



# **Zoning Case #0917-02**

## **Ardoin Inc.**

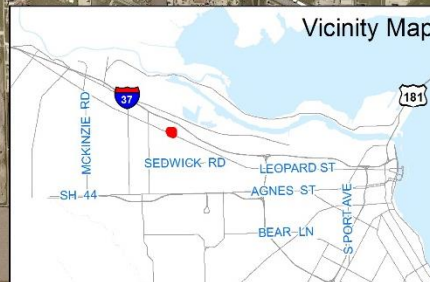
**From:** “CG-2/SP” General Commercial District with Special  
Permit

**To:** “IL” Light Industrial District

Planning Commission Presentation  
November 1, 2017



# Aerial Overview



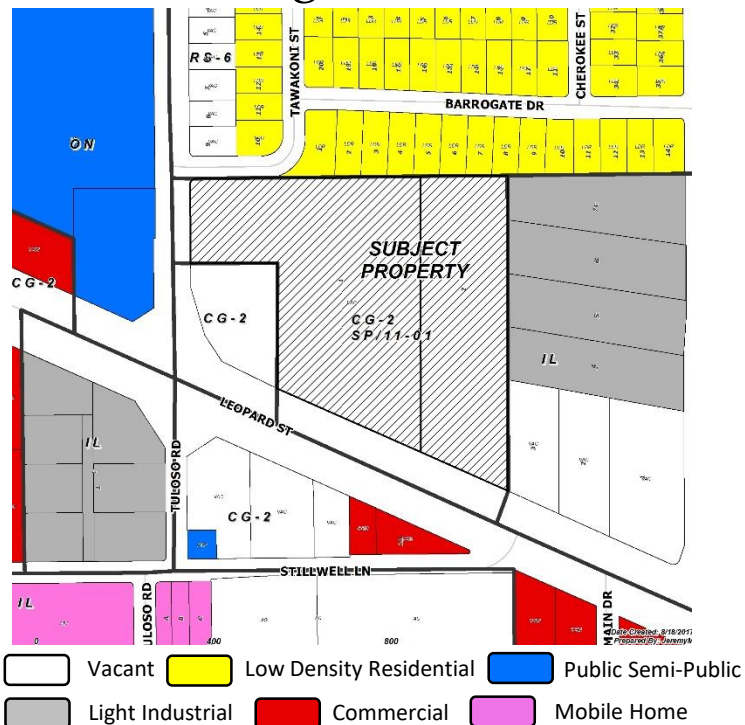


# Subject Property at 8254 and 8128 Leopard Street

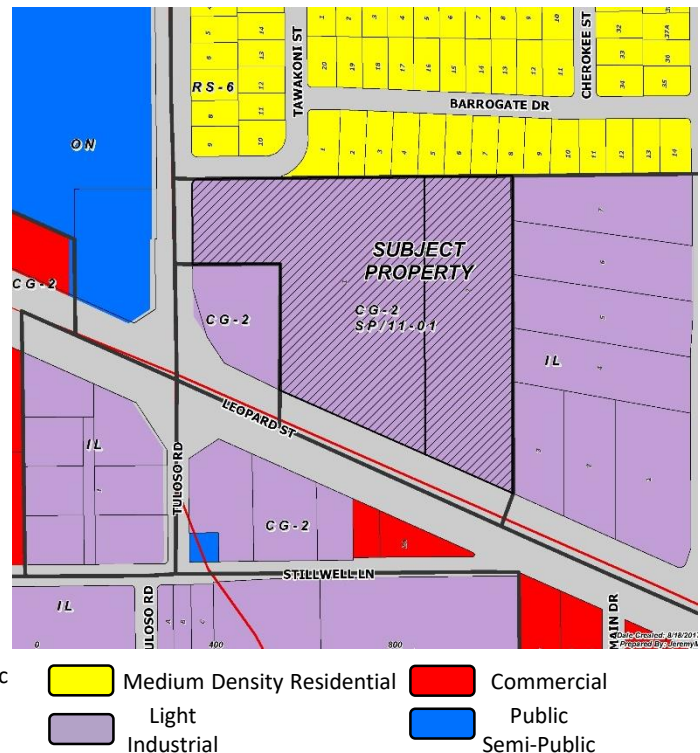




## Existing Land Use



## Future Land Use







# Subject Property, 8154 and 8128 Leopard Street





# Tuloso Road, West of Subject Property







# Tuloso Road, West of Subject Property





# Barrogate Drive, North of Subject Property







# Barrogate Drive, North of Subject Property





# Suntide Road, East of Subject Property

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# Public Notification

42 Notices mailed inside 200' buffer

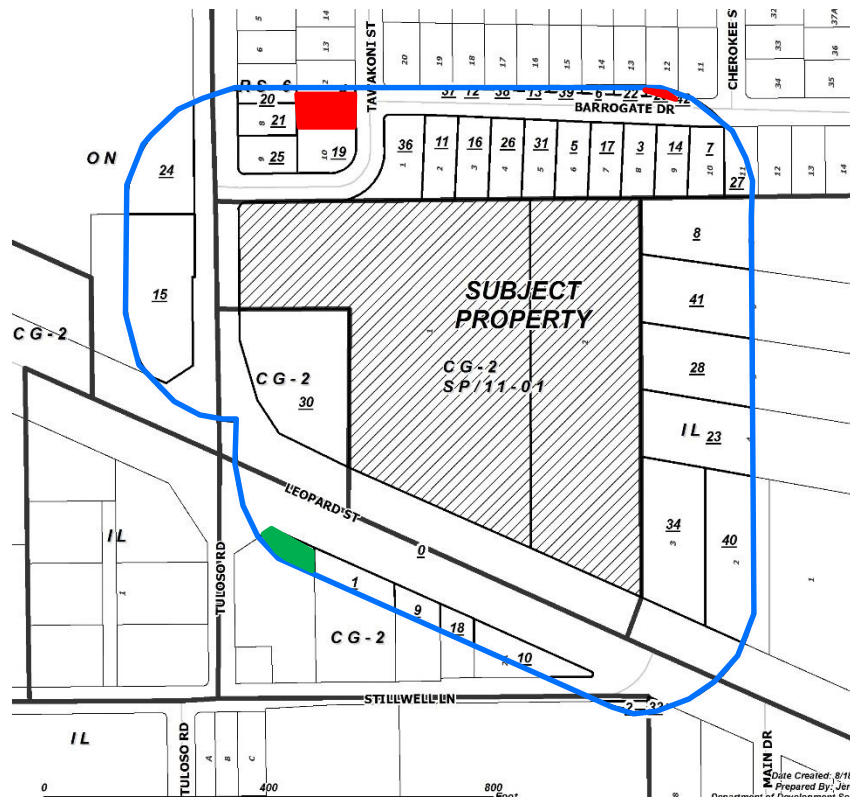
1 Notice mailed outside 200' buffer

Notification Area

Opposed: 2 (1.11%)



