



**Zoning Case #1019-06**  
**Rogerio and Maria Lopez**

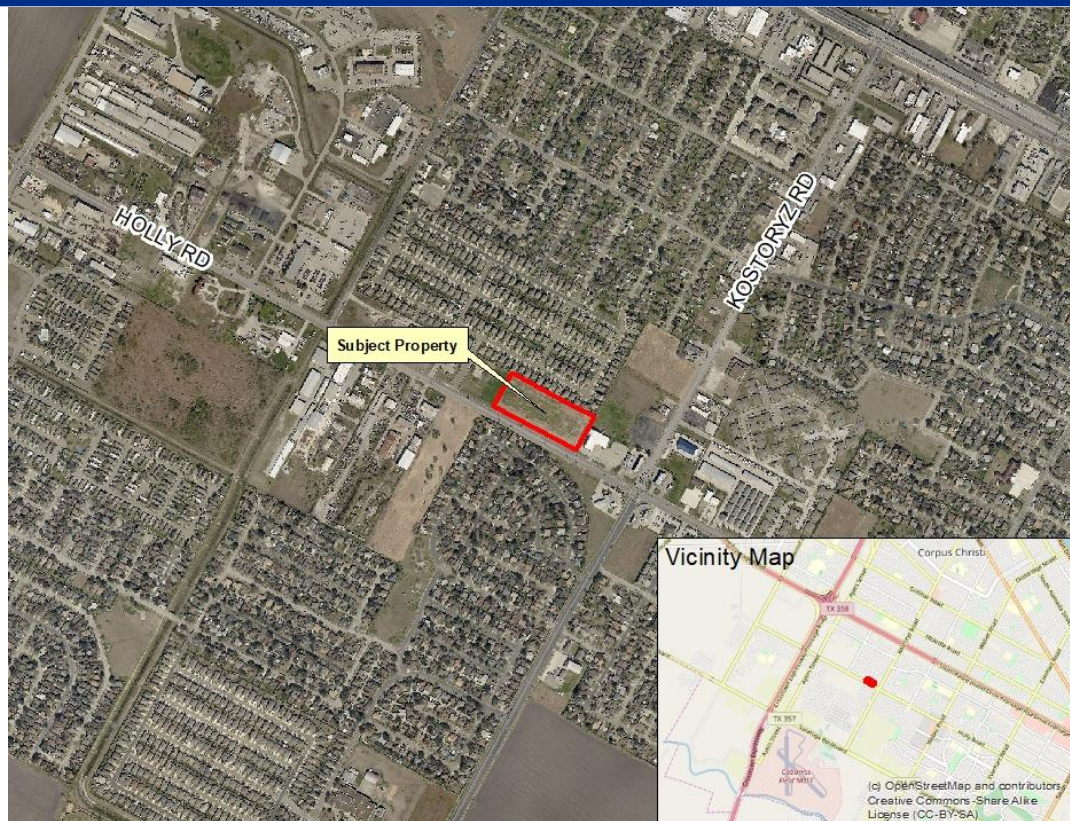
**Rezoning for a Property at**  
**3046 Holly Road**

