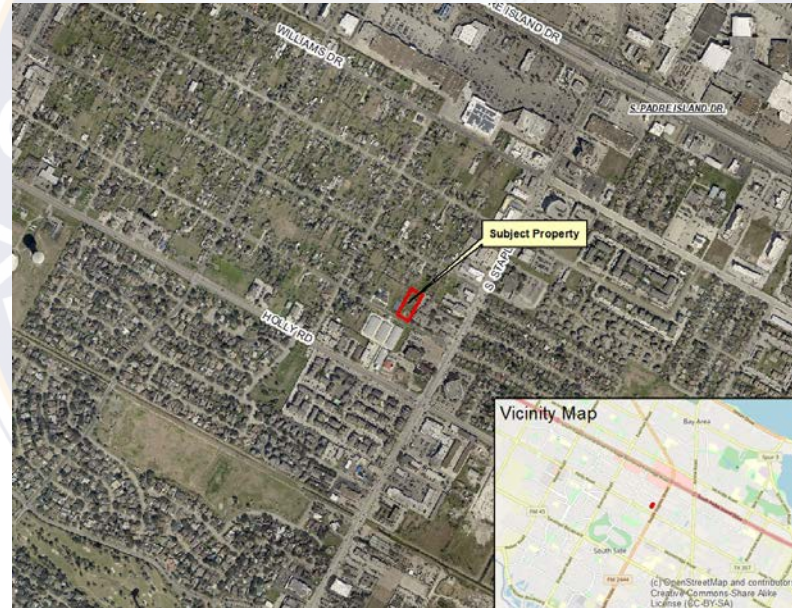


Zoning Case #0220-04

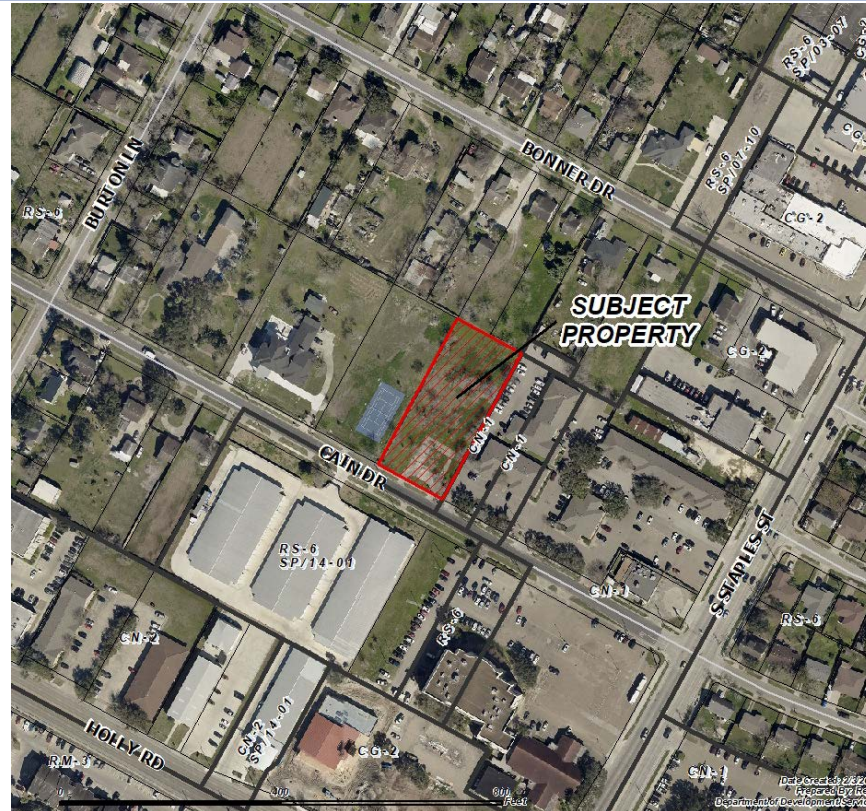
Nazari Mohammad Rezaei

**Rezoning for a Property at 5506 Cain Drive
From “RS-6” To “CN-1”**

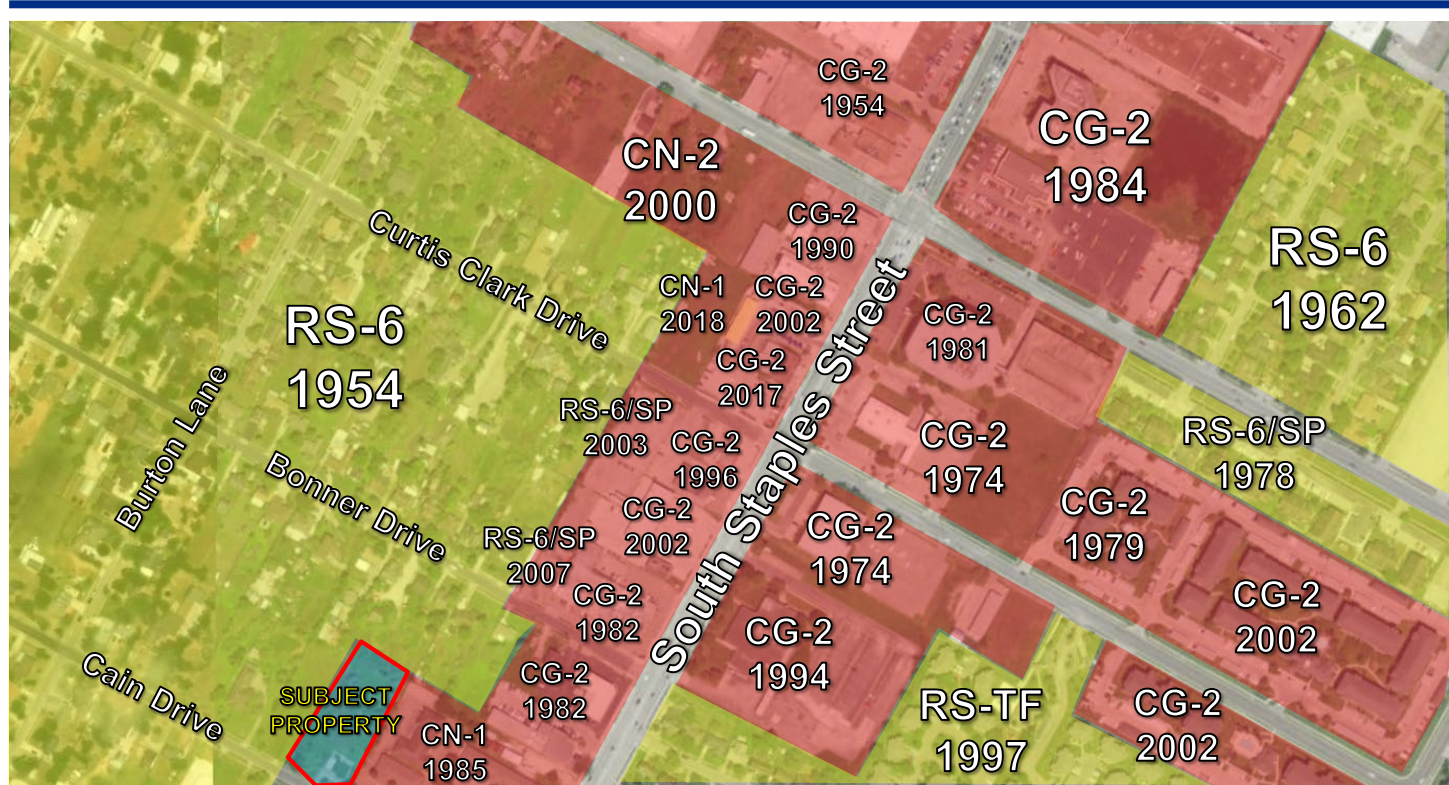


City Council
April 21, 2020

Aerial Overview



Zoning Pattern



Planning Commission and Staff Recommendation

Denial of the
“CN-1” Neighborhood Commercial District

In lieu thereof,

Approval of the “RS-6/SP” Single-Family
6 District with a Special Permit

SP Conditions

1. **Uses:** The uses authorized by this Special Permit are all uses permitted by right in the “ON” Neighborhood Office District, including an accessory garage for the purpose of storage.
2. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 10:00 PM.
3. **Buffer Yard:** A Type B 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.

SP Conditions

- 4. **Signage:** No pole-mounted signage is allowed on Cain Drive.
- 5. **Outdoor Storage:** Any outdoor storage is prohibited.
- 6. **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.