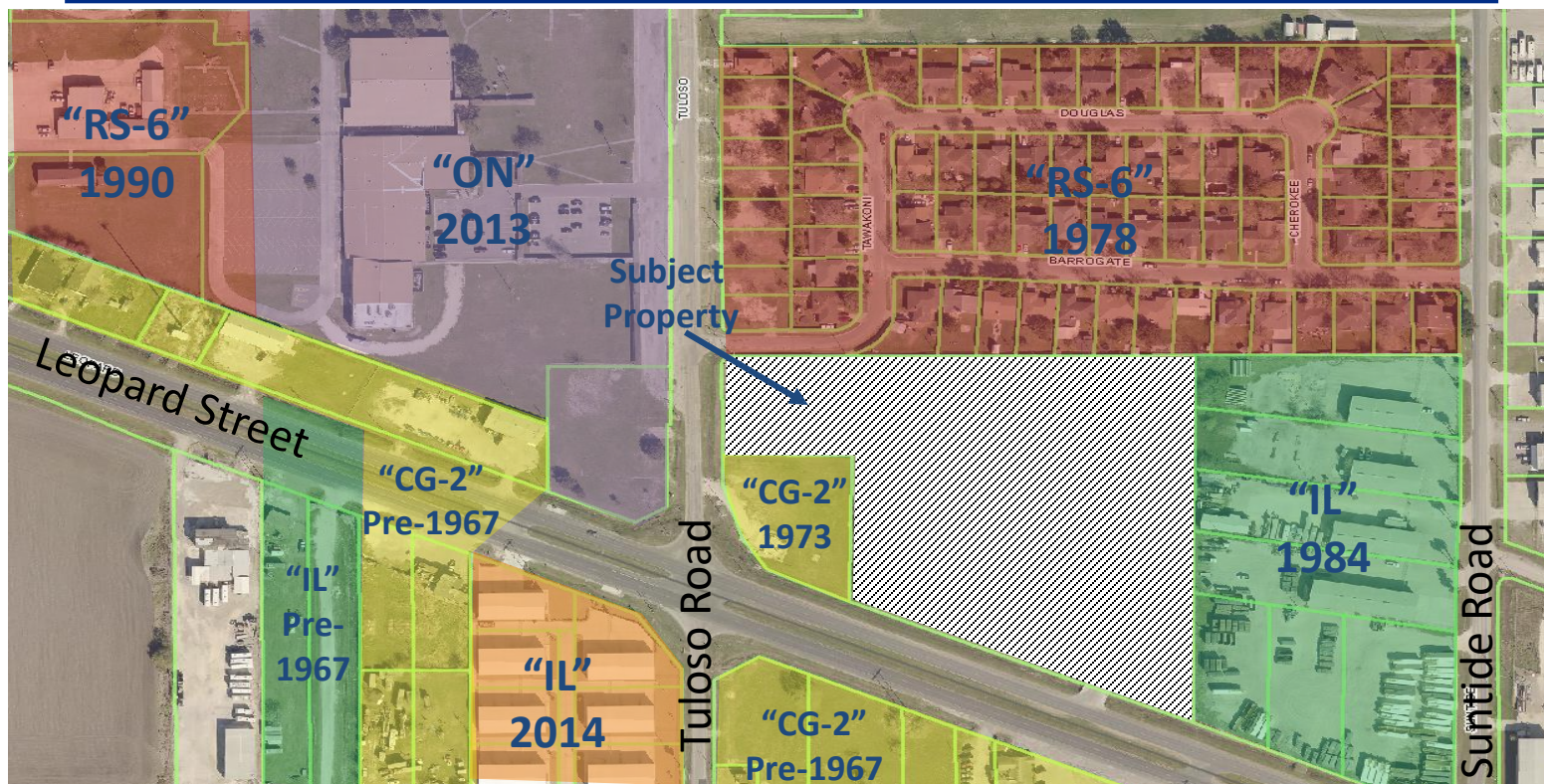
In Favor: 0







# Zoning Pattern





# UDC Requirements



Buffer Yards: “IL” to “RS-6”:

Type C: 10’/15 pts. redevelopment

Type D: 20’/20 pts. New  
development

Current under SP:

50’ for any storage greater  
