



Zoning Case #0218-03

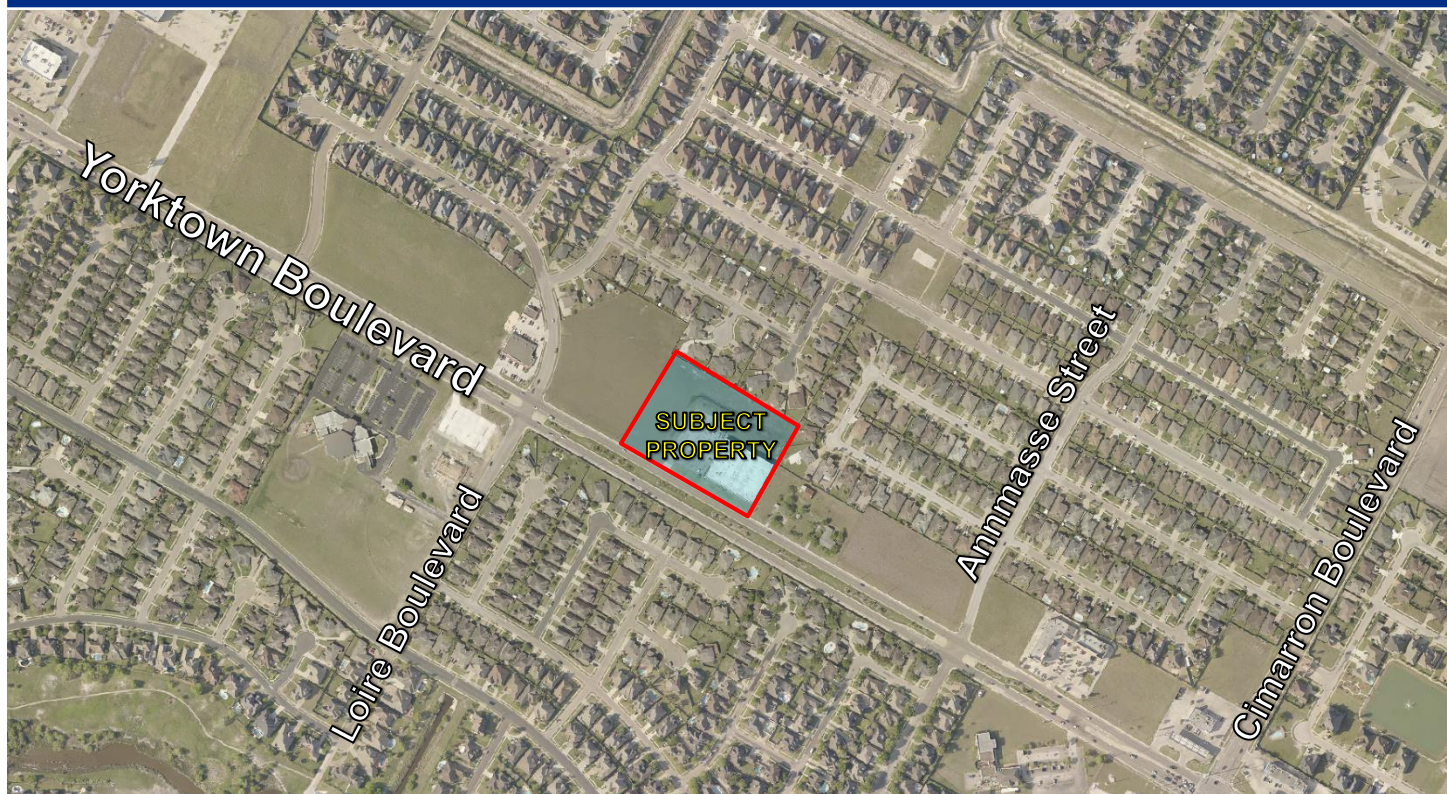
William B. Miller, Jr.

