

Zoning Case #1019-07 ACGE Corp.



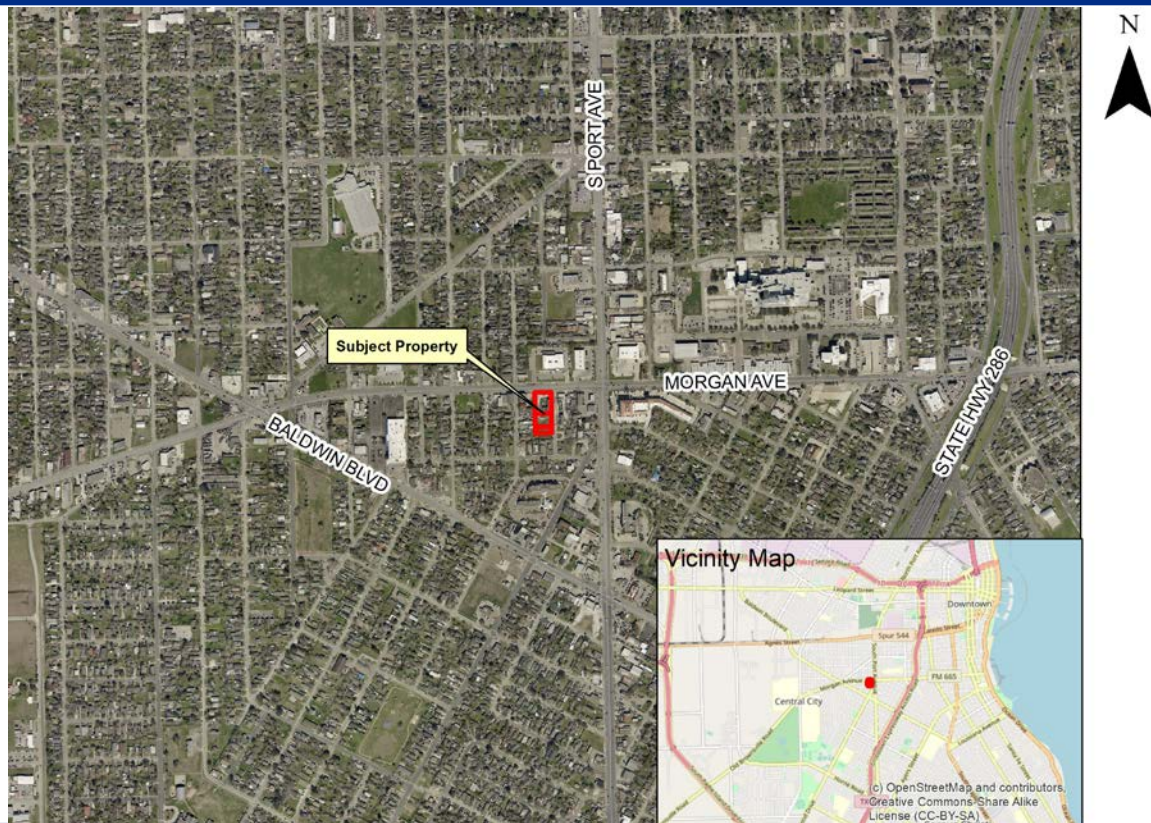
Rezoning for a Property at 3001 Morgan Avenue

From “IL/H” To “IL”

