

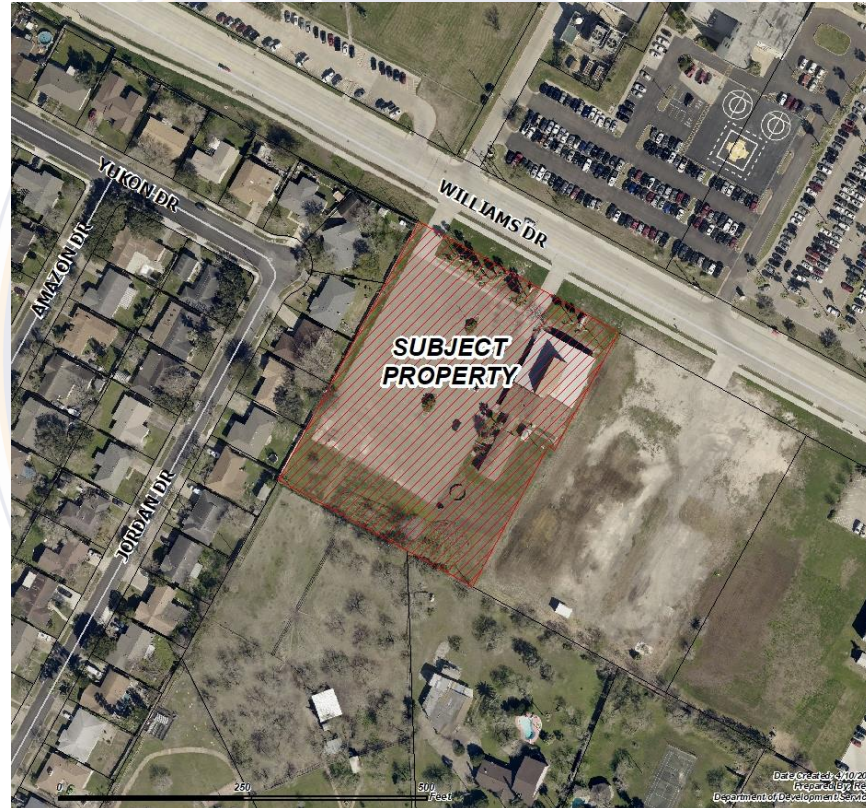
Zoning Case #0420-03

Covenant Baptist Church
Rezoning for a Property at 7001 Williams Drive
From “RS-6” To “CN-1”