**From “RS-6” To “CN-1”**

Planning Commission  
October 16, 2019

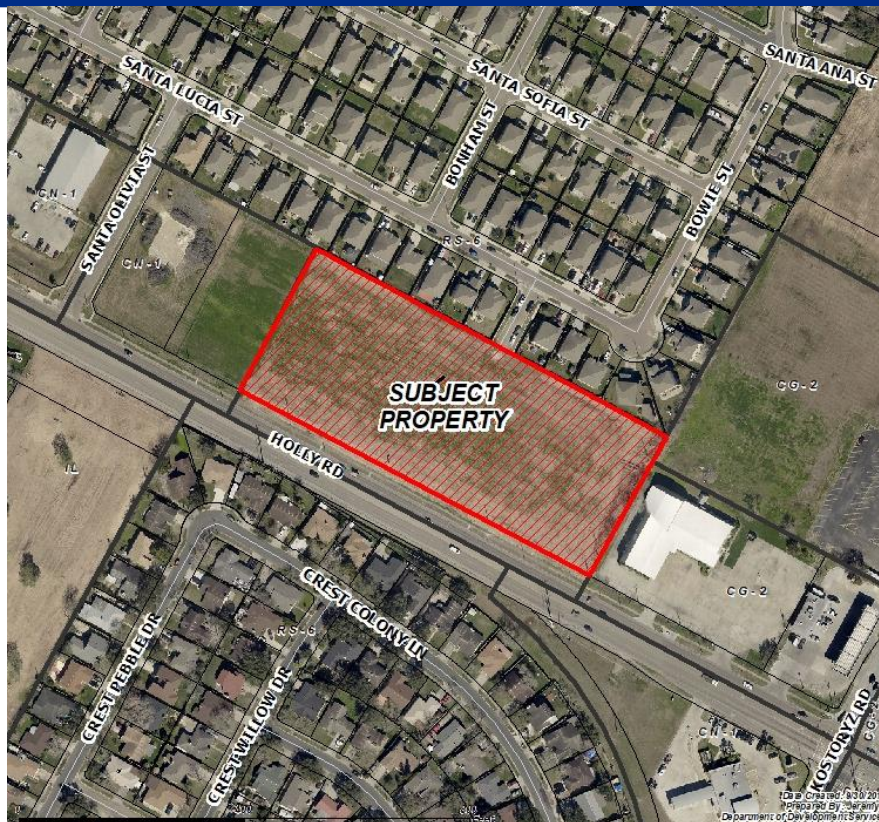


# Aerial Overview





# Subject Property at 3046 Holly Road

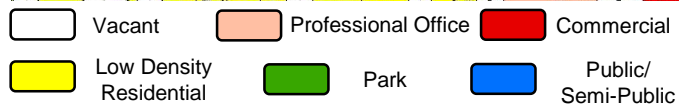
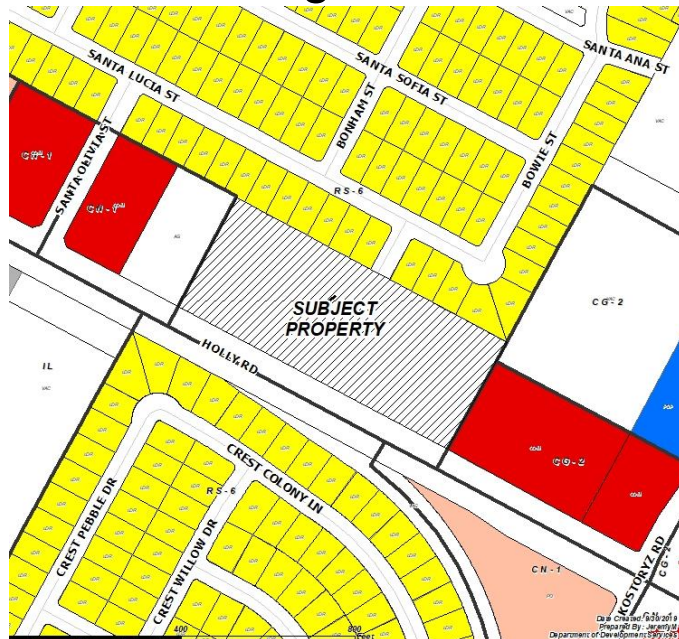