**Rezoning for a Property at
6000 Yorktown Boulevard**

City Council Presentation
July 31, 2018

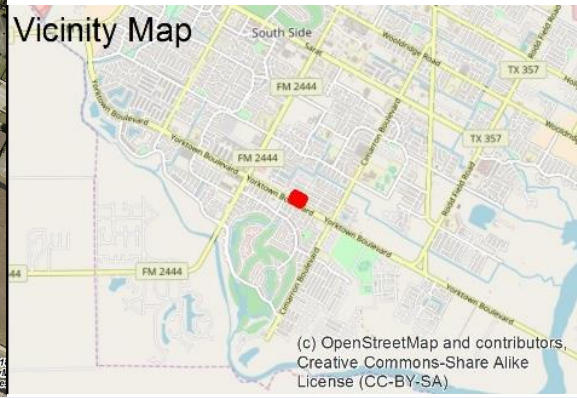
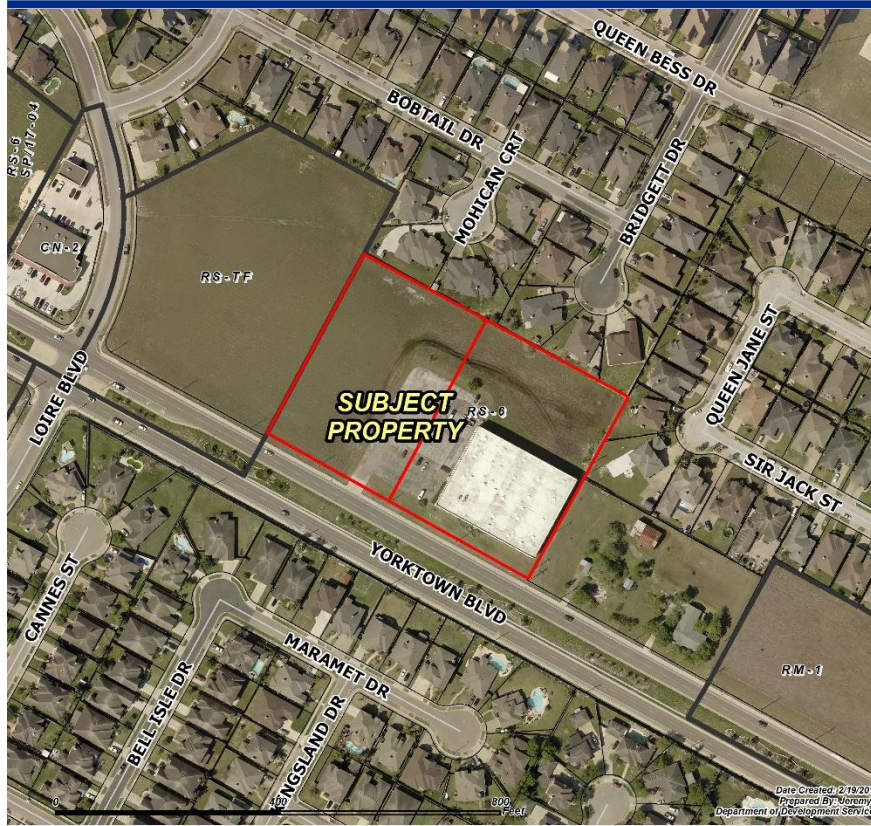


