



# **Zoning Case #1017-02**

## **Rogerio and Maria Lopez**

**From:** “RS-6” Single-Family 6 District

**To:** “CN-1” Neighborhood Commercial District

Planning Commission Presentation  
October 18, 2017



# Aerial Overview



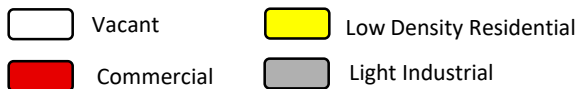
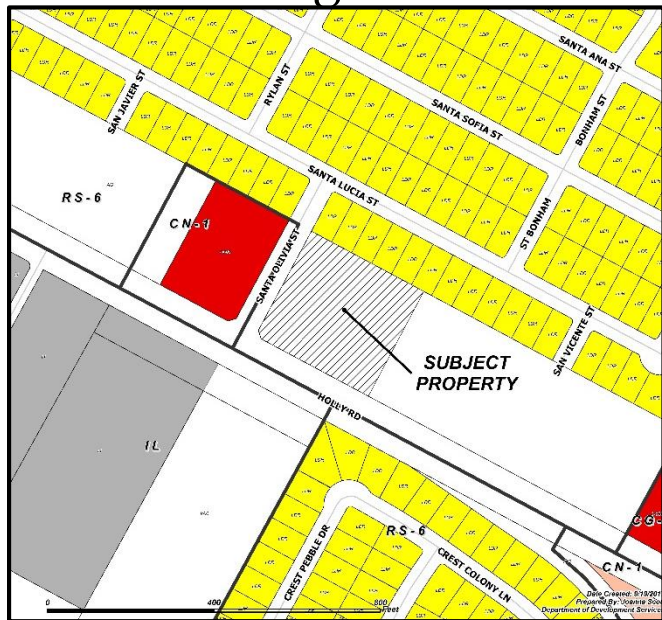


# Subject Property at 5842 Yorktown Boulevard

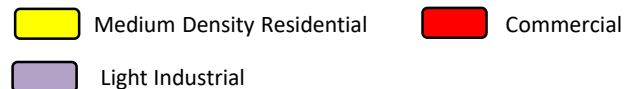
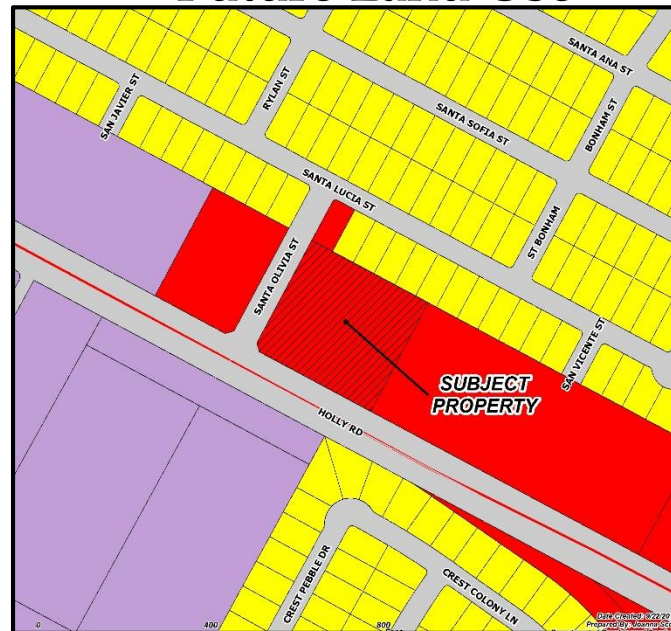