Planning Commission
October 30, 2019

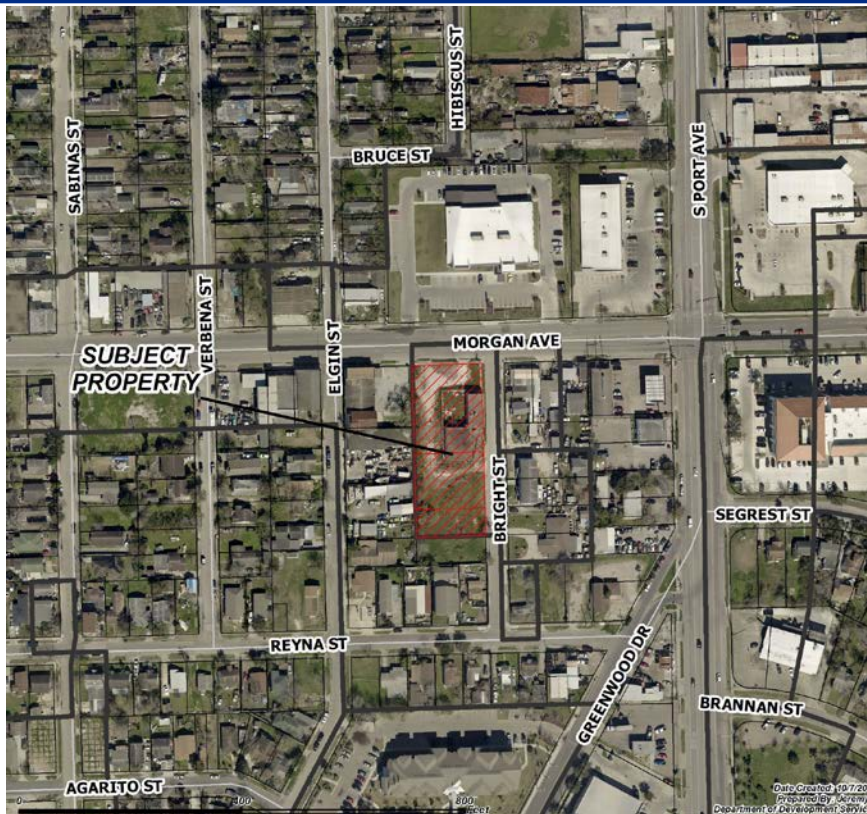


Aerial Overview





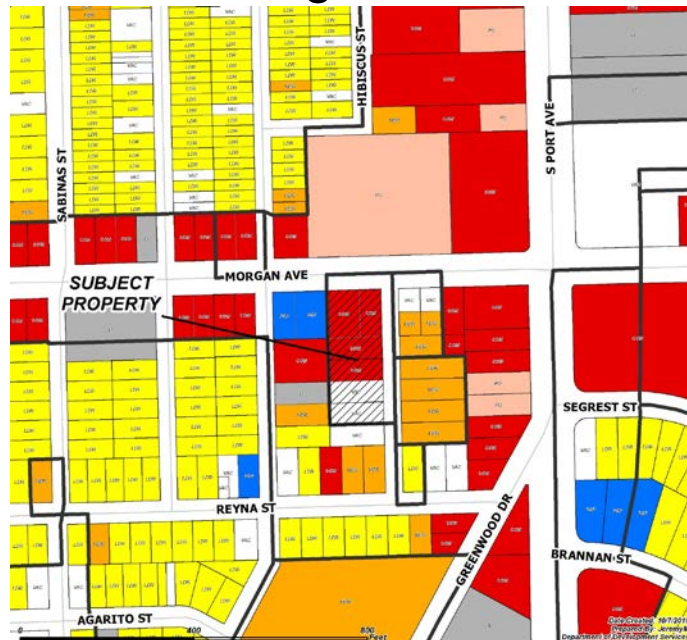
Subject Property at 3001 Morgan Avenue



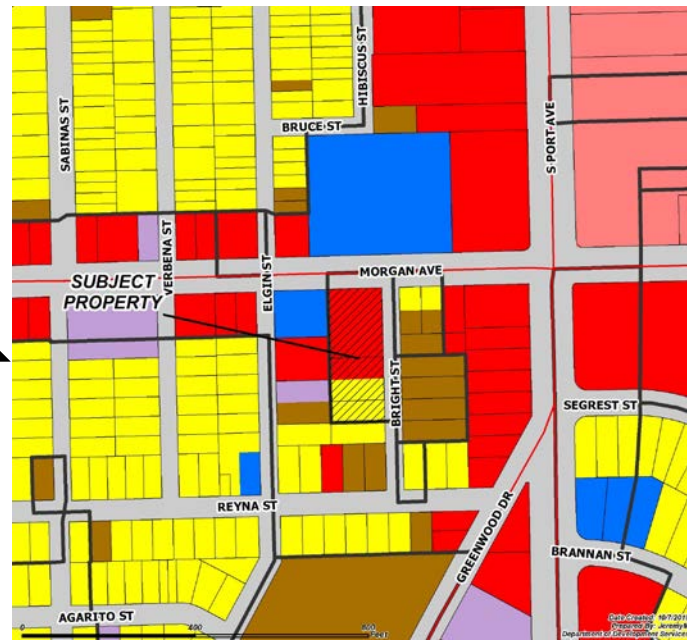


Land Use

Existing Land Use



Future Land Use





Subject Property, South on Morgan Avenue





