

Zoning Case #1119-03

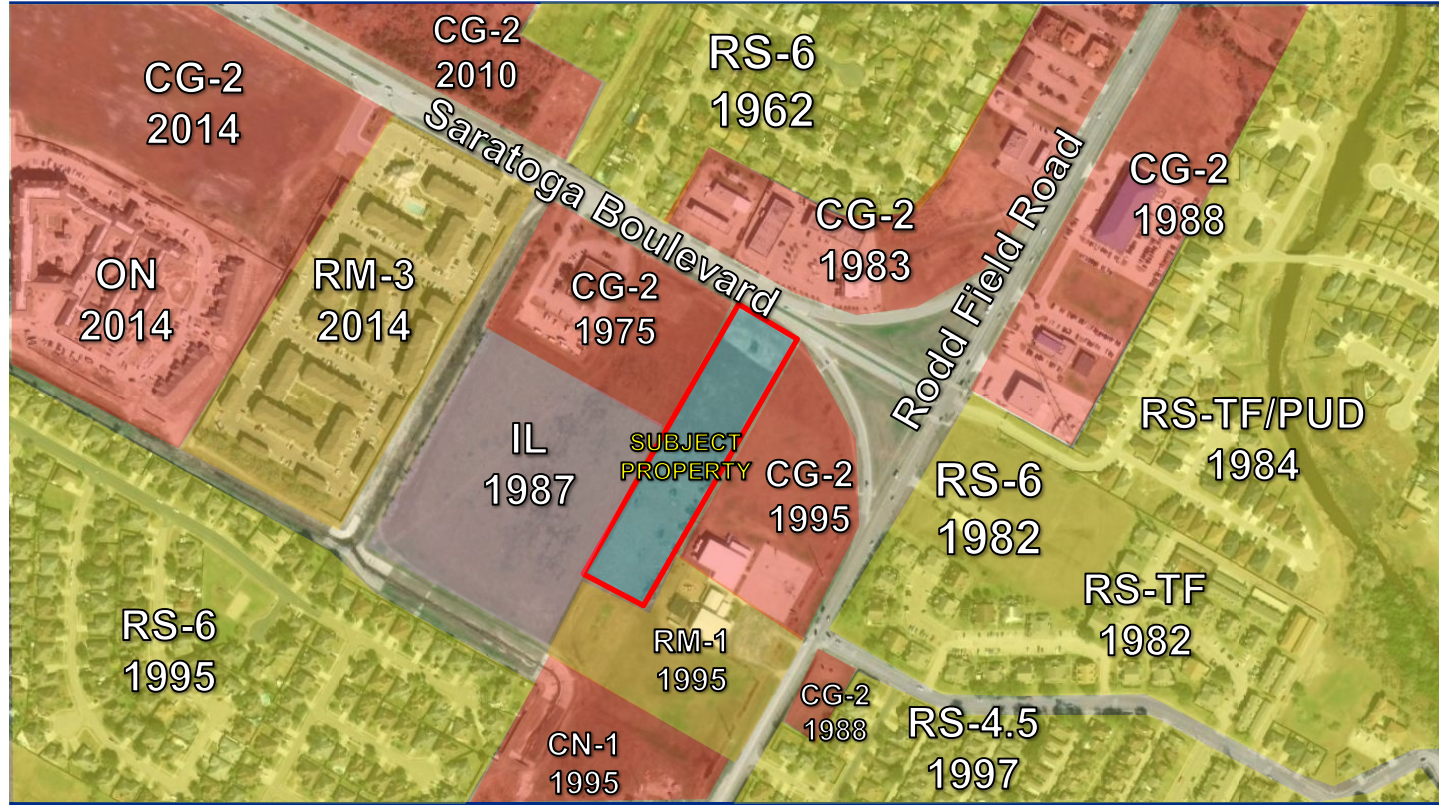
Morteza Shafinury and Abdolrhim Aminzadeh
Rezoning for a Property at 7121 Saratoga Boulevard (SH 357)
From “RM-1” & “CG-2” To “IL”