Aerial Overview



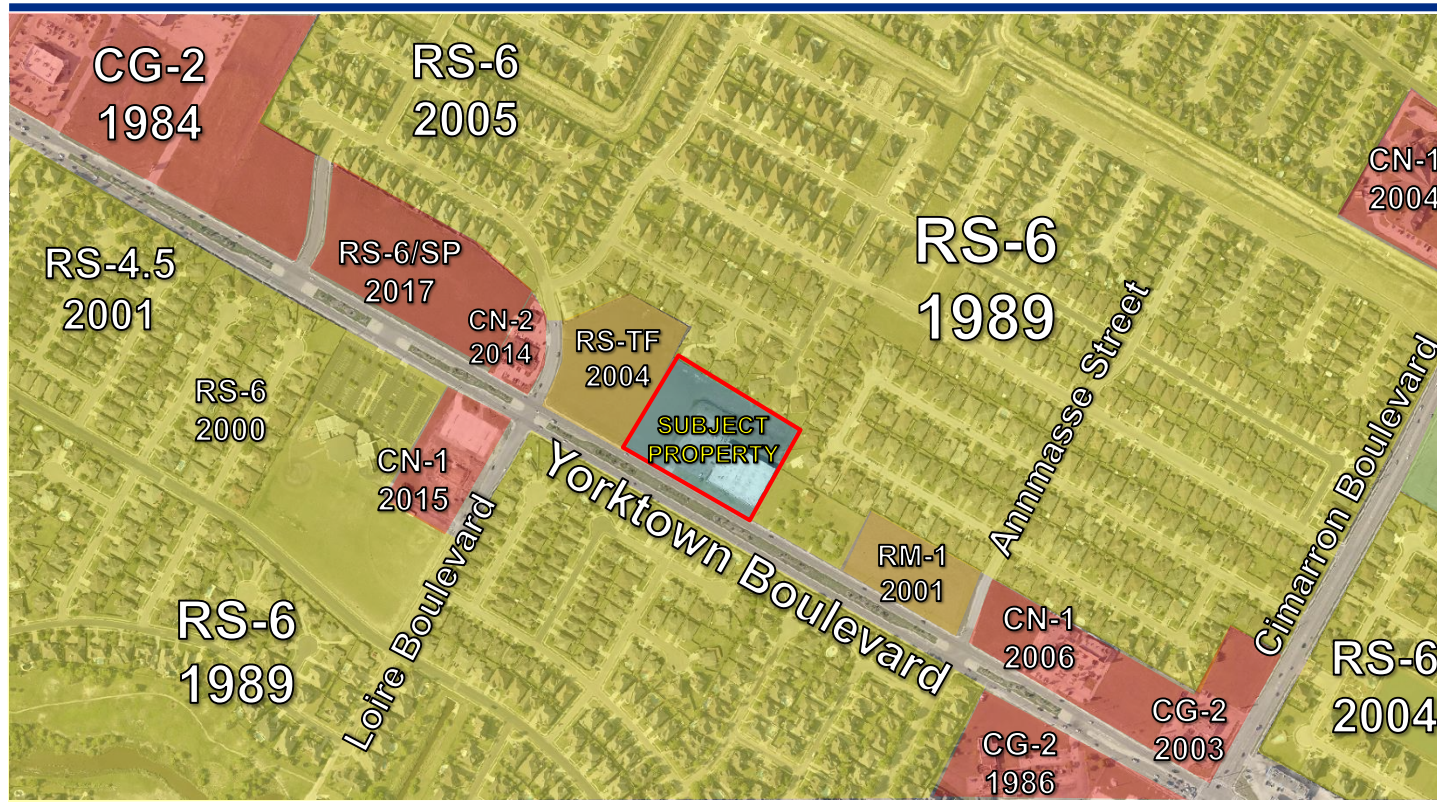


Subject Property at 6000 Yorktown Boulevard





Zoning Pattern



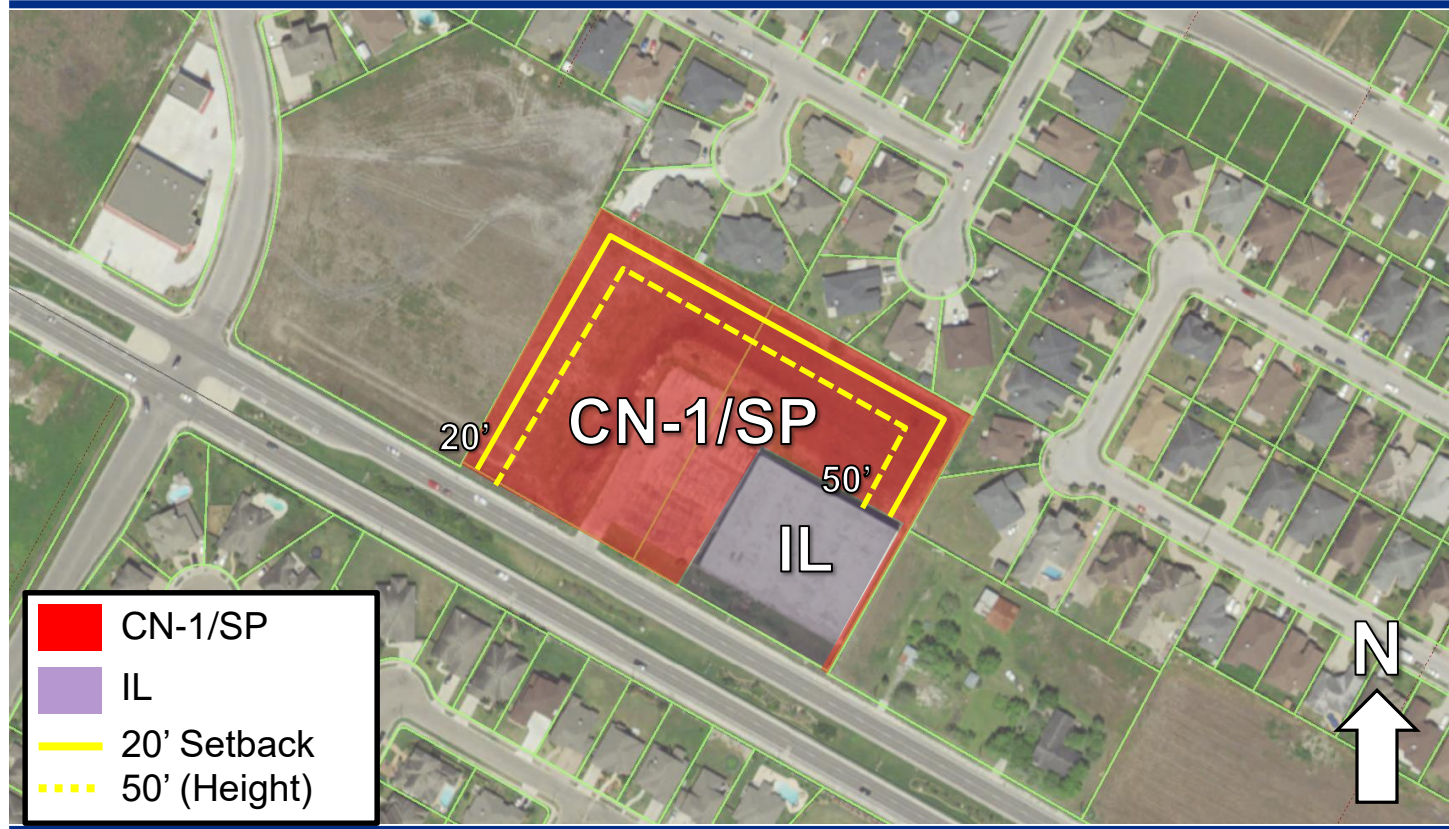


Original Staff Recommendation

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District in lieu thereof **Approval** of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit.



Special Permit Conditions





Planning Commission Recommendation

Tract 1: Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District.

Tract 2: Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District in lieu thereof **Approval** of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit.



Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by the Unified Development Code (UDC) in Section 5.1.5.B “Warehouse and Freight Movement” except bus barn, coal and coke storage and sales, milk distributing station, the stockpiling of sand, gravel, or other aggregate materials, Section 5.1.4.H “Self-Service Storage”, and Section 5.1.4.I “Vehicle Sales and Service” except auto rental, auto upholstery shop, bicycle and watercraft rental, boat and recreational vehicle sales, camper shell sales and service, manufactured home sales, repair and service of RVs, boats, and light and medium trucks, vehicles sales or leasing facilities, and vehicle service, heavy.
 2. **Setback:** A setback at a minimum of 20 feet shall be maintained from any residential property. No buildings or storage shall be allowed within the setback. The existing screening fence shall be maintained in good condition.
 3. **Outdoor Storage:** Any outdoor storage occurring within 50 feet of a property line shared with a residential use shall not exceed 20 feet in height.
 4. **Dumpsters:** No dumpsters or refuse receptacles shall be located within 20 feet of any property line shared with a residential use.
 5. **Landscaping:** If the use of outdoor storage or an addition to the existing building occurs, landscaping shall be installed in accordance with the requirements of the Unified Development Code (UDC) along Yorktown Boulevard.
 6. **Lighting:** All 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.
 7. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 8. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
 9. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 10. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twenty-four (24) months of this ordinance, unless a complete building permit application has been submitted or, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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