SP Conditions

-
7. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 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 forty-eight (48) 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.
-

Public Notification

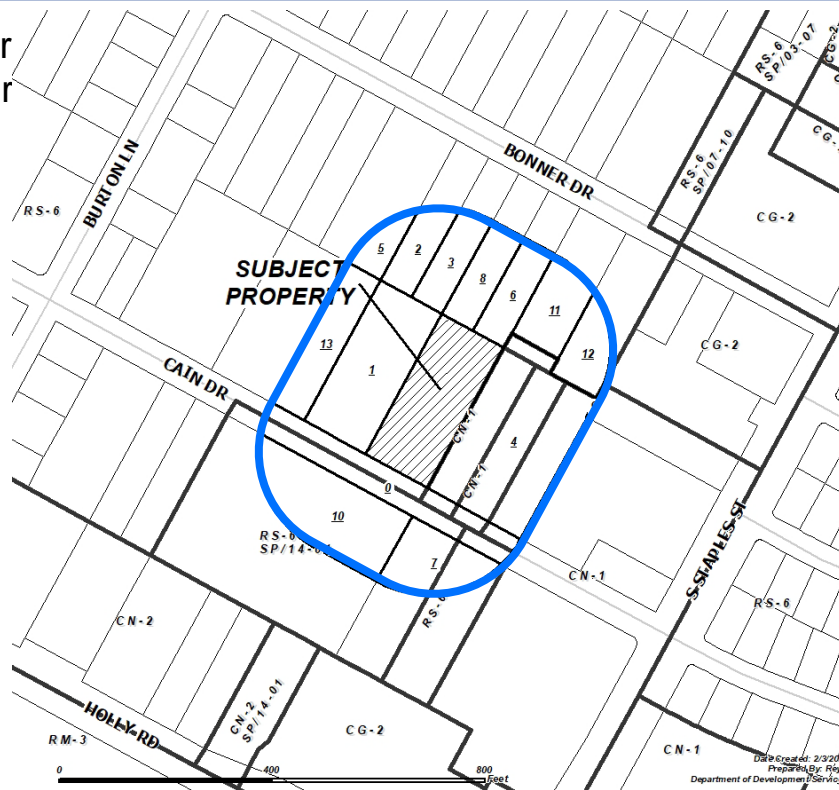
13 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

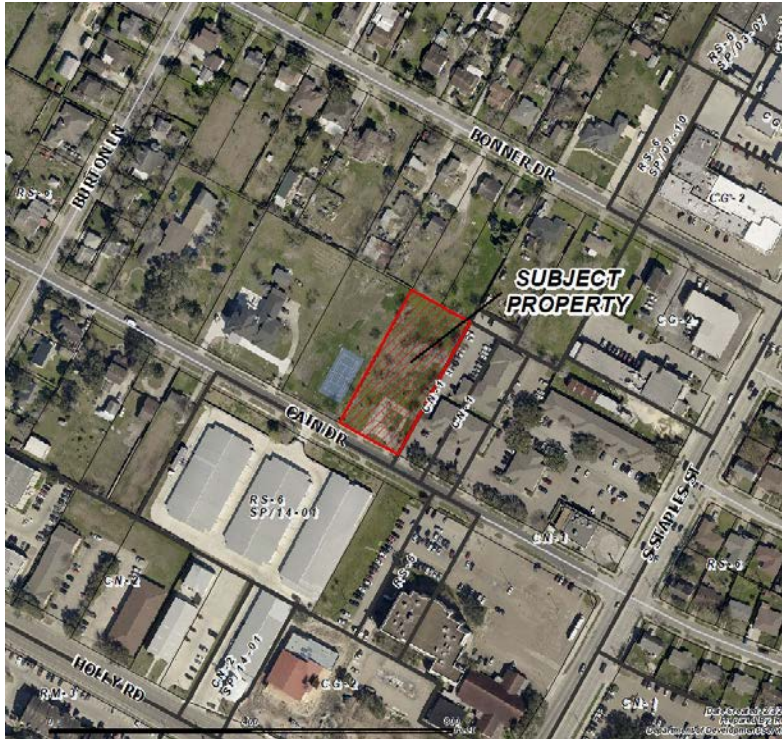
Opposed: 0 (0.00%)



In Favor: 0



UDC Requirements



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

Setbacks:
Street: 20 feet
Side & Rear: 10 feet

Parking:
1:150 GFA





Landscaping, Screening, and Lighting
Standards

Uses Allowed: Retail, Offices,
Multifamily

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

Utilities



-  **Water:**
6-inch CIP
-  **Wastewater:**
8-inch VCP
-  **Gas:**
2-inch Service Line
-  **Storm Water:**
Roadside Inlets