Morgan Avenue, West of Subject Property



Subject Property





Morgan Avenue, North of Subject Property





Morgan Avenue, East of Subject Property





Exterior of the Building





Interior of the Building





Interior of the Building





Public Notification

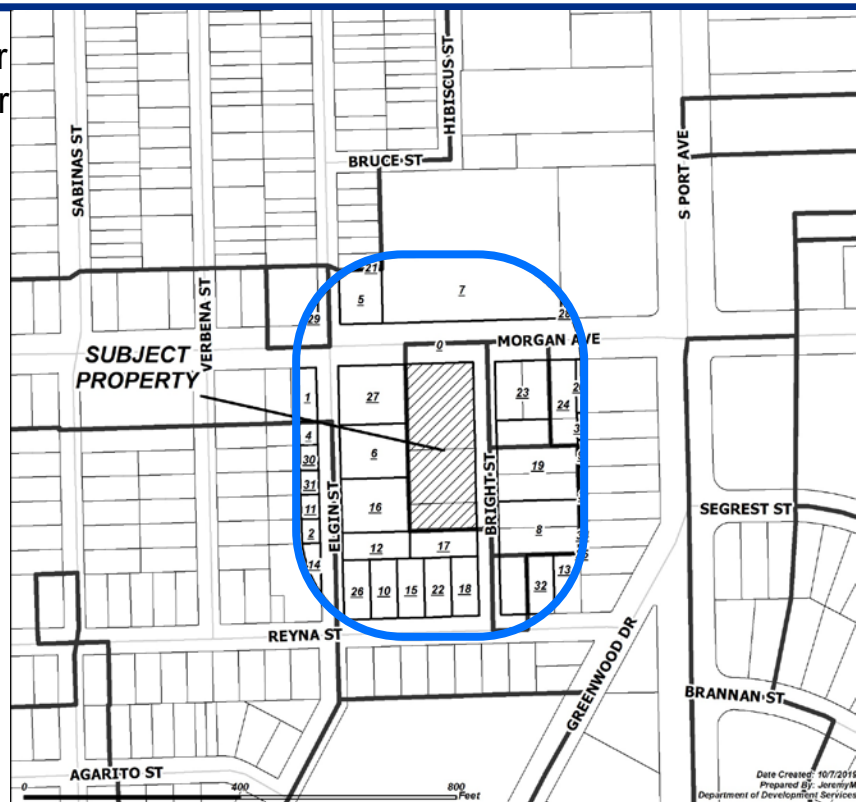
34 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