than 6’ and a solid 6’ fence

Setbacks:

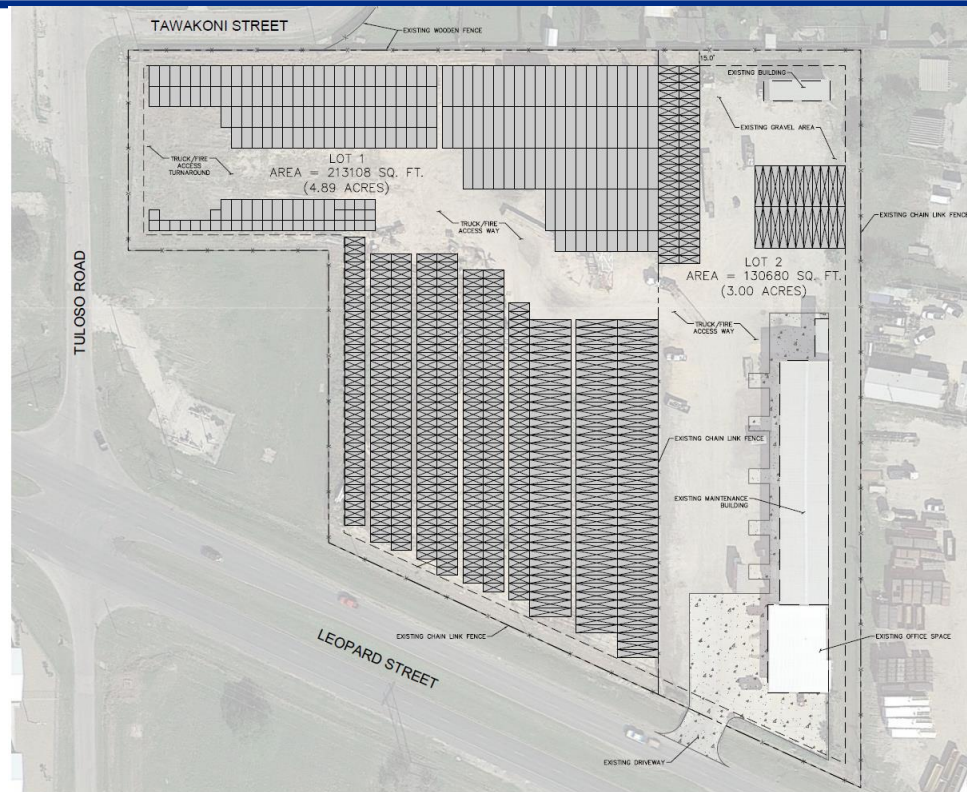
Street: 20’

Side and Rear abutting RS: 40’





# Site Plan







# Staff Recommendation

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## **Approval of the “IL” Light Industrial District**