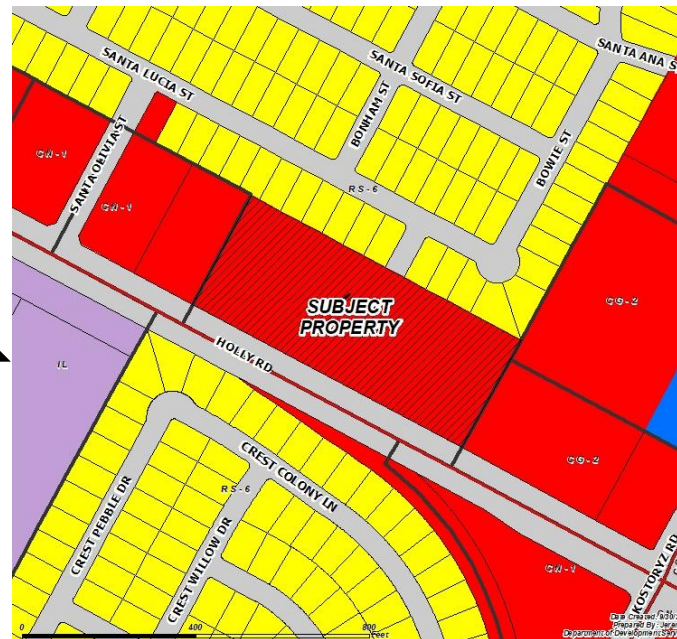


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, North on Holly Road







# Holly Road, East of Subject Property



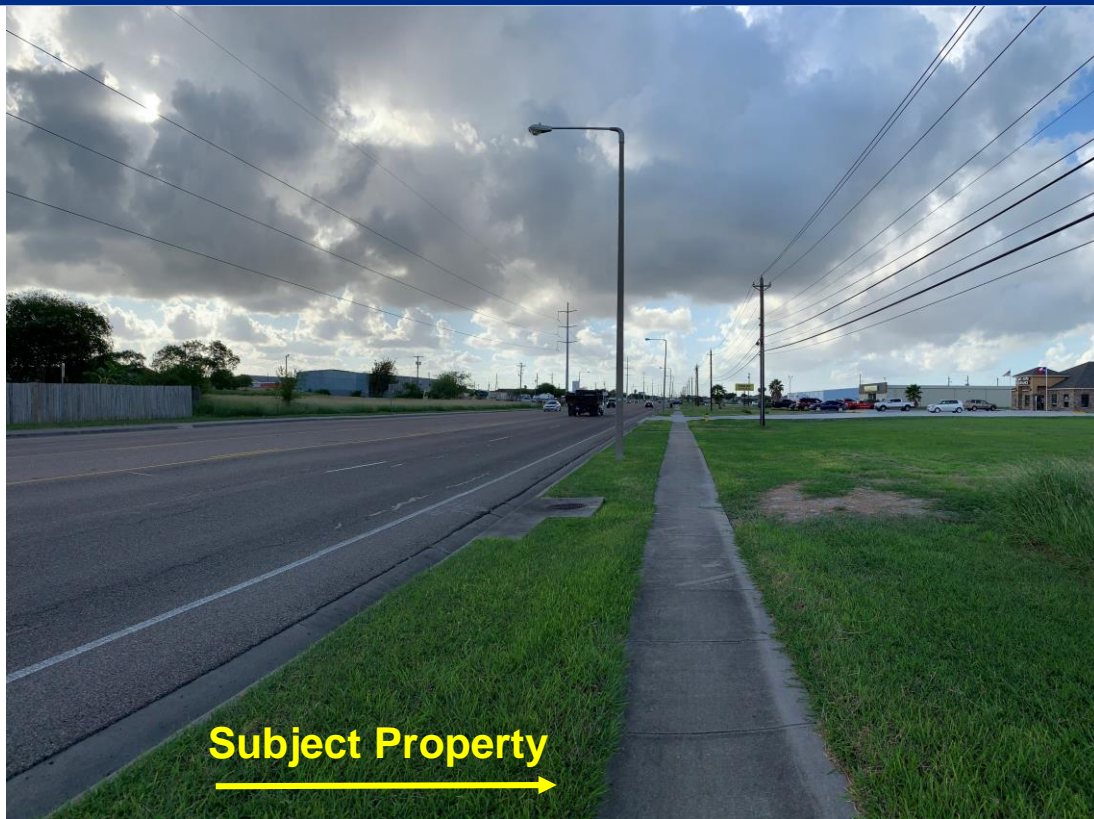


