



Zoning Case #0717-01

**Alrich Enterprises Inc., DBA Richard Sanchez
Motors and Ben L. Herndon, Jr**

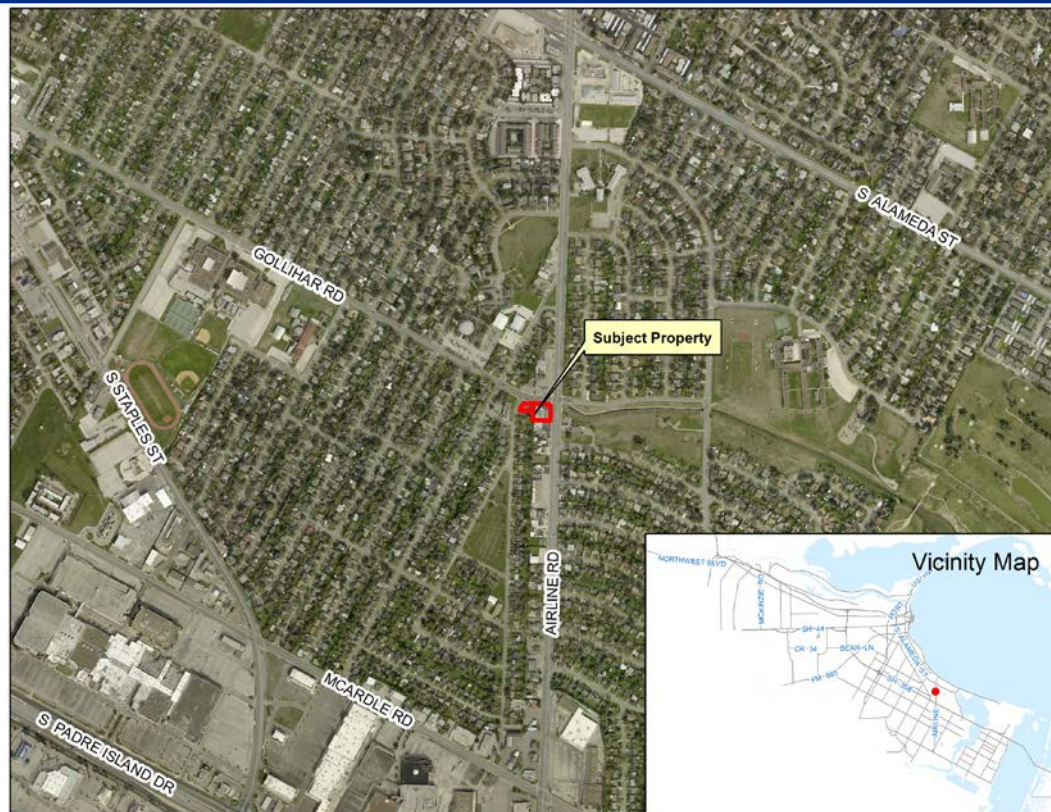
From: “ON” Neighborhood Office District and the
“CN-1” Neighborhood Commercial District

To: “CG-2” General Commercial District

Planning Commission Presentation
November 15, 2017



Aerial Overview



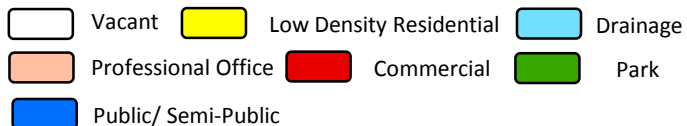


Subject Property at 901 Airline Road

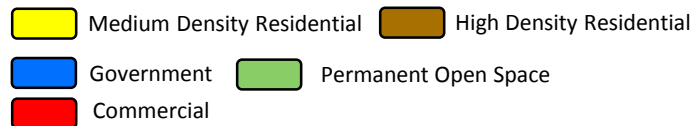
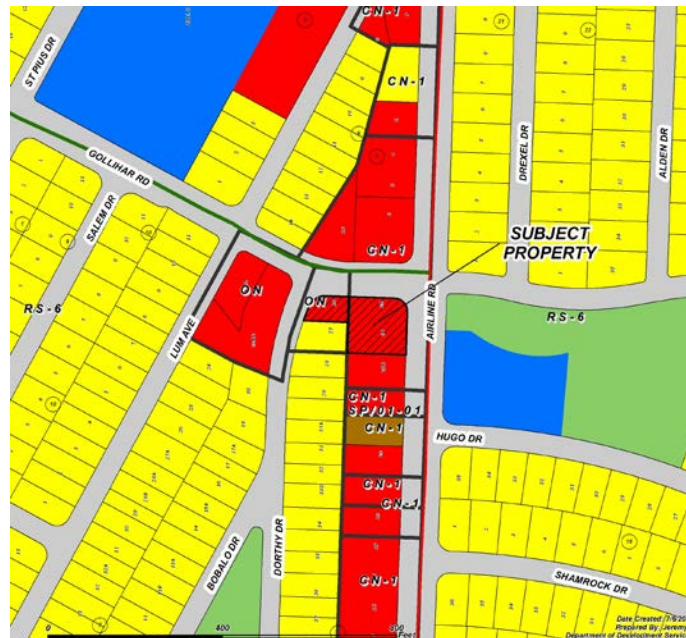