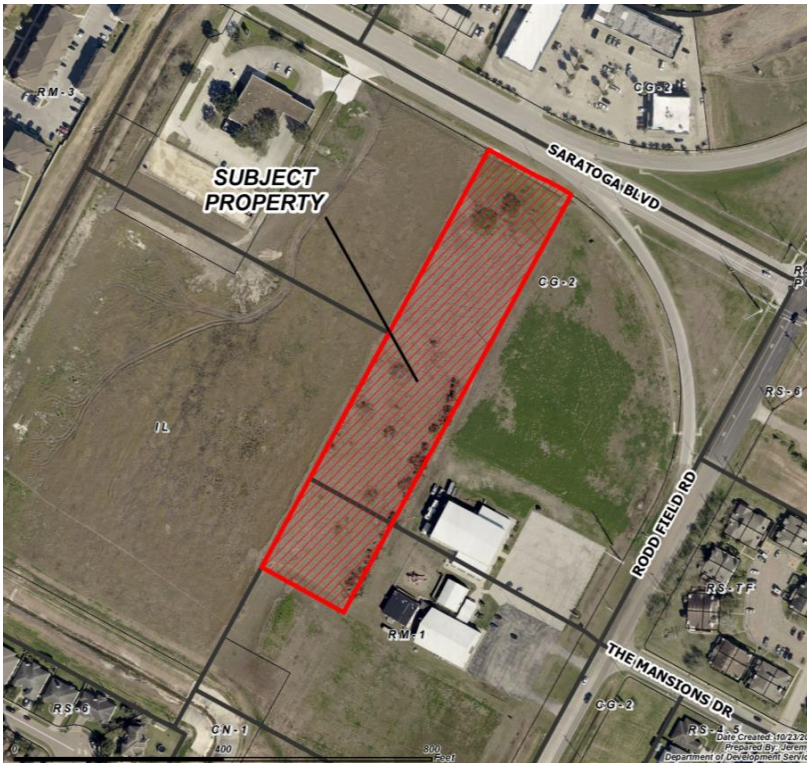
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

IL to RM-1: Type C: 10' & 10 pts.

IL to CG-2: Type A: 10' & 5 pts.

Setbacks:

Street: 20 feet

Side/Rear: 0 feet

Parking:

N/A

Landscaping, Screening, and
Lighting Standards

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

Public Notification

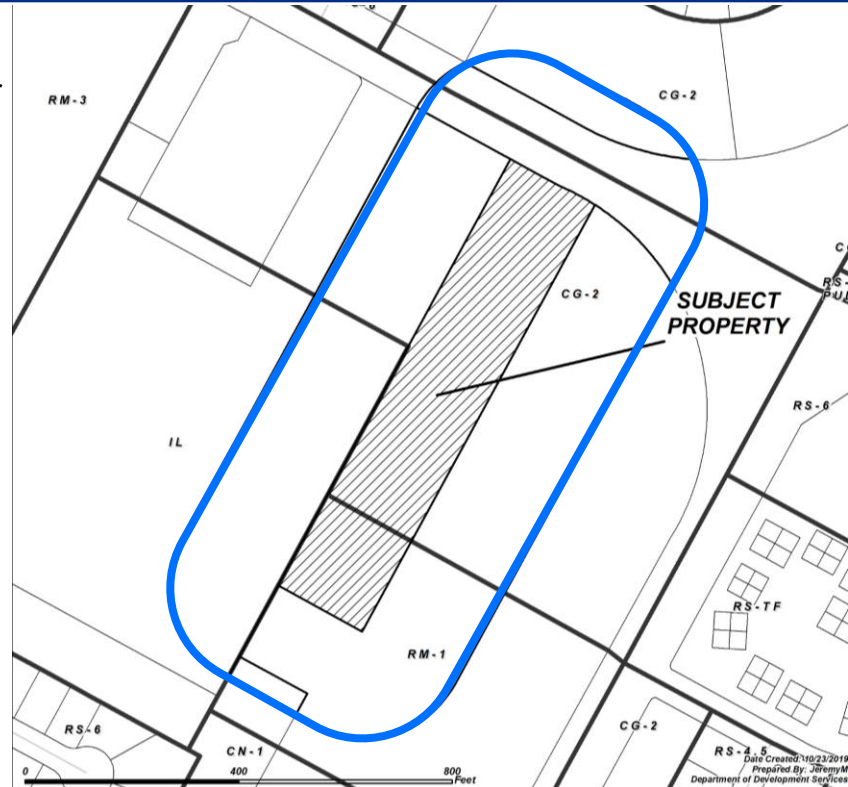
4 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



