



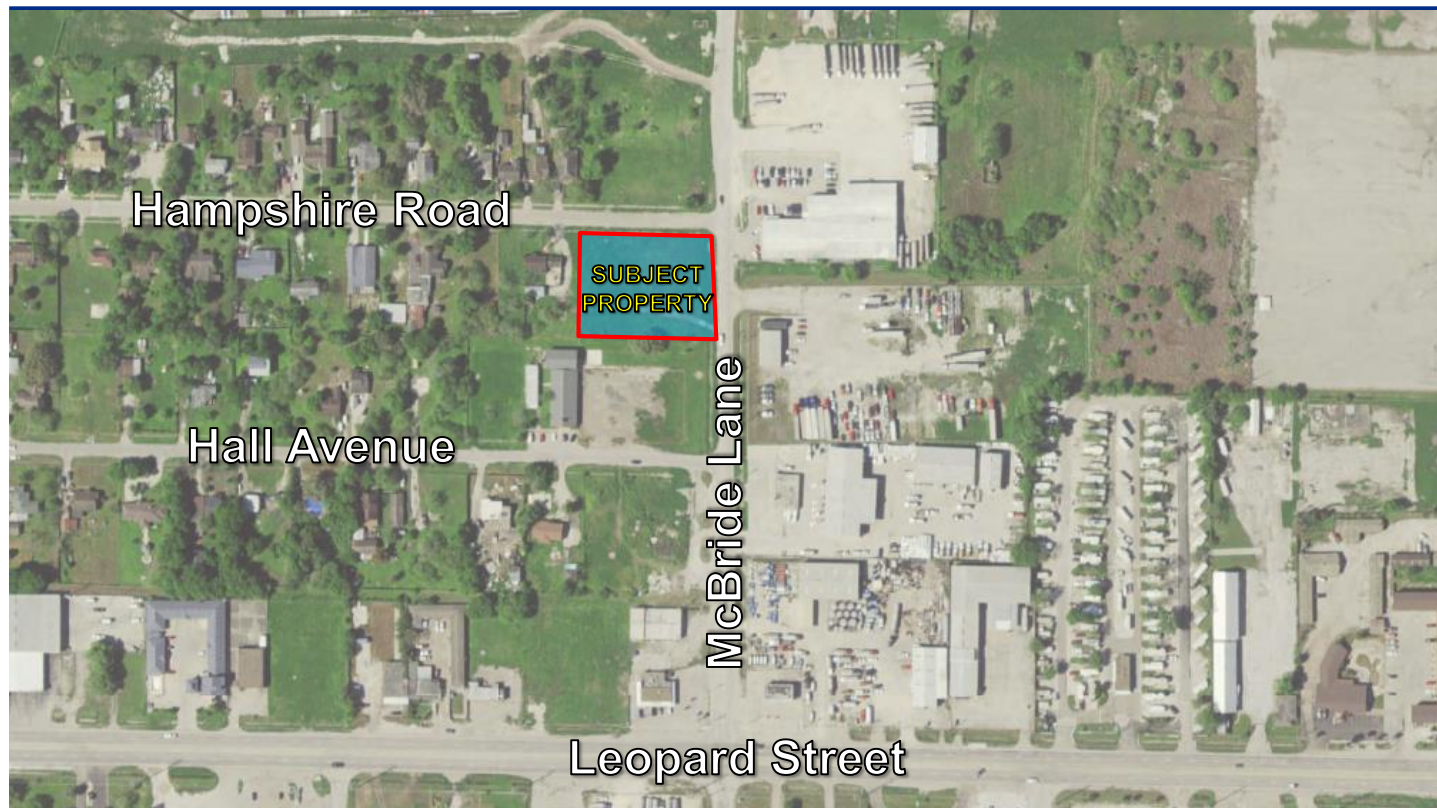
**Zoning Case #0419-01
Vernon and Jennifer Carr**