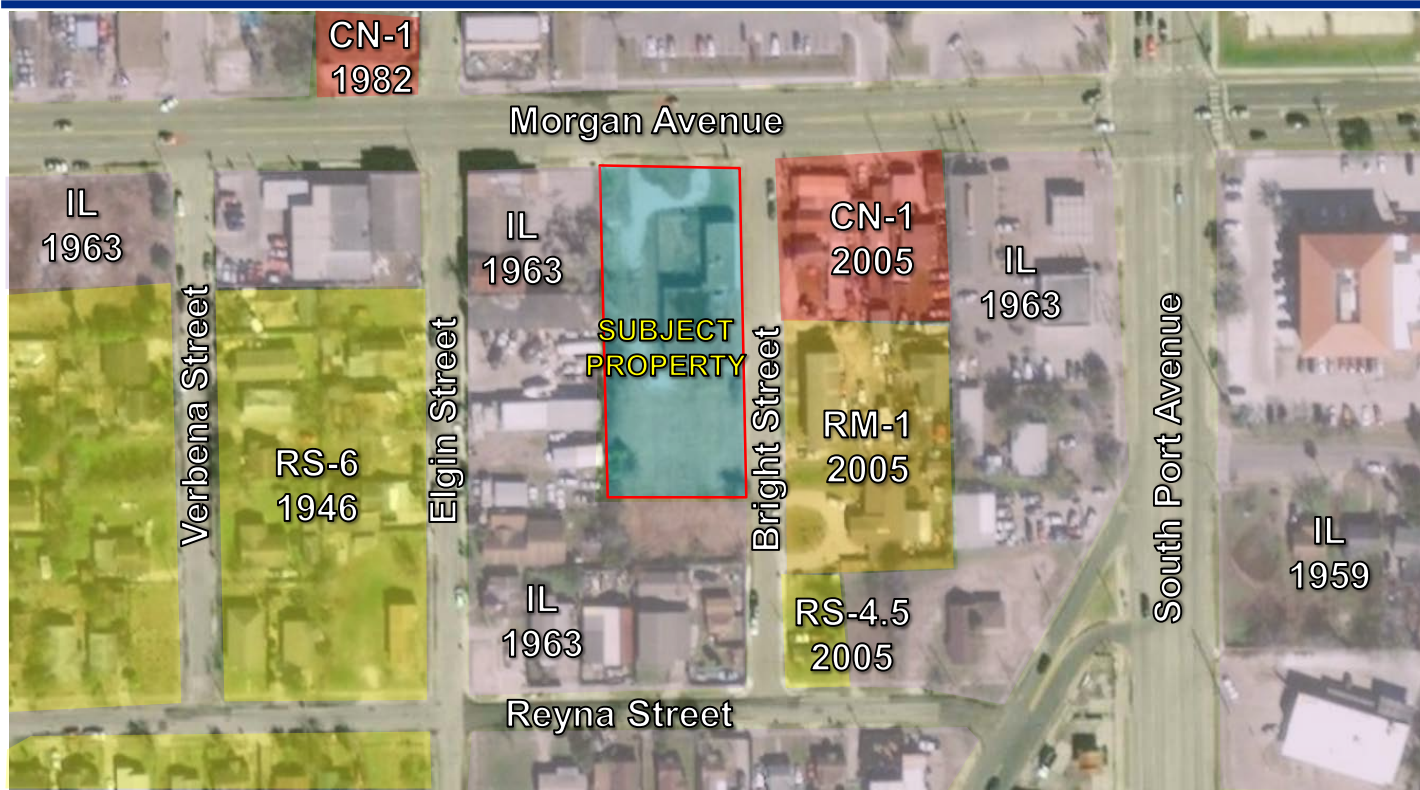


In Favor: 0



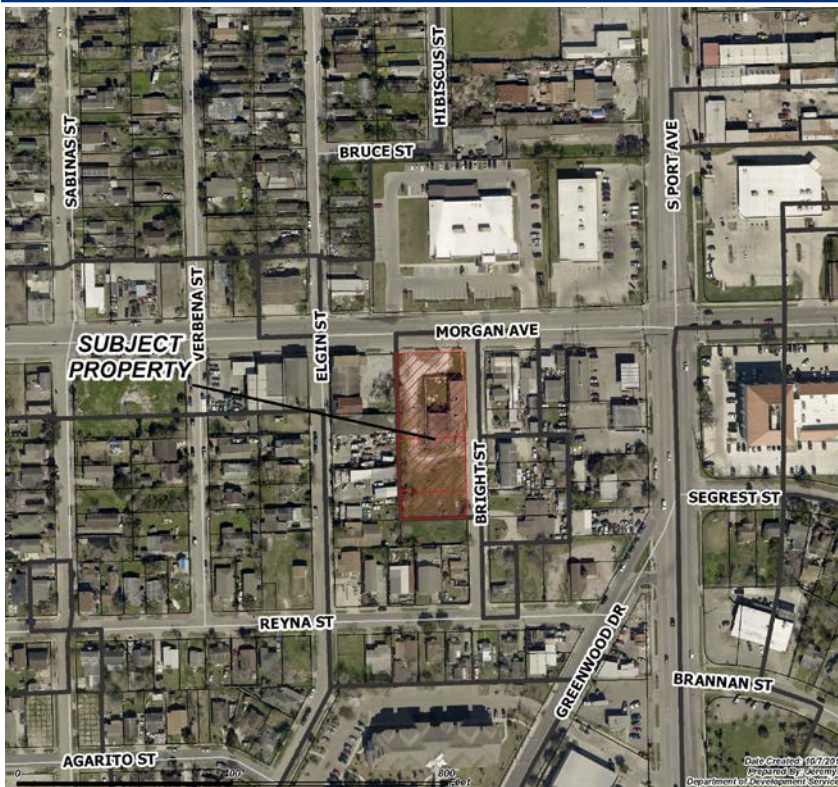


Zoning Pattern





UDC Requirements



Buffer Yards:
IL to RS-6: Type D: 20' & 00 pts.

Setbacks:
Street: 20 feet
Side & Rear: N/A

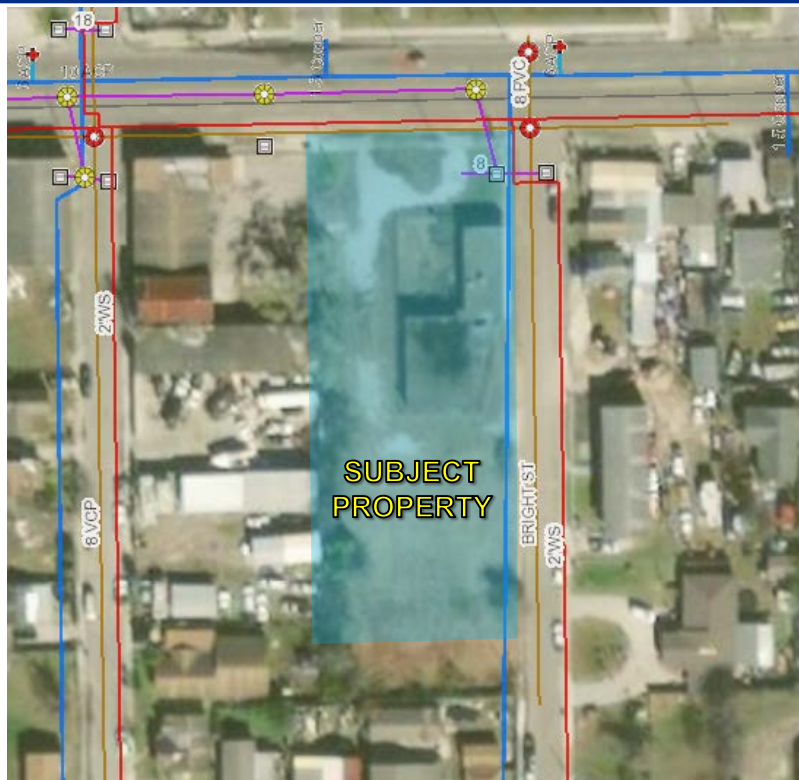
Parking:
1:225 Square feet (Medical Office)

Landscaping, Screening, and Lighting
Standards

Uses Allowed:
Light Industrial, Retail, Offices, Vehicle
Sales, Bars, and Storage



Utilities



Water:
8-inch PVC



Wastewater:
12-inch PVC



Gas:
2-inch Service Line



Storm Water:
Roadside Inlets



Landmark Commission and Staff Recommendation

Denial of removing the
“H” Historic Overlay District