



Zoning Case #0318-02 Hooten Family Trust A

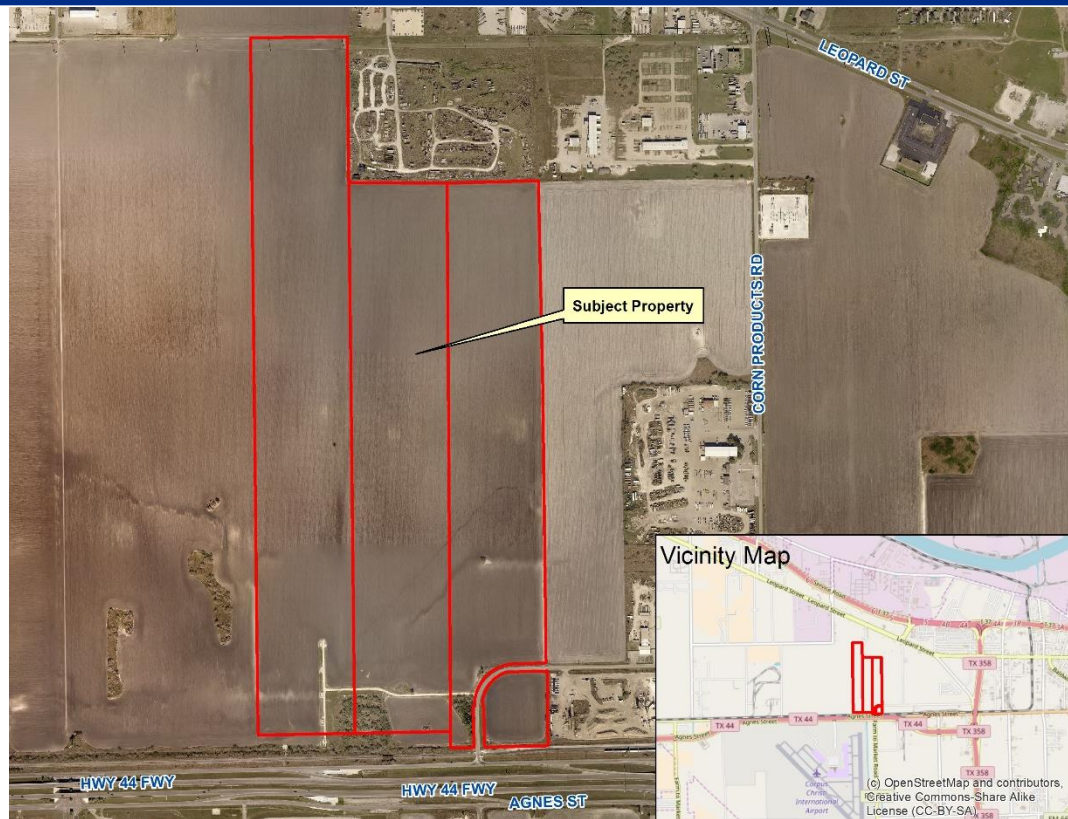
From: “IL” Light Industrial District

To: “IL/SP” Light Industrial District with a Special Permit

Planning Commission Presentation
April 18, 2018