**Rezoning for a Property at
701 McBride Lane**

City Council Presentation
May 21, 2019

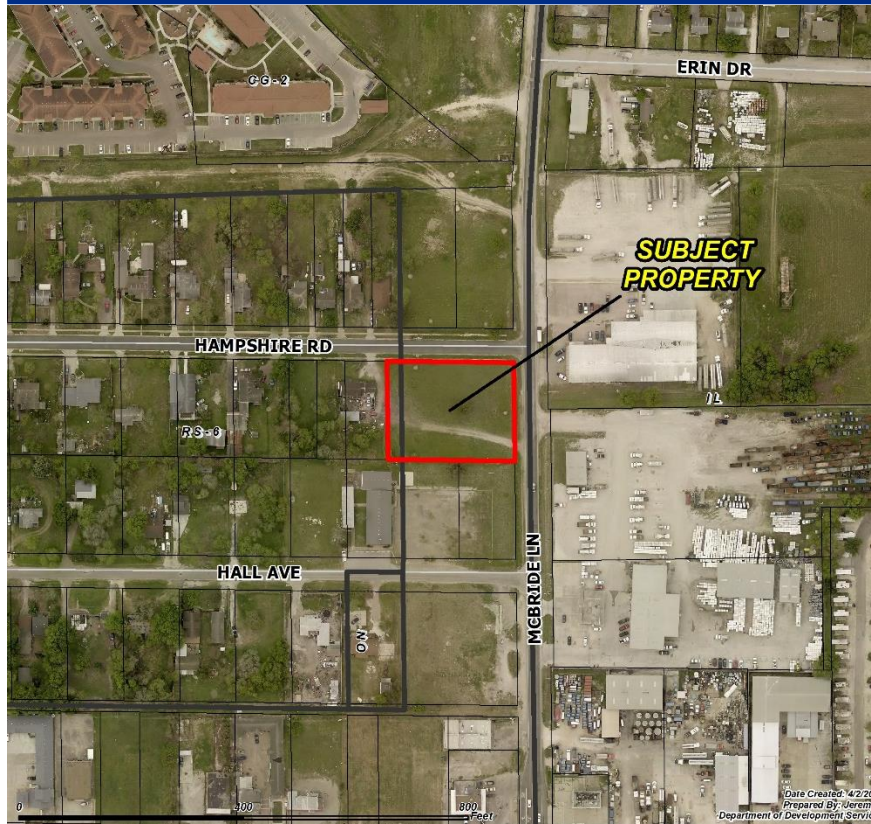


Aerial Overview



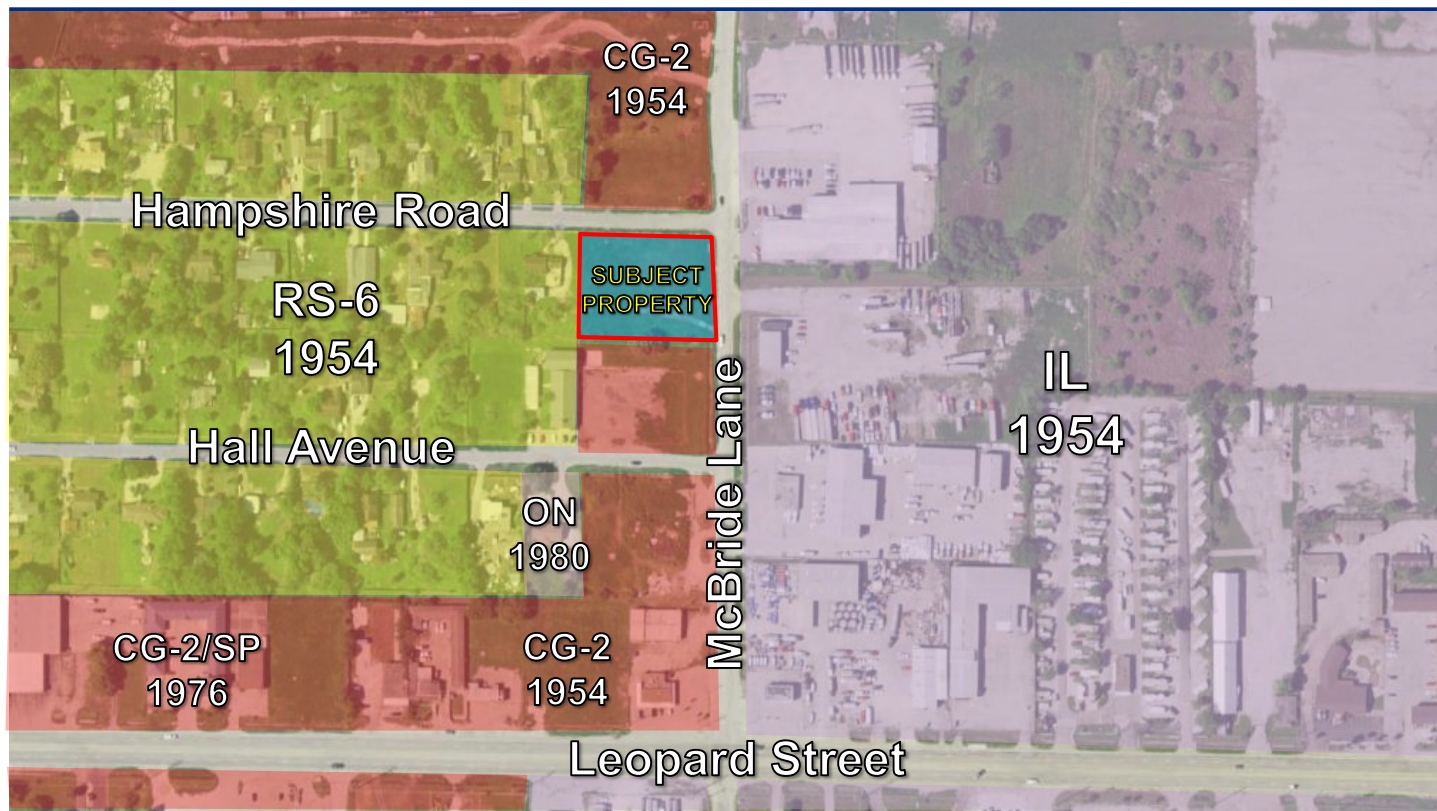


Subject Property at 701 McBride Lane





Zoning Pattern





Planning Commission and Staff Recommendation

Denial of the
“IL” Light Industrial District

in lieu thereof

Approval of the
“CG-2/SP” General Commercial 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 a “Welding, Machine, and Tool Repair Shop” as described in Section 5.1.5.A “Light Industrial Service” of the Unified Development Code (UDC).
 2. **Hours of Operation:** The hours of operation shall be daily from 8:00 AM to 8:00 PM.
 3. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 4. **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

5. **Indoor Work:** All welding and machine work shall occur only indoors.
 6. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 7. **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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