

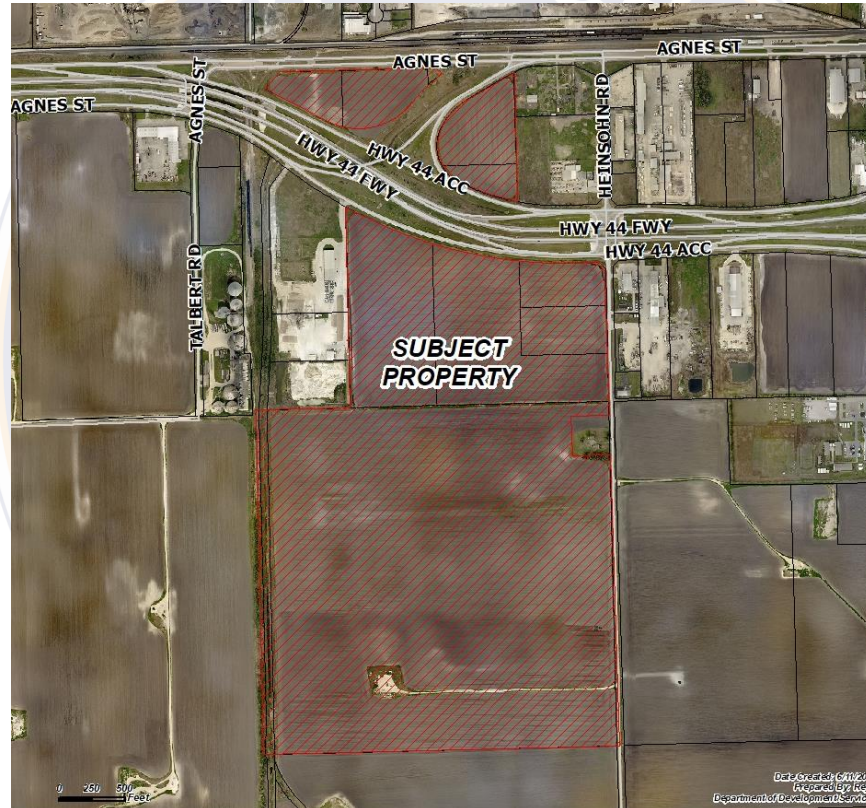
# Zoning Case #0620-02

**One Rail Group, LLC.**  
**Rezoning for a Property at 501 Heinsohn Road**  
**From “FR” and “IL” To “IL”**

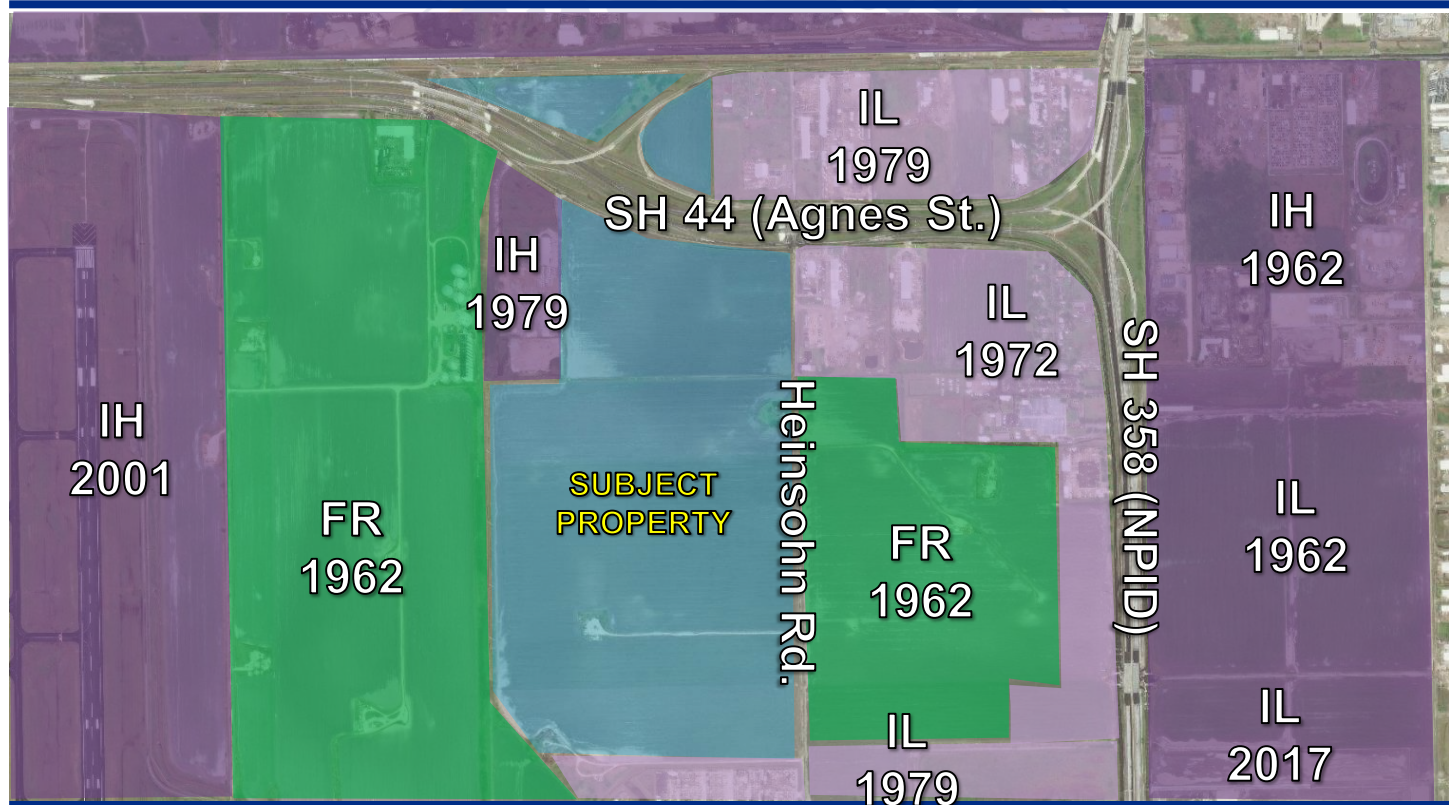


Planning Commission  
July 8, 2020

# Aerial Overview



# Zoning Pattern





# UDC Requirements



Buffer Yards:  
IL to FR: N/A

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.