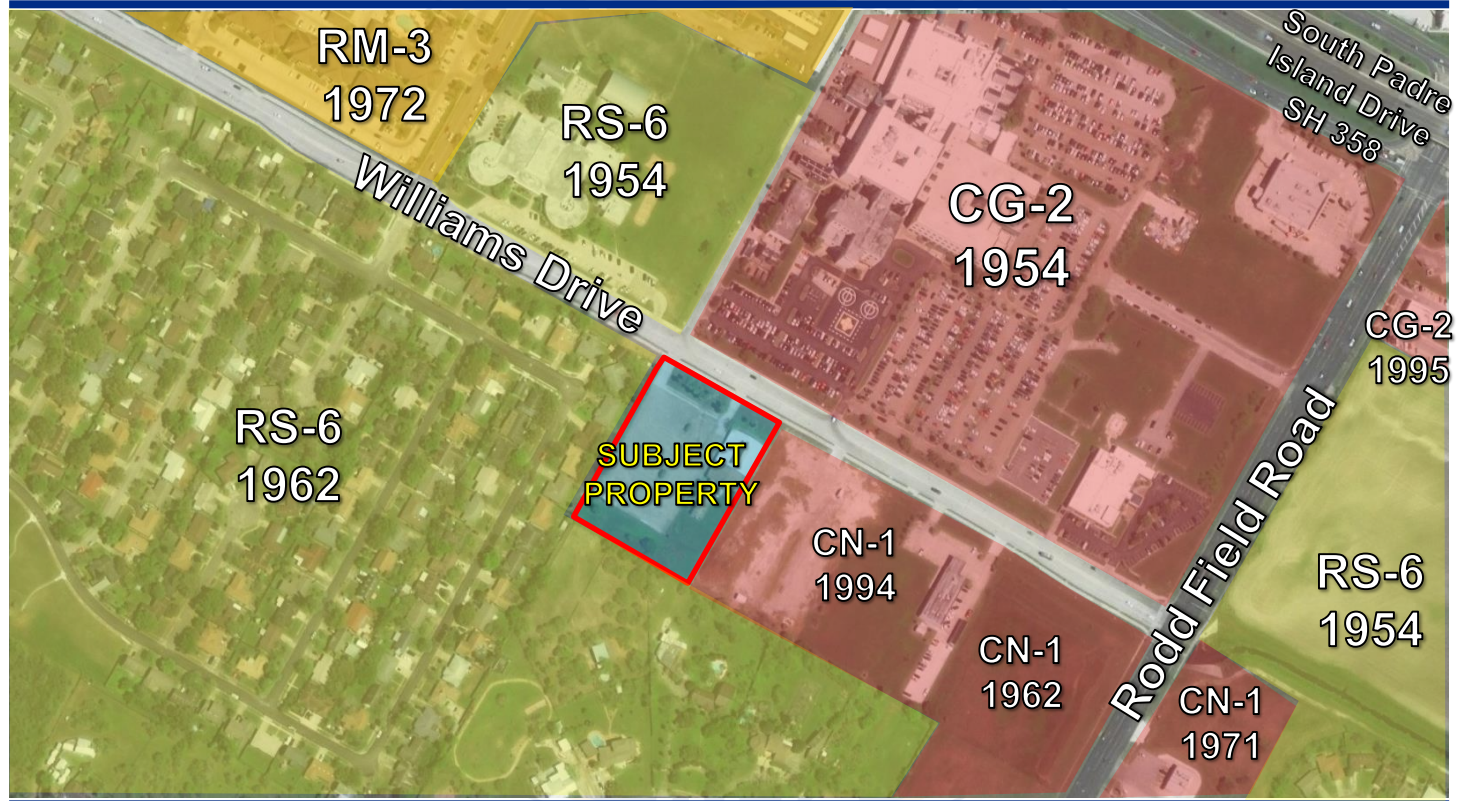


Planning Commission
April 29, 2020

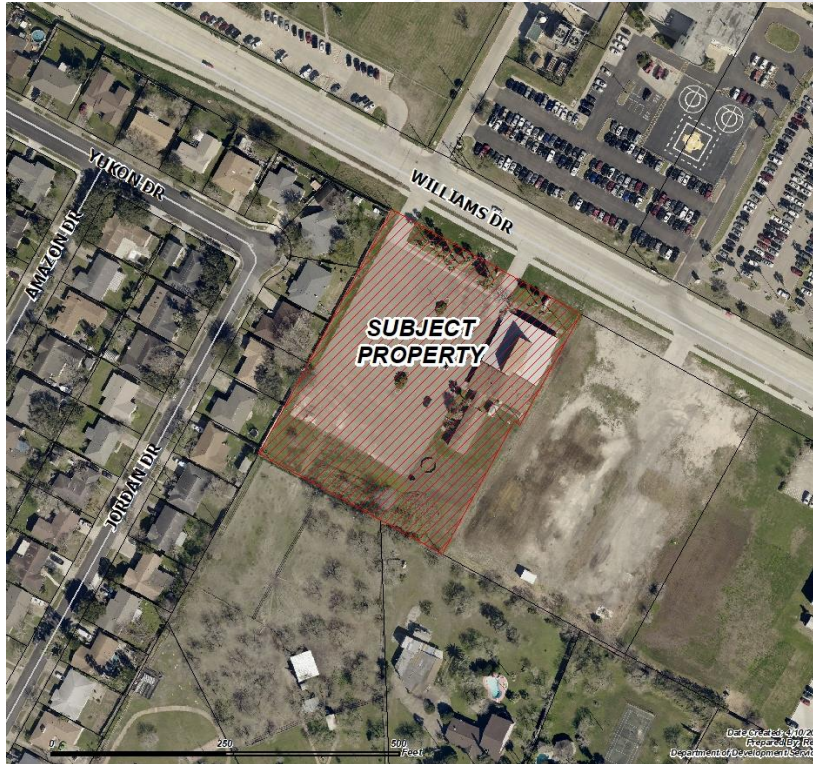
Aerial Overview



Zoning Pattern



UDC Requirements



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

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

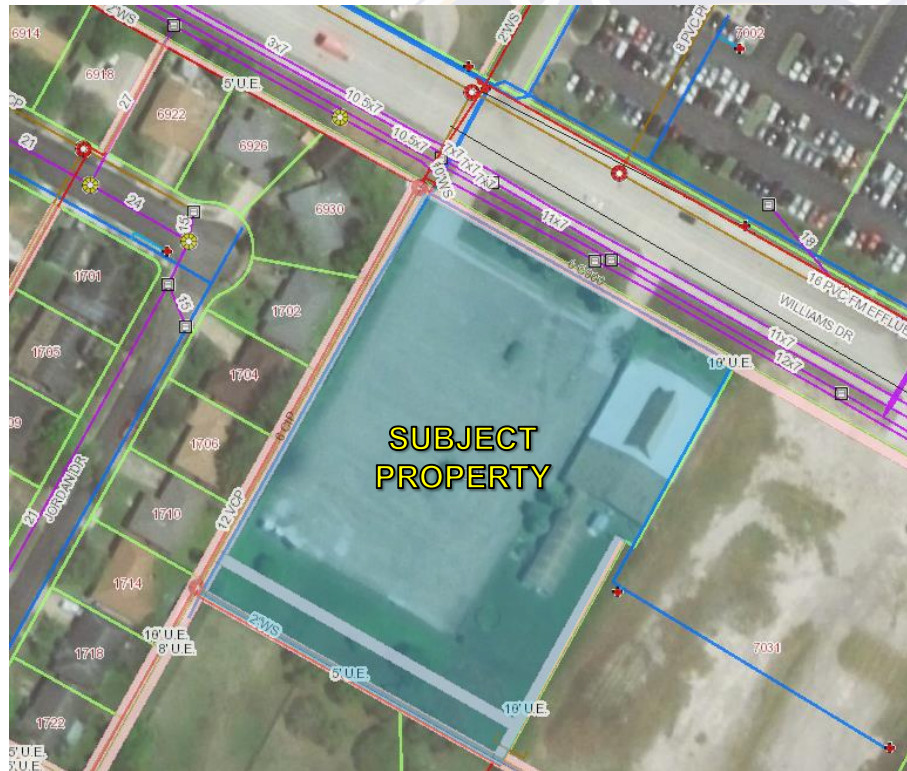
Parking:
1:225 GFA





Landscaping, Screening, and Lighting
