



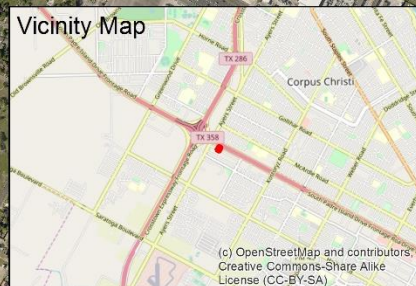
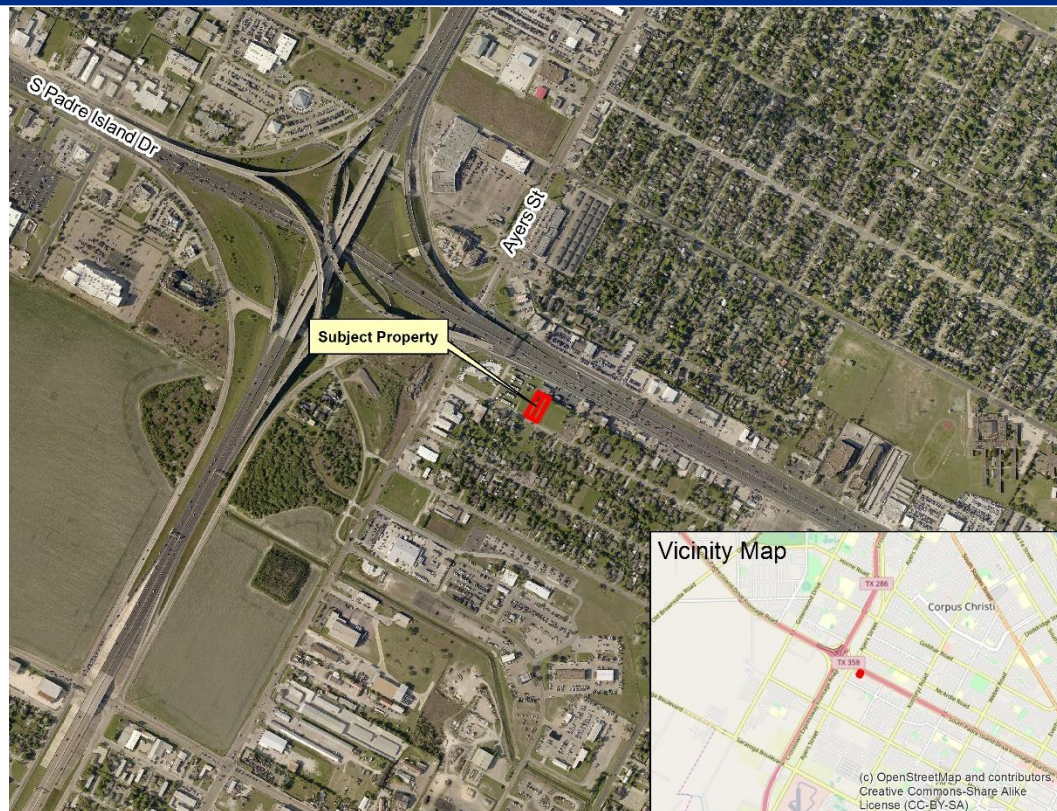
Zoning Case #0519-04
Blairtown Energy Center, LLC.

Rezoning for a Property at
2502 and 2506 Johanna Street

Planning Commission Presentation
May 15, 2019



Aerial Overview



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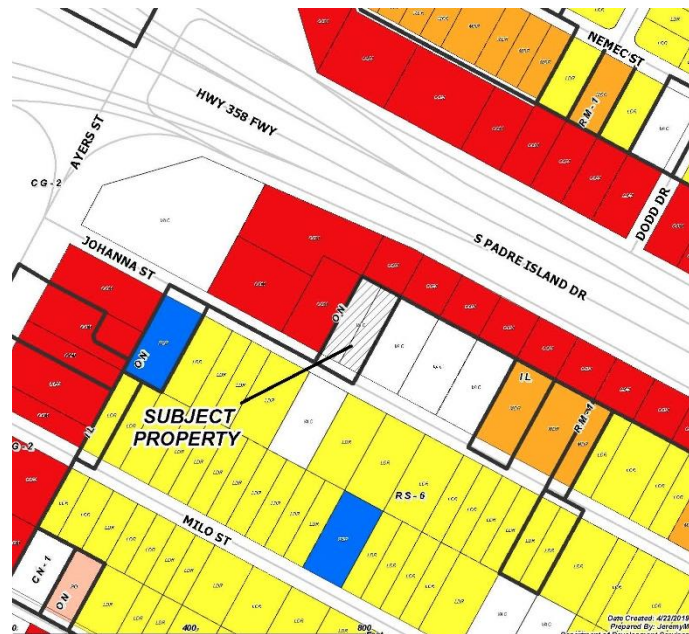
Subject Property at 2502 and 2506 Johanna Street