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 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 5.1.4.I “Vehicle Sales and Service”, Section 5.1.5.A “Light Industrial Service, except Fuel storage (above ground), 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, and in Section 5.1.5.D “Wholesale Trade” except Farm Equipment and machinery sales and repair, Earth moving and heavy construction equipment sales and repair, Greenhouse (Wholesale), and Truck sales and repair (Heavy load vehicles).
 2. **Buffer Yard:** A 10-foot wide buffer yard and 5 buffer yard points shall be required along the southern, eastern, and western property boundaries.
 3. **Outdoor Storage:** Any outdoor storage is prohibited.
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SP Conditions

4. **Lighting:** All lighting must be shielded and directed away from adjacent properties and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
 5. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 6. **Hours of Operation:** The hours of operation shall be Monday through Saturday from 6:00 AM to 9:00 PM.
 7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (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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Use Tables

Vehicle Sales and Service

Characteristics: Direct sales of and service to passenger vehicles, light consumer motor vehicles such as motorcycles, boats, and recreational Service. General involve services provided while the customer waits, so customers leaving a vehicle on-site for less than 24 consecutive hours.

Principal Uses	Accessory Uses
Alignment shop	Ancillary indoor storage
Auto detailing	Associated office
Auto rental	Fuel pump and island*
Auto upholstery shop	Sale of parts
Bicycle and watercraft rental	Satellite dish antenna under 3.2 feet*
Boat and recreational vehicle sales	Single-bay, automatic car wash
Camper shell sales and service	Towing
Car wash, hand-operated or automated	Vehicle storage
Fuel sales	
Manufactured home sales	
Repair and service of RVs, boats, and light and medium trucks	
Tire sales and service	
Towing service	
Vehicle sales or leasing facilities (including passenger vehicles, motorcycles and light and medium trucks)	
Vehicle service, heavy	
Vehicle service, limited	

Light Industrial Service

Characteristics: Firms engaged in the manufacturing, assembly, repair or consumer machinery, equipment, products, or by-products mainly by separate retail outlets. Contractors and building maintenance services a off-site. Few customers, especially the general public, come to the site.

Principal Uses	Accessory Uses
Book binding and tooling	Cafeterias
Building, heating, plumbing or electrical contractor's shop or storage yard	Caretakers quarters
Button manufacturing	Day care
Catering establishment, large-scale	Employee recreational facilities
Cleaning and dyeing of garments and rugs	Offices
Clothing or textile manufacturing	Off-street parking
Electric motor repair	On-site repair facilities
Exterminator	Satellite dish antenna under 3.2 feet*
Fuel storage, above ground*	Storage
Janitorial and building maintenance service	
Laboratory, research and experimental	
Laundry, dry-cleaning, and carpet cleaning plant	
Manufacture of clocks, medical, dental and drafting instruments, games and toys, millenary products, musical instruments, signs, small electrical or electronic apparatus, watches, and other precision instruments	
Movie production facility	
Optical goods manufacture	
Printing, publishing and engraving	
Vehicle and equipment maintenance facility	
Welding, machine, and tool repair shop	

Use Tables

5.1.5.B. Warehouse and Freight Movement

Characteristics: Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

Principal Uses	Accessory Uses	Uses Not Included
Bus barn	Ancillary indoor storage	Boat and recreational vehicle storage (see Self Service Storage)
Coal and coke storage and sales	Associated office	Mini-storage facility (see Self Service Storage)
Food locker	Cafeteria	Multi-story enclosed storage facilities (see Self Service Storage)
Household moving and general freight storage	Caretakers quarters	Solid or liquid waste transfer or composting (see Waste-Related Service)
Lumber yard or other building material establishment that sells primarily to contractors and does not have a retail orientation	Day care	Storage garages (see Self Service Storage)
Milk distributing station, no bottling	Employee recreational facility	
Produce and storage warehouse	Fuel pump and island*	
Stockpiling of sand, gravel, or other aggregate materials	Fuel storage, above ground*	
Truck or transfer terminal, freight	Off-street parking	
Warehouse used for storage of retail goods	Outdoor storage yard	
	Satellite dish antenna under 3.2 feet*	
	Truck fleet parking and maintenance area	