Standards

Uses Allowed: Retail, Offices,
Multifamily

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

Utilities



-  **Water:**
6-inch C900
-  **Wastewater:**
12-inch VCP
-  **Gas:**
2-inch service line
-  **Storm Water:**
7x7-Line.

Public Notification

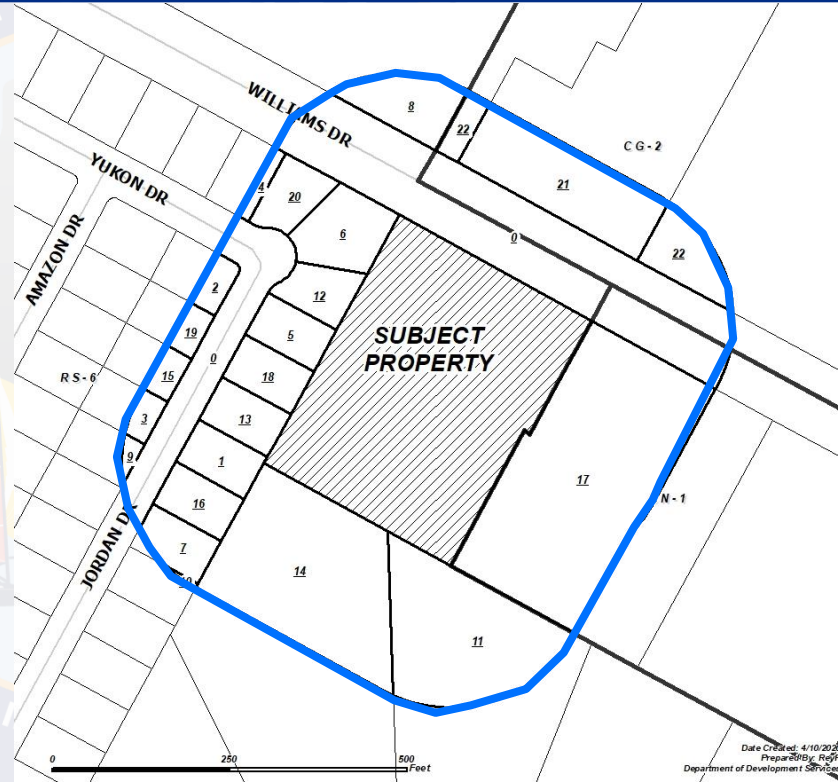
22 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



