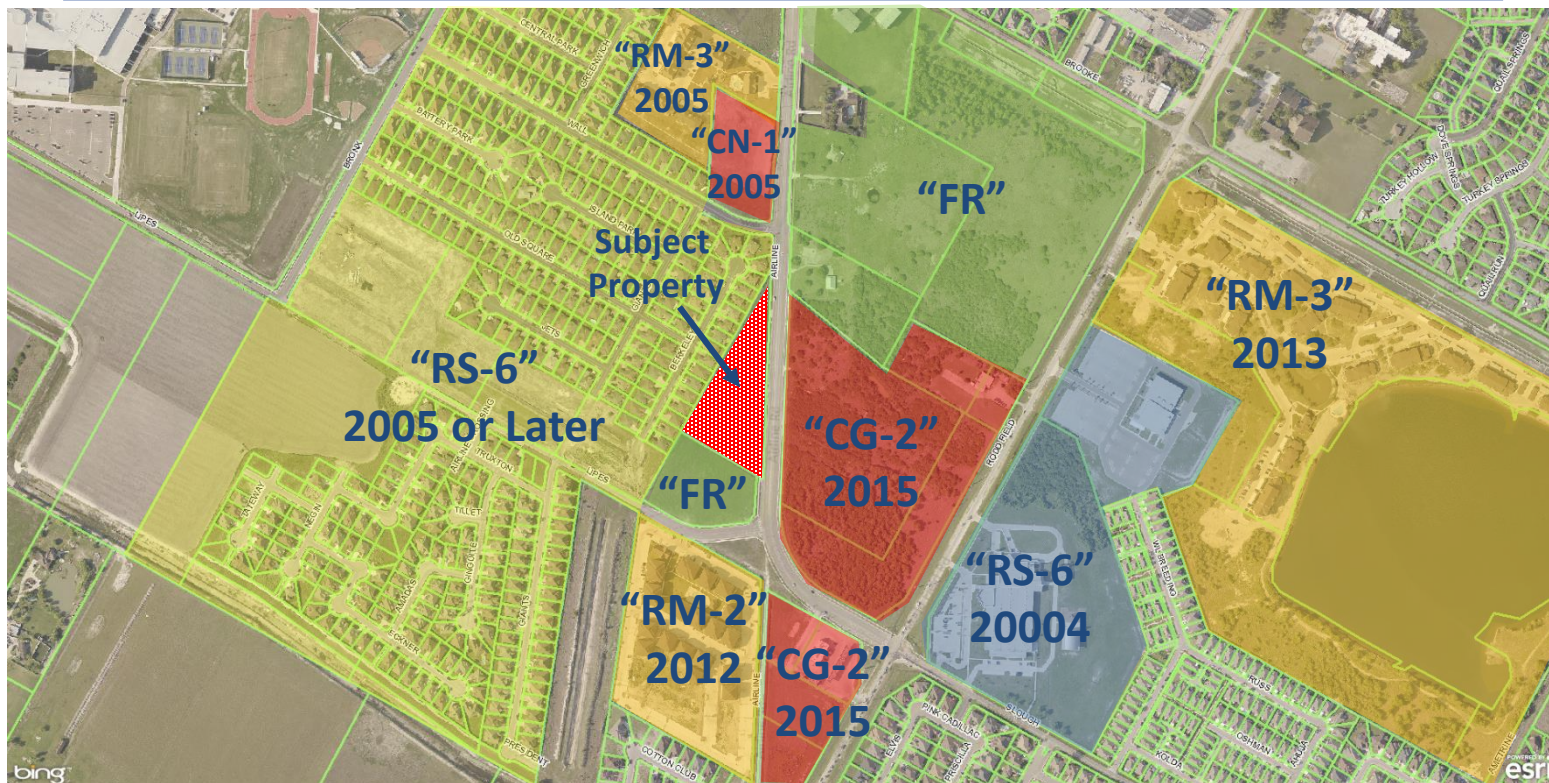


In Favor: 0



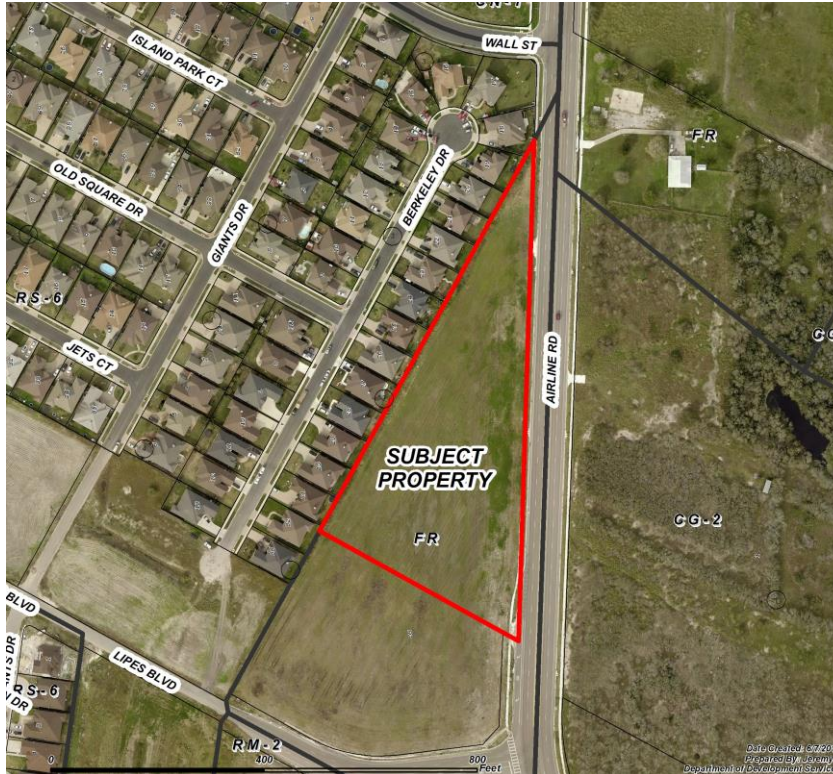


Zoning Pattern





UDC Requirements



Buffer Yards: "CN-1" to "RS-6"
Type B: 10'/10 pts.

Noise: 7' Wall

Setbacks:

Street: 20 feet

Side: 0 feet

Rear: 2:1 Setback (height)

Parking: 1:250 Sf. Net floor area

Uses Allowed: Retail, Offices, Apartments

*Bars/Nightclubs Not Allowed



Staff Recommendation

Approval of the “CN-1” Neighborhood Commercial District