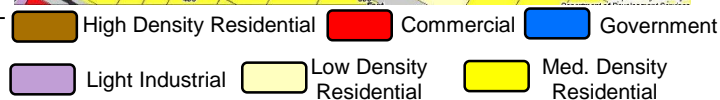
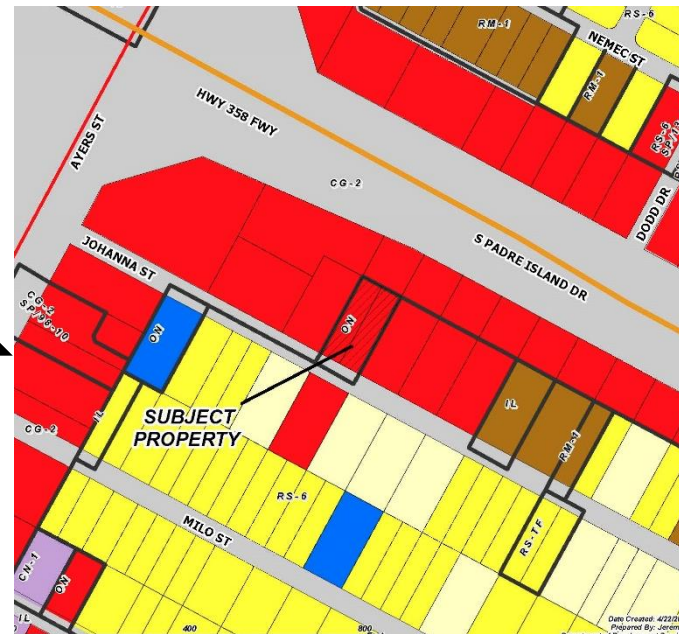


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Johanna Street





Johanna Street, West of Subject Property





Johanna Street, South of Subject Property





Johanna Street, East of Subject Property





Public Notification

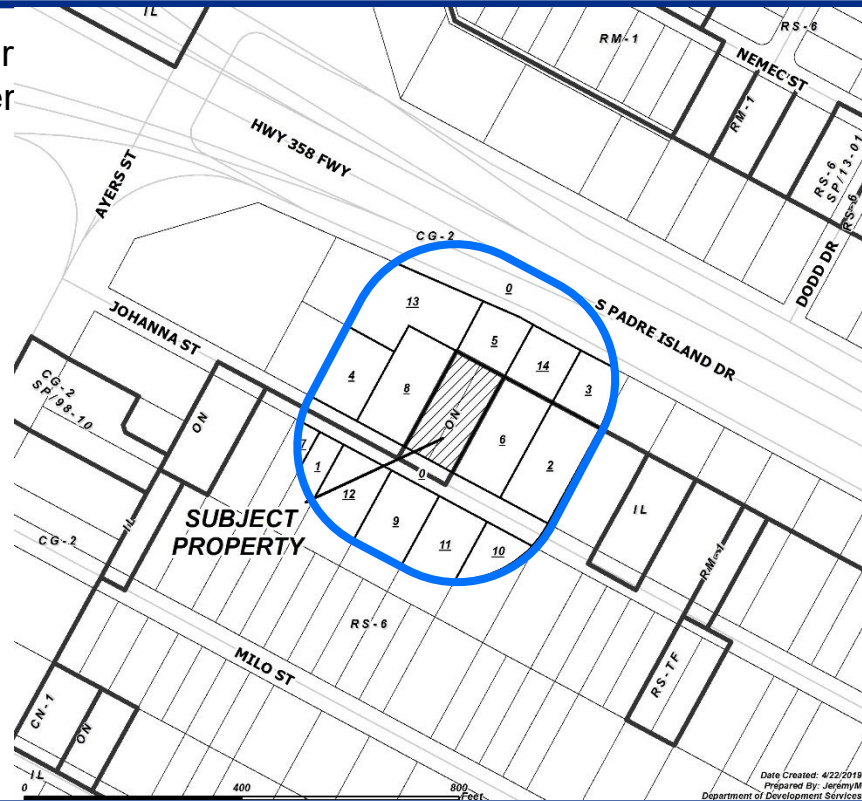
14 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

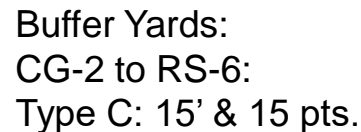
Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Setbacks:
Street: 20 feet

Parking:
5 per bay or 1:250 sq. ft. GFA

Landscaping, Screening, and Lighting Standards

Uses Allowed: Retail, Office, Indoor Recreation, Bars, Vehicle Sales, Self-Storage, Car Washes, and Multifamily Uses.



Utilities



Water:

6-inch CIP

Wastewater:

8-inch VCP

Gas:

2-inch Service Line

Storm Water:

On-street inlets



Staff Recommendation

Denial of the
“CG-2” General Commercial District

in lieu thereof

Approval of the
“ON/SP” Neighborhood Office District
with a Special Permit (SP).



Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is "Vehicle Service, Limited" as defined by the Unified Development Code (UDC).
 2. **Hours of Operation:** The hours of operation shall be daily from 8:00 AM to 6:00 PM.
 3. **Buffer Yard:** A Type C Buffer Yard as defined by Section 7.9.5.A of the Unified Development Code (UDC) shall be required where the subject property shares a property line with a residential zoning district and/or residential use.
 4. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 5. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting fixtures. No light projection is permitted beyond the property line near all public roadways and residential development.
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Special Permit Conditions

6. **Indoor Work:** All vehicle service and repairs must be done within an enclosed building and must follow all federal, state, local regulations.
 7. **Outdoor Paging Systems/Intercom Systems:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
 8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 9. **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, if no building permit is required, 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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