# Holly Road, South of Subject Property





# Holly Road, West of Subject Property



**Subject Property**





# Public Notification

50 Notices mailed inside 200' buffer

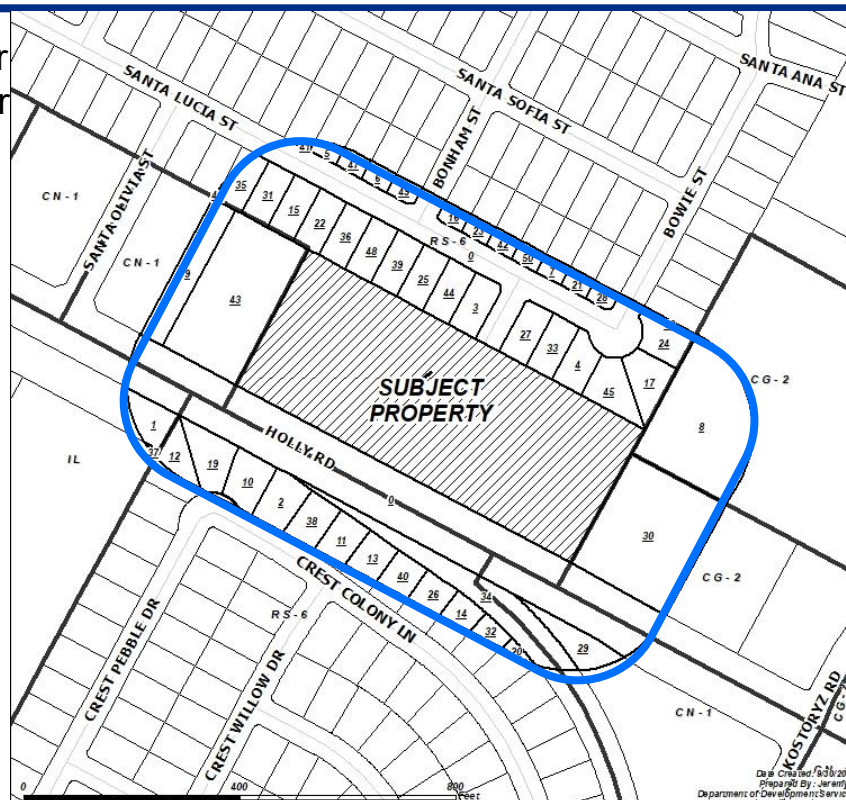
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