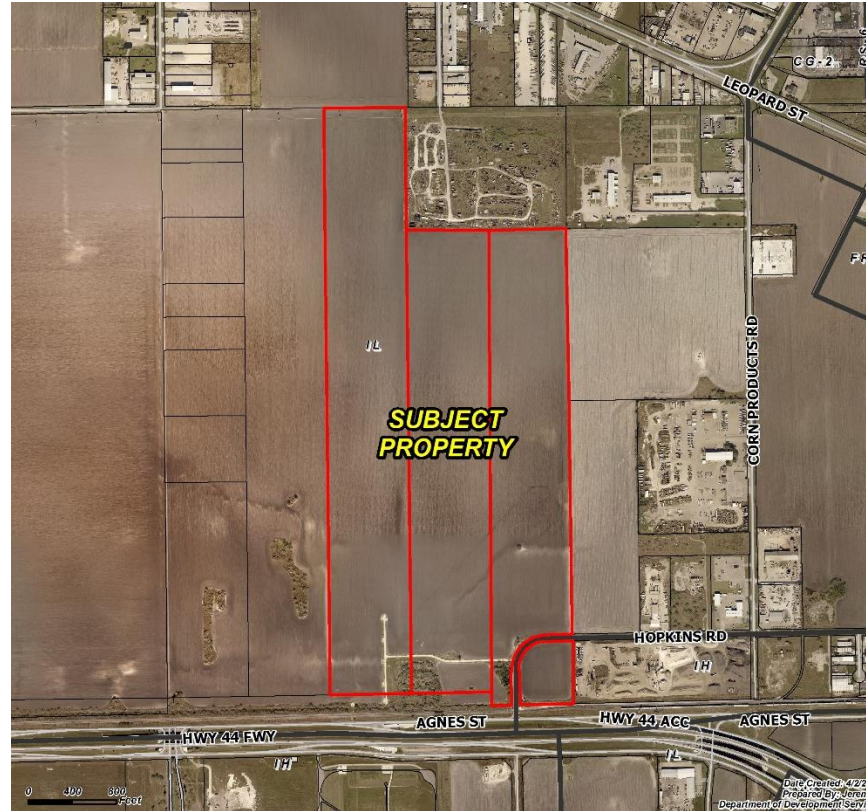


Aerial Overview





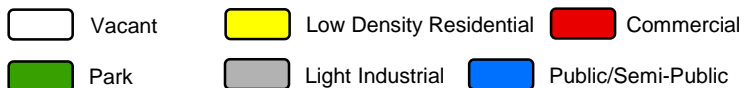
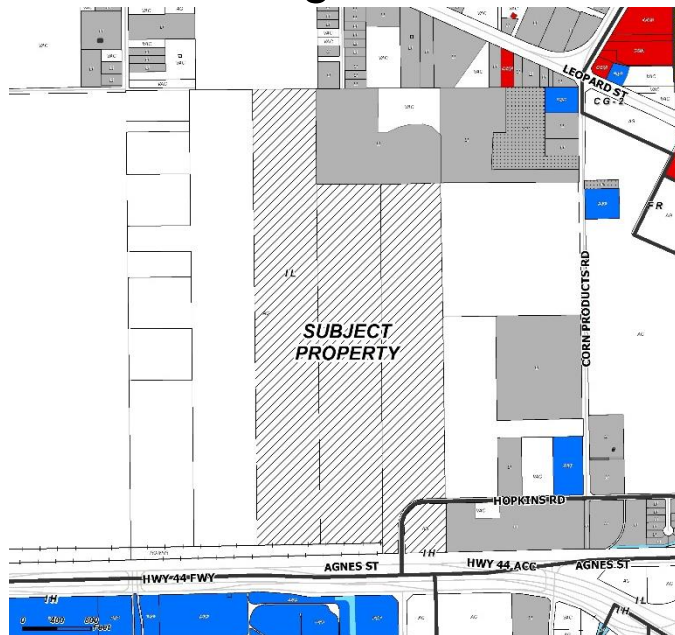
Subject Property at 6502 and 6630 Agnes Street



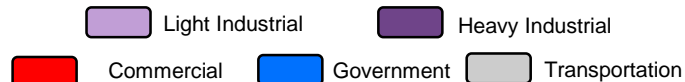
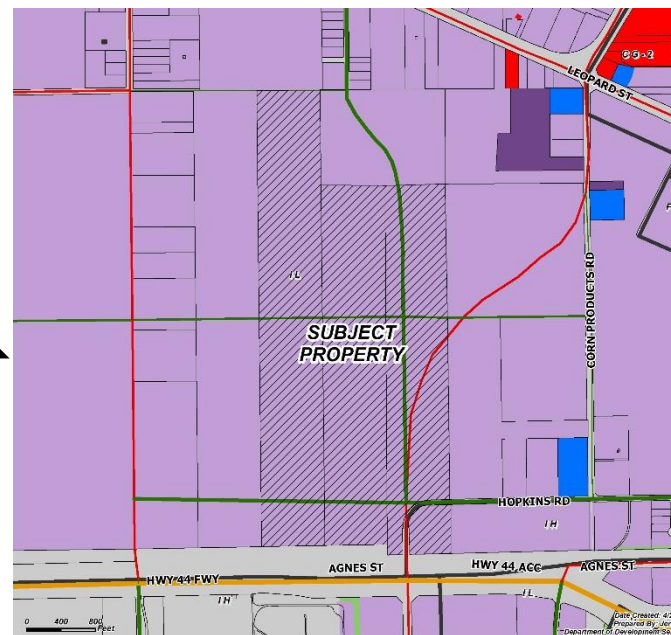