## Existing Land Use

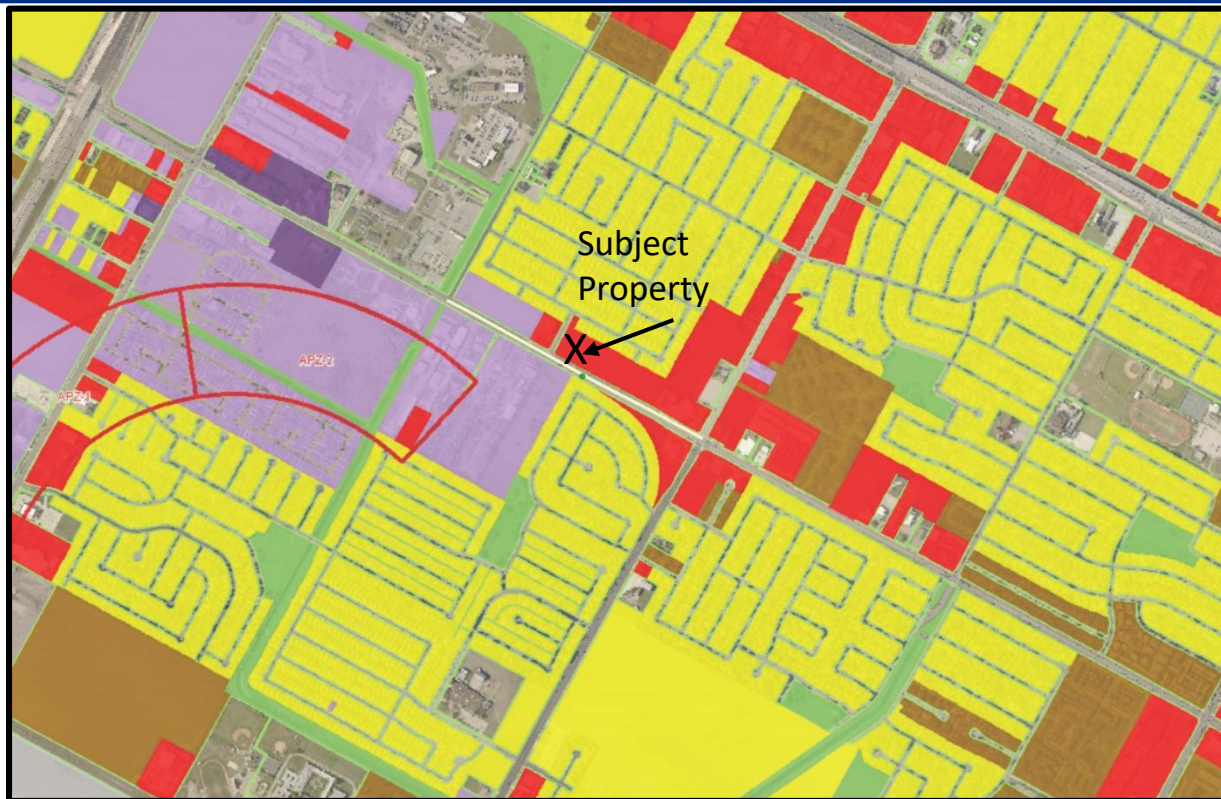


## Future Land Use



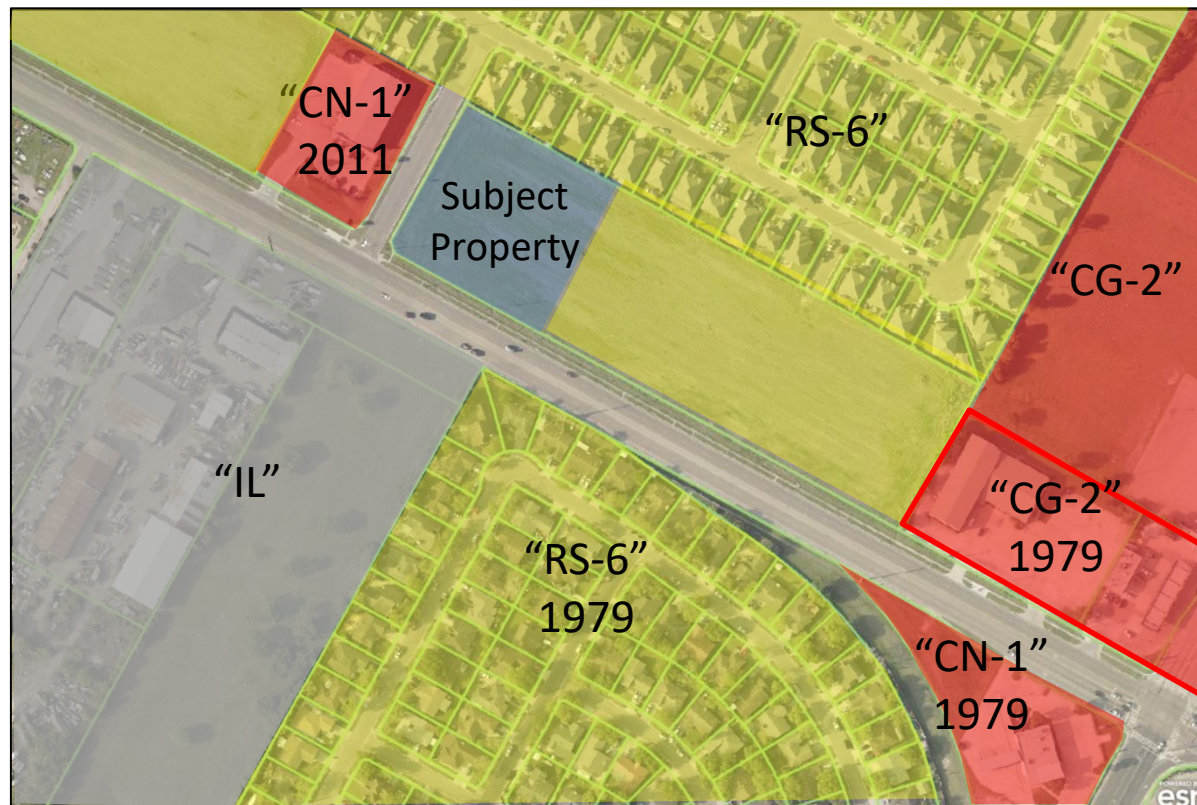


# Broader View of the Future Land Use





# Zoning Pattern





# Subject Property

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# Eastward View from Santa Olivia Street

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# West Across Santa Olivia Street From Subject Property

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# East Along Holly Road



Subject Property



## Westward View on Holly Road





# Vacant Lot Southeast Across Holly Road From Subject Property





# Southwest Across Holly Road From Subject Property





# UDC Requirements for “CN-1”



Buffer Yards: “CN-1” to “RS-6”  
Type B: 10’ & 10 pts.

Noise: 7’ Wall (dumpsters, loading area, restaurant drive thru, etc.)

Setbacks: Street: 20 feet  
Corner: 15 feet  
Side & Rear: 2 to1 Setback  
(height-12’) x 2

Parking: 2.84 per 1,000 Sf. GFA

Uses Allowed: Retail, Offices, Apartments  
\*Bars/Nightclubs Not Allowed in “CN-1”





# Staff Recommendation

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## **Approval of the “CN-1” Neighborhood Commercial District**