Existing Land Use



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





Subject Property, South on Gollihar Road





Subject Property, South on Gollihar Road





Gollihar Road, West of Subject Property





Gollihar Road, North of Subject Property





Airline Road, East of Subject Property





Subject Property, East on Dorthy Street





Dorthy Street, South of Subject Property





Dorthy Street, West of Subject Property





Dorthy Street, North of Subject Property





Public Notification

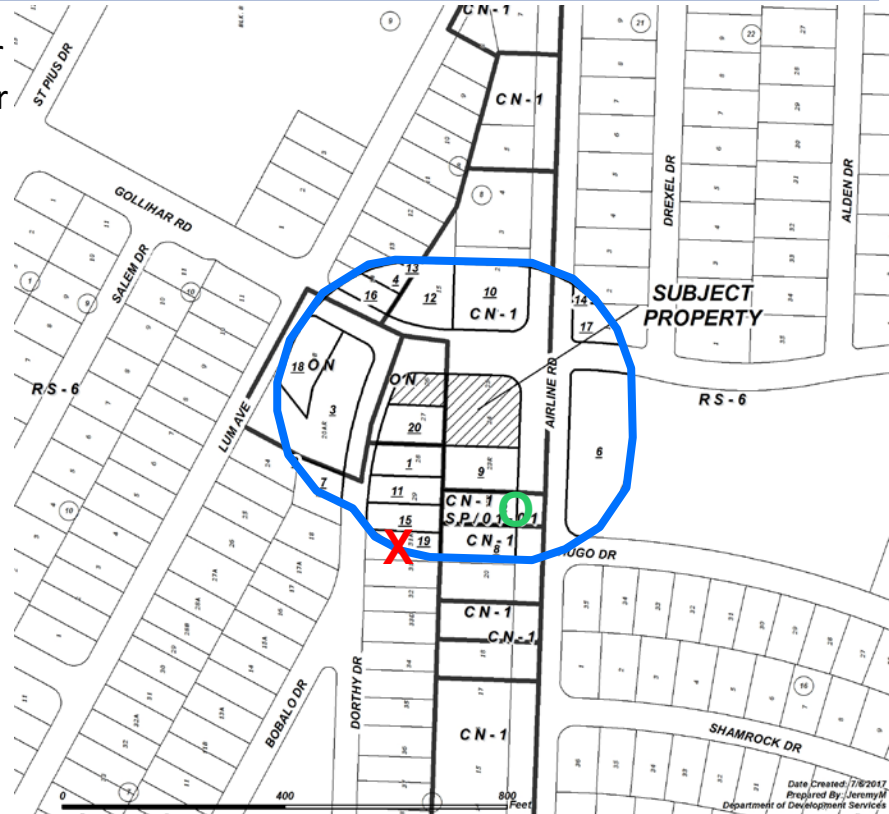
20 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (1.43%)