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Agnes Street





Agnes Street, East of Subject Property





Agnes Street, South of Subject Property





Agnes Street, West of Subject Property





Public Notification

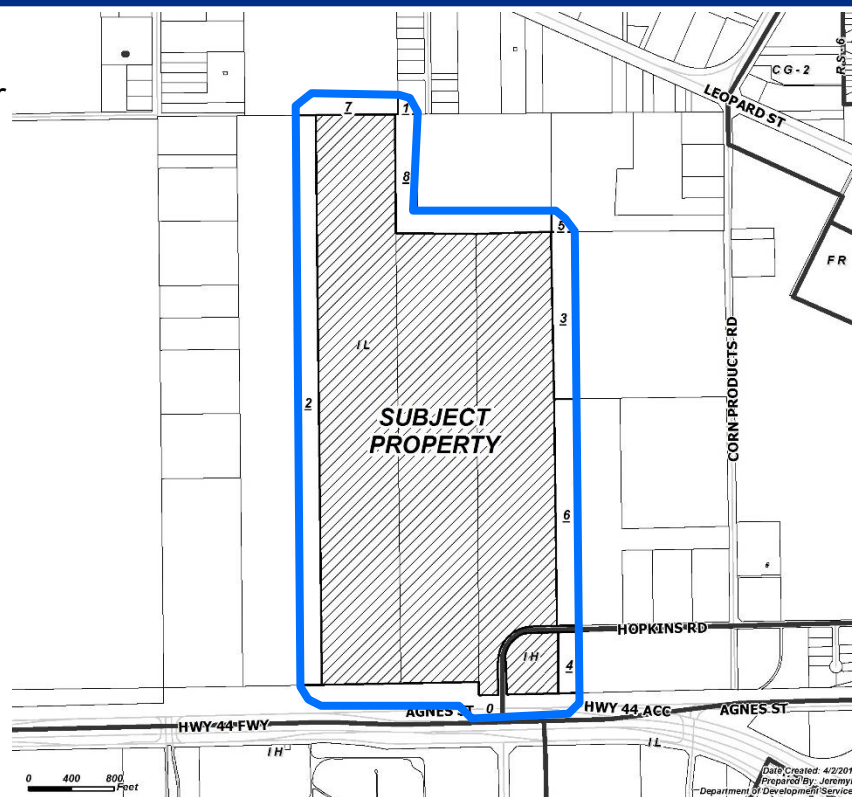
8 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