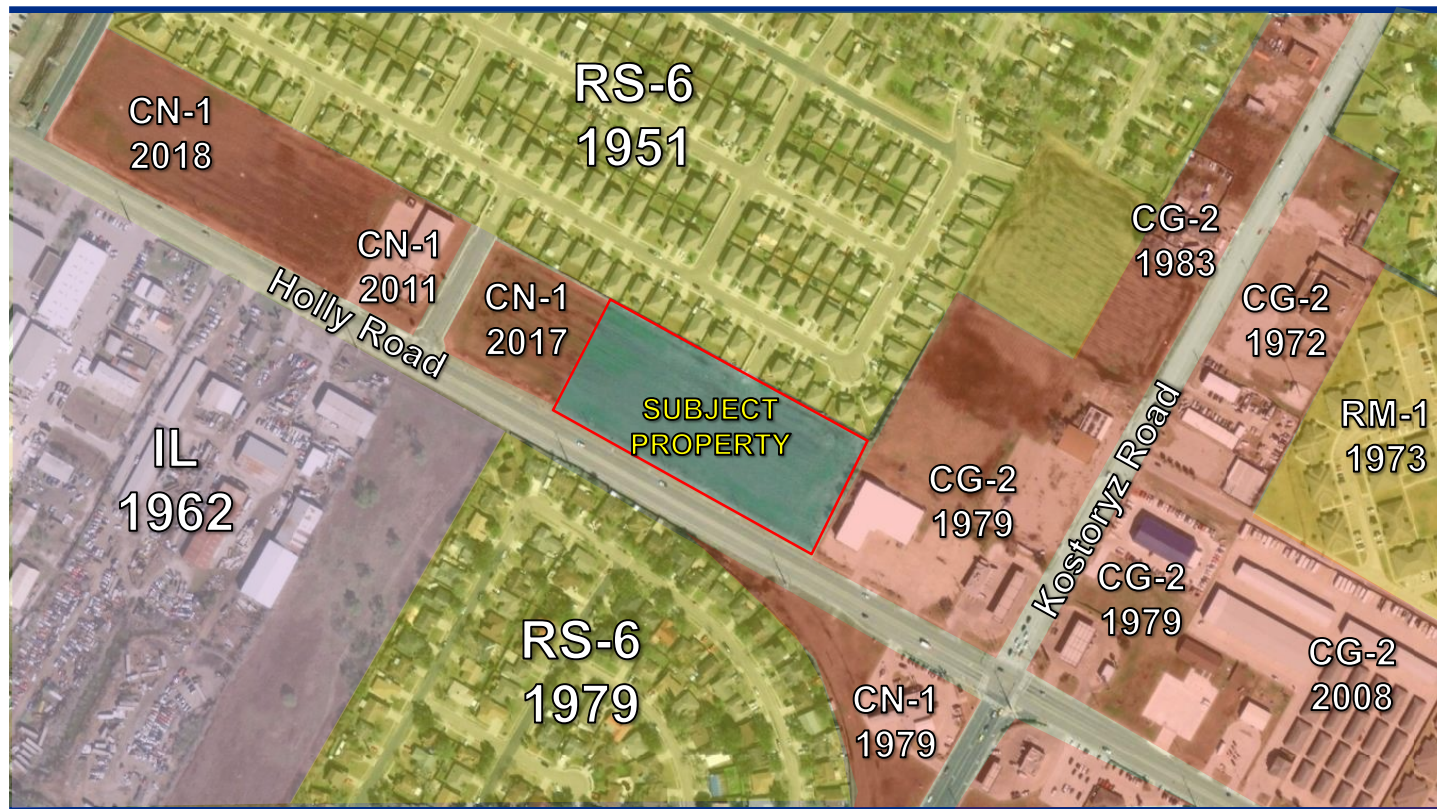


In Favor: 0





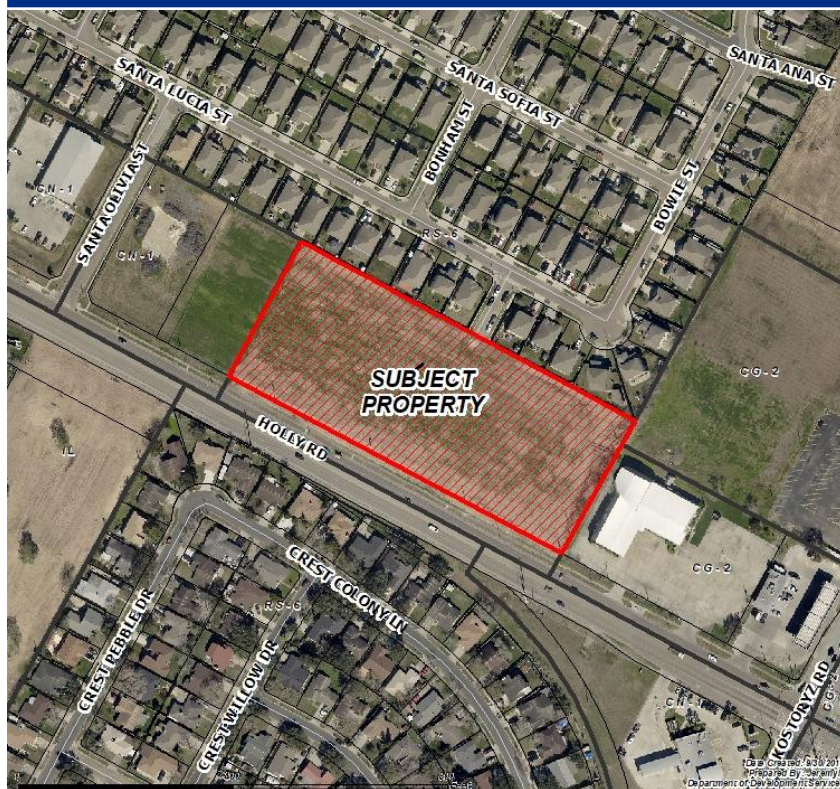
# Zoning Pattern







# UDC Requirements



Buffer Yards:  
CN-1 to RS-6: Type B: 10' & 10 pts.