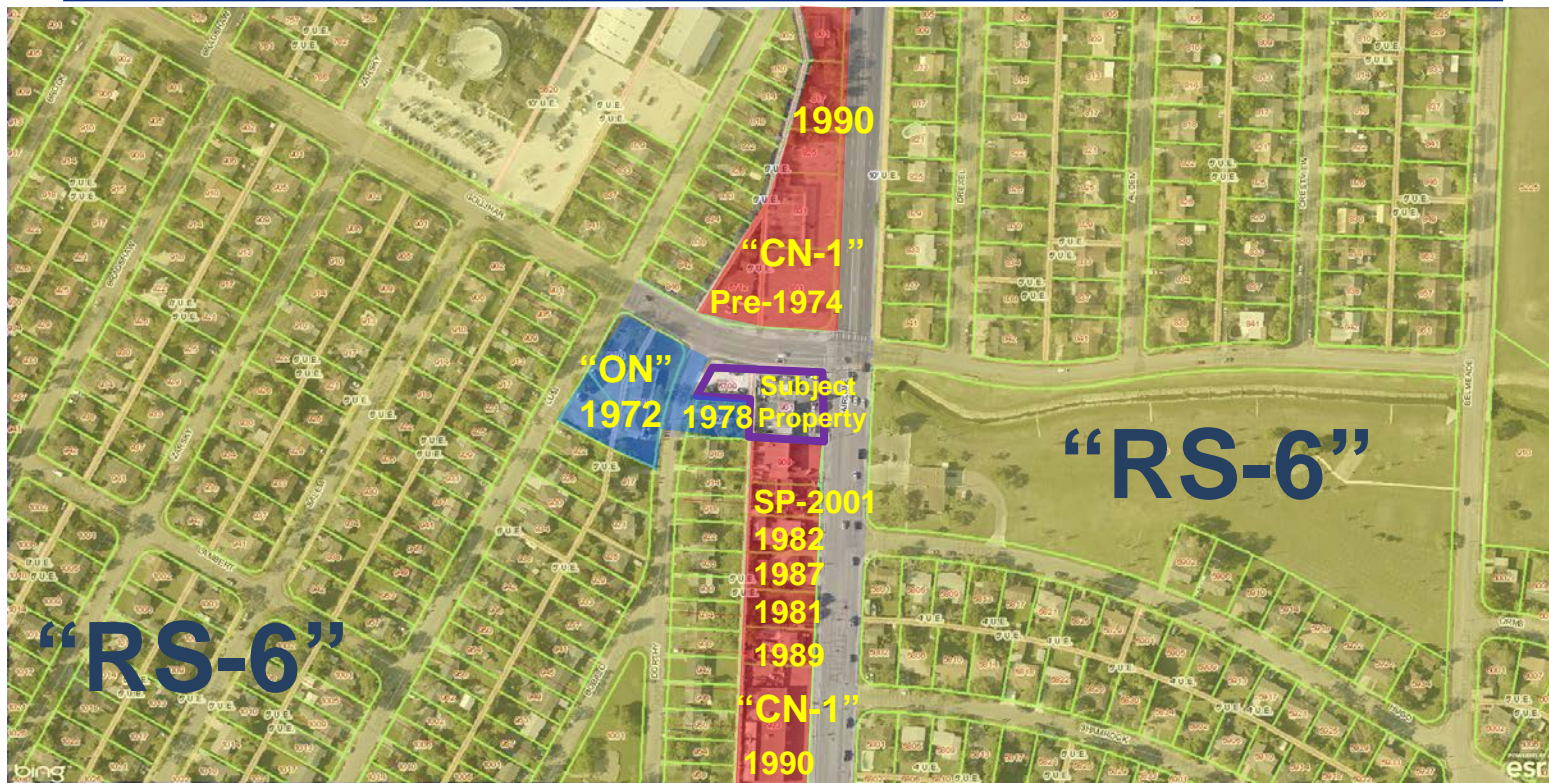


In Favor: 1





Zoning Pattern





UDC Requirements



Noise: 7 foot Wall

Setbacks: Street: 20 feet

Parking: 1:500 Sf. Gross Floor Area
No ADA Spaces On-Site

Uses Allowed: Retail, Offices, Apartments,
Hotels, Restaurants, Storage, Bars, and
Nightclubs

Non-Conforming: Dumpsters, Lighting,
Landscaping, Gates/Stacking, and Fill

No Certificate of Occupancy



Staff Recommendation

Denial of the change of zoning to the “CG-2”
General Commercial District

in lieu thereof

Approval of the “CN-1” Neighborhood Commercial
District with a Special Permit (SP) with the
following conditions:



Staff Recommendation

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Vehicle Sales” as described per the Unified Development Code (UDC). No on-site repair work of any type may be performed.
 2. **Auto Sales:** The auto sales use is limited to no more than twenty-five (25) vehicles for sale at one time.
 3. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
 4. **Speakers:** Outside paging, speakers, telephone bells, or similar devices are prohibited.
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Staff Recommendation

5. **Screening Fence:** A standard screening fence with a height of not less than six (6) feet must be located and/or maintained along any property line shared with a residential use. The fence must be installed before a certificate of occupancy is issued.
 6. **Hours of Operation:** The automobiles sales use may only operate between the hours of 8:00 a.m. and 8:00 p.m.
 7. **Landscaping:** Landscaping must be provided in accordance with the vehicular use area requirements of the UDC. All landscape material must be kept in a healthy and growing condition at all times. All landscape material must be installed before a certificate of occupancy is issued.
 8. **Signage:** No signs are to be installed on Dorthy Street except for the purposes of emergency or directional information.
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Staff Recommendation

9. **Loading/Unloading/Parking:** No loading or unloading of vehicles is allowed on a public street and must occur on-site. No parking is allowed at any time on Dorthy Street.
 10. **Access:** Access to or from Dorthy Street is prohibited.
 11. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
 12. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire Code Requirements.
 13. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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