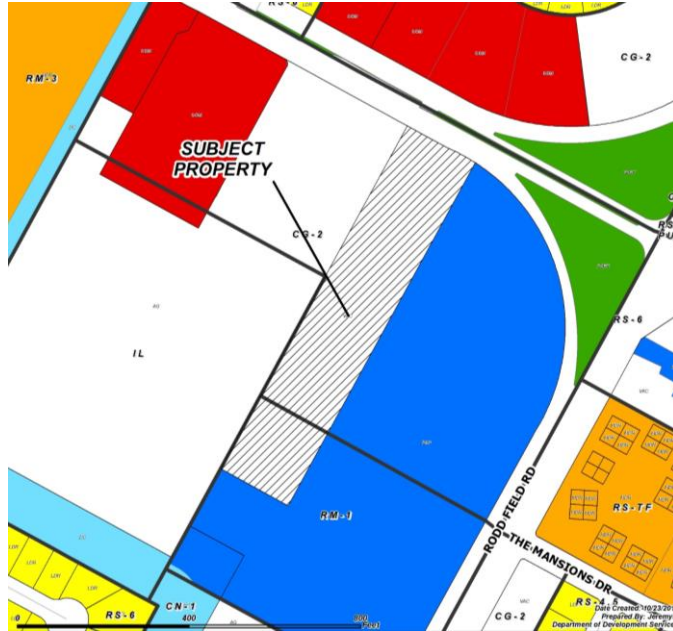
5.1.5.D. Wholesale Trade

Characteristics: Firms involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on-site or delivered to the customer.

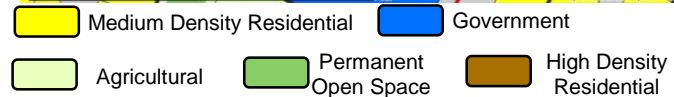
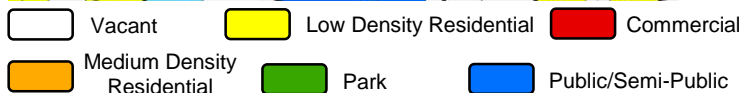
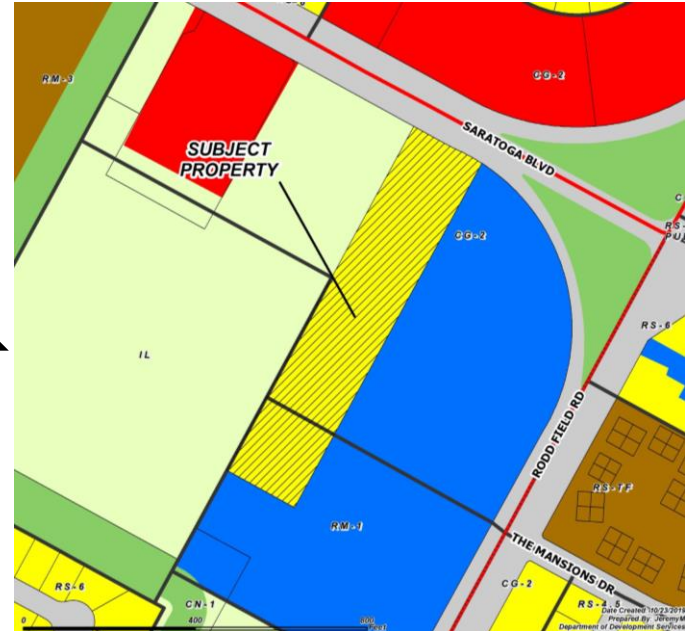
Principal Uses	Accessory Uses	Uses Not Included
Building materials storage and sales	Cafeteria	Mail order house (see Warehouse and Freight Movement)
Farm equipment and machinery sales and repair	Caretakers quarters	Stores selling, leasing, or renting consumer, home, and business goods (see Retail Sales and Service)
Earth moving and heavy construction equipment sales and repair	Day care	Warehouse and Freight Movement use (see Warehouse and Freight Movement)
Greenhouse, wholesale	Minor fabrication services	Wholesale club (see Retail Sales and Service)
Truck sales and repair (heavy load vehicles)	Office	
	Off-street parking	
	Product repair	
	Repackaging of goods	
	Satellite dish antenna under 3.2 feet*	
	Warehouse	

Land Use

Existing Land Use



Future Land Use



Subject Property, South on Saratoga Boulevard



Saratoga Boulevard, West of Subject Property



Saratoga Boulevard, North of Subject Property



Saratoga Boulevard, East of Subject Property