# Utilities

**Water:**  
8-inch ACP

**Wastewater:**  
8-inch P

**Gas:**  
2-inch s

**Storm Water:**  
24-inch



-

# Public Notification

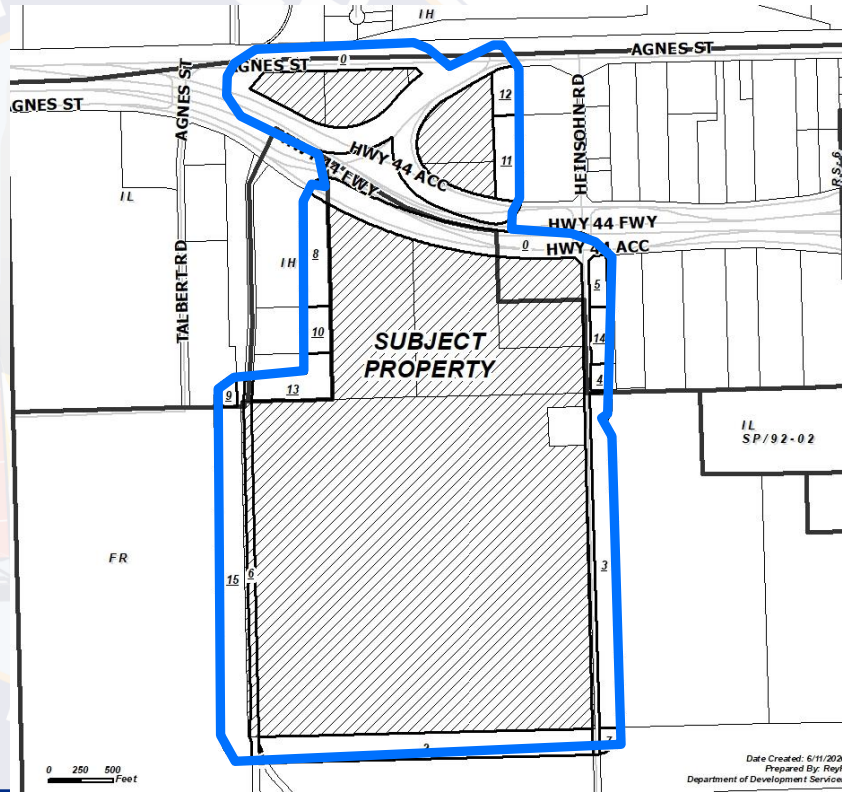
15 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



Date Created: 6/11/2023  
Prepared By: Rayf  
Department of Development Services

# Staff Recommendation

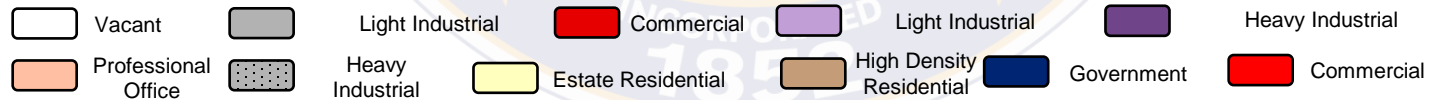