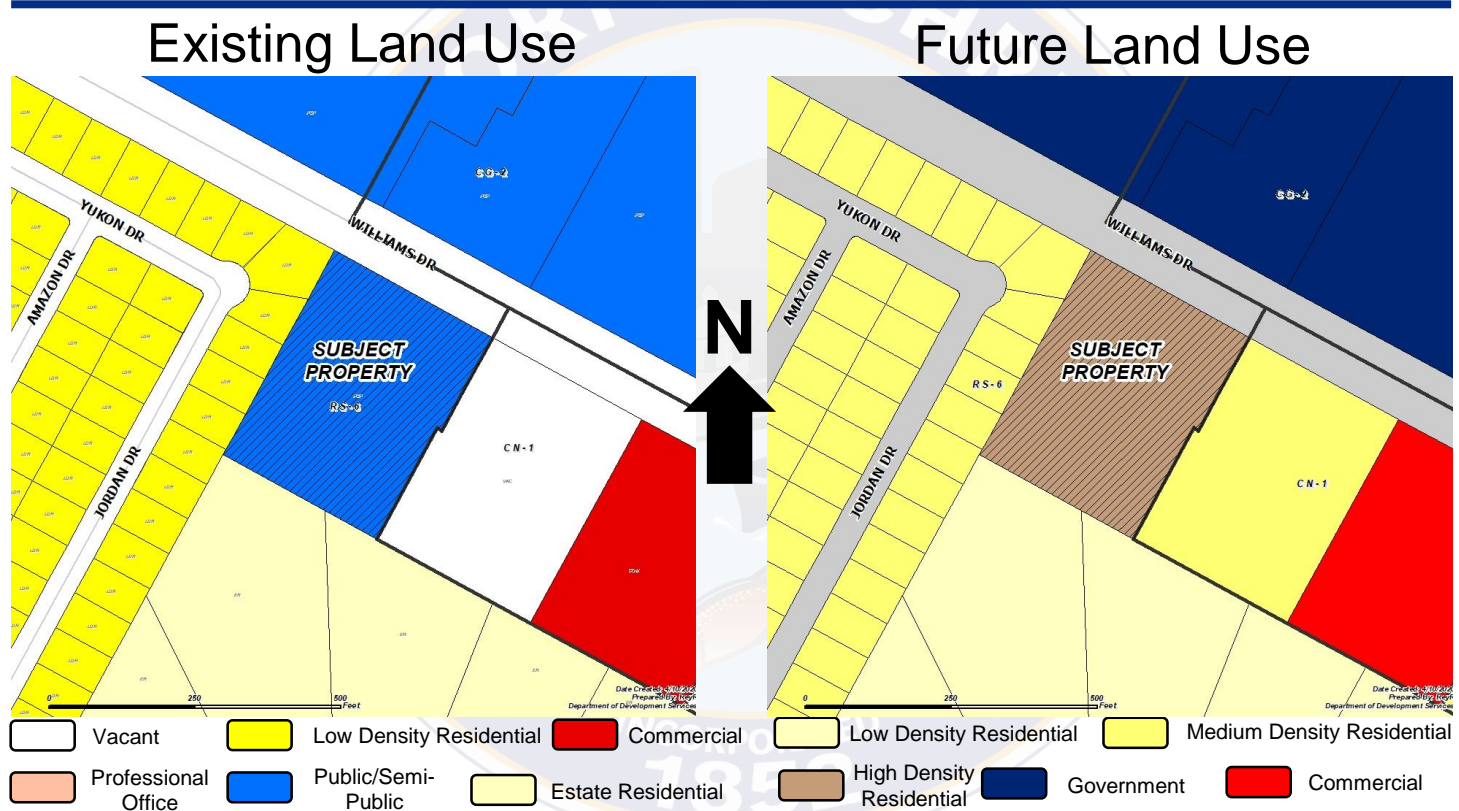
In Favor: 0



Staff Recommendation

Approval of the
“CN-1” Neighborhood Commercial District

Land Use



Subject Property, South on Williams Drive



Williams Drive, West of Subject Property



Williams Drive, North of Subject Property



Williams Drive, East of Subject Property