Setbacks:  
Street: 20 feet  
Side & Rear: 10 feet  
Rear: 2:1 Setback (height)

Parking:  
1:250 Square feet (net floor area)

Landscaping, Screening, and Lighting  
Standards

Uses Allowed: Retail, Offices,  
Multifamily

\*Bars/Nightclubs Not Allowed in "CN-1"



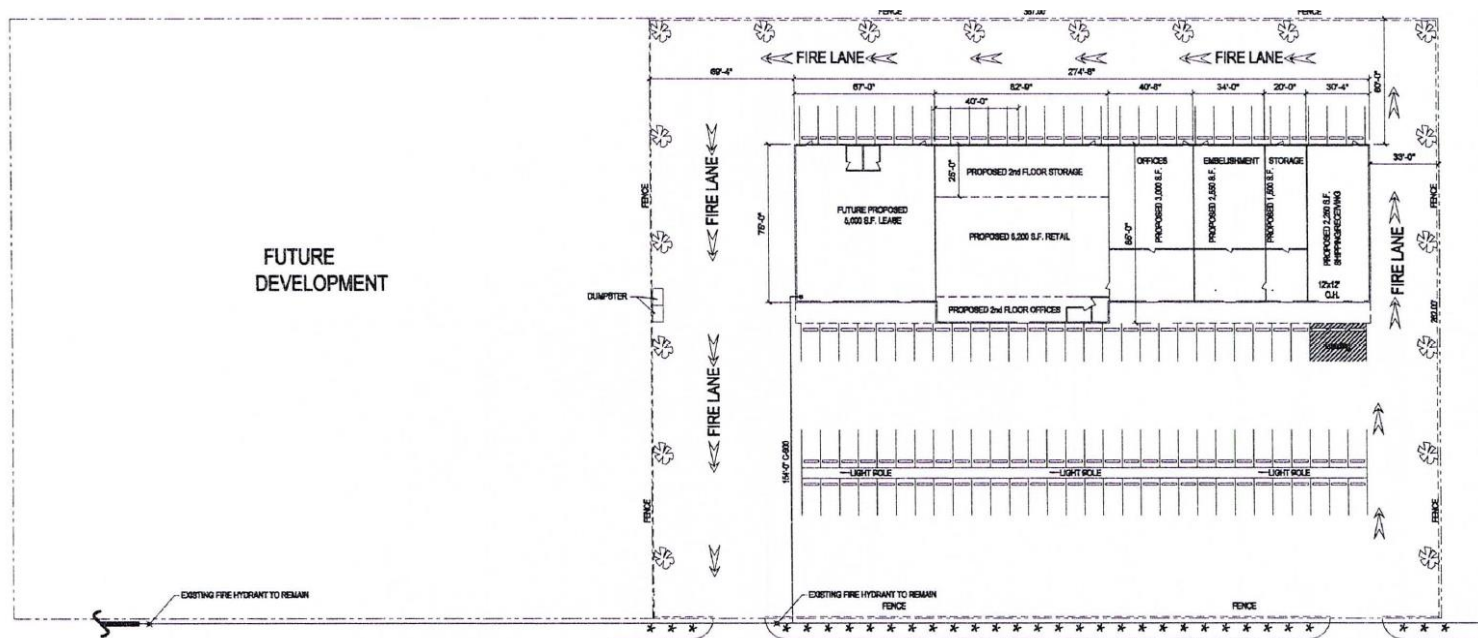


# Utilities





# Site Plan





# Staff Recommendation

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**Approval** of the  
“CN-1” Neighborhood Commercial District