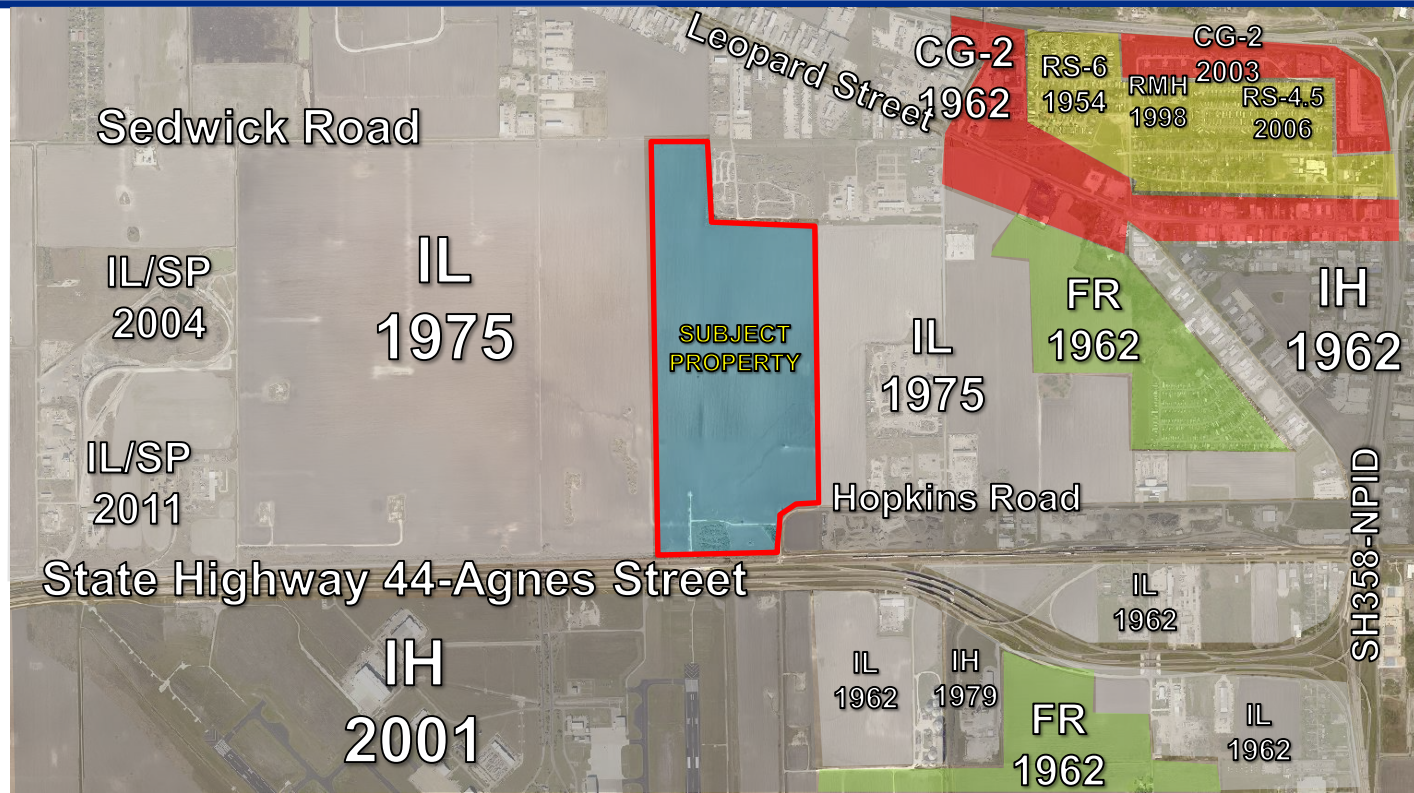


In Favor: 0



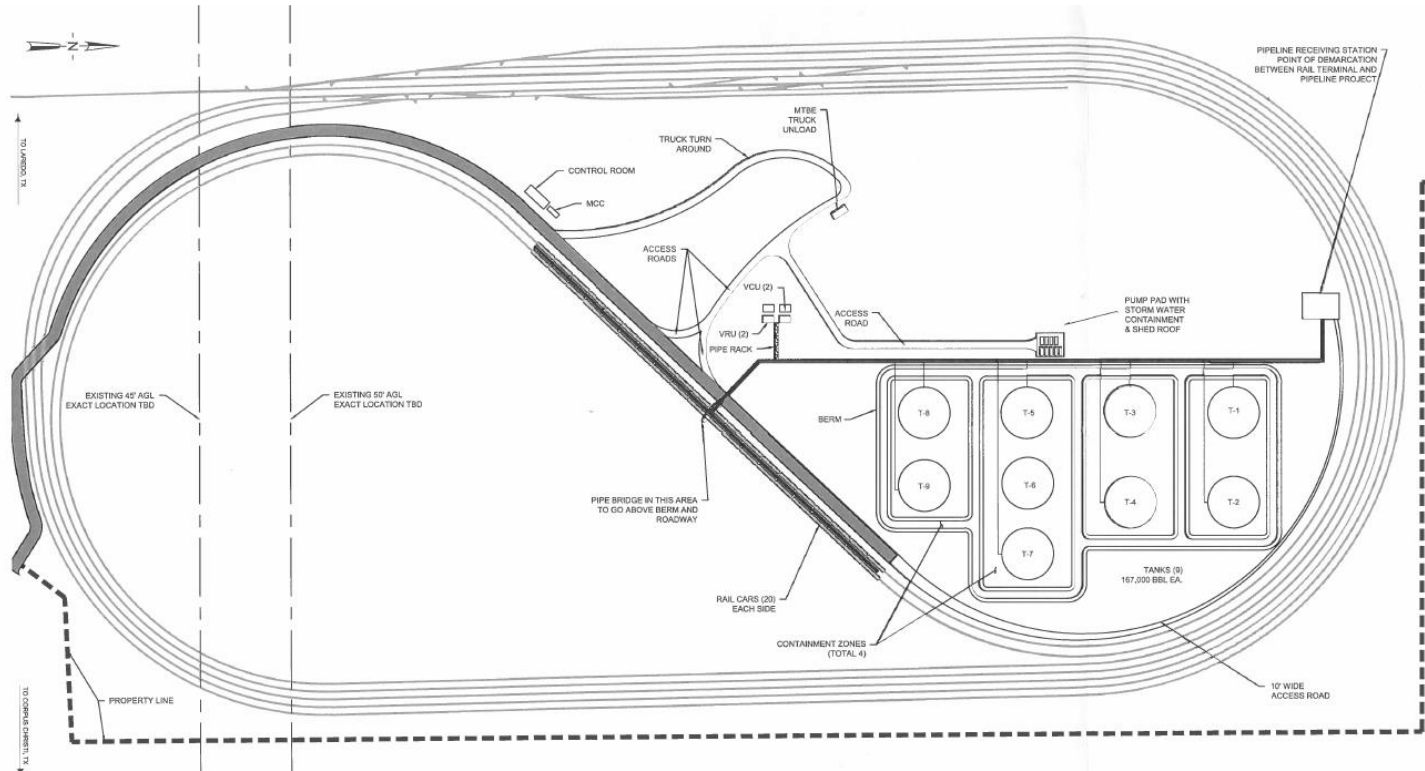


Zoning Pattern



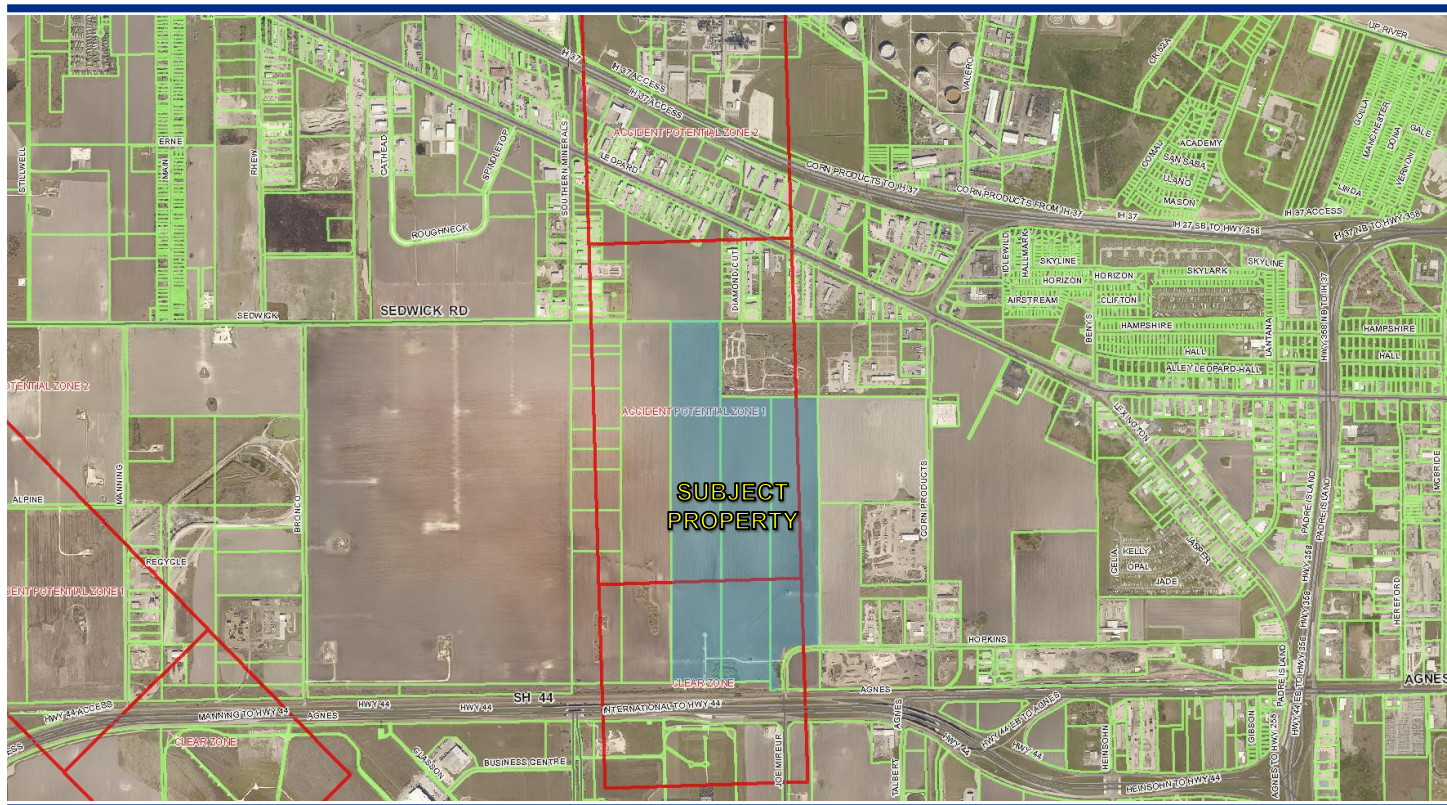


Site Plan



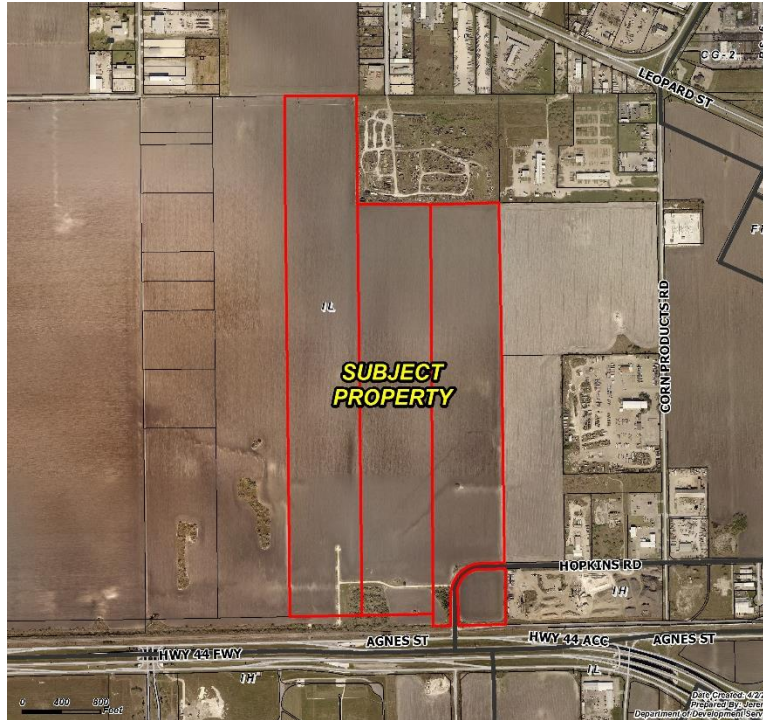


AICUZ





UDC Requirements



Buffer Yards: N/A

Setbacks: Street: 20 feet
Side: 0 feet
Rear: 0 feet

Parking: 1:700 sf. GFA (Office)
1:1,000 sf. GFA (Outdoor)
1:2,500 sf. GFA (Indoor)

Uses Allowed: Industrial, Retail,
Medical, Offices, and Self-Storage.

*Residential uses not allowed



Staff Recommendation

Approval of the change of zoning from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit.



Special Permit Conditions

1. **Use: Wholesale storage and transfer of Petroleum based products.**
 2. **Fire Department Approval**
 3. **Storm Water Detention: 48 hour drainage**
 4. **FAA Study: Airspace Study- Form 7460**
 5. **CCIA Hazards: Height, Lighting, Rail Cars, Misc.**
 6. **Landscape and Screening: Wildlife Attractants**
 7. **Land Use Compatibility APZs: Floor Area Ratios**
 8. **Other Requirements: Compliance with all other codes.**
 9. **Time Limit: 12 Months unless a complete building permit application has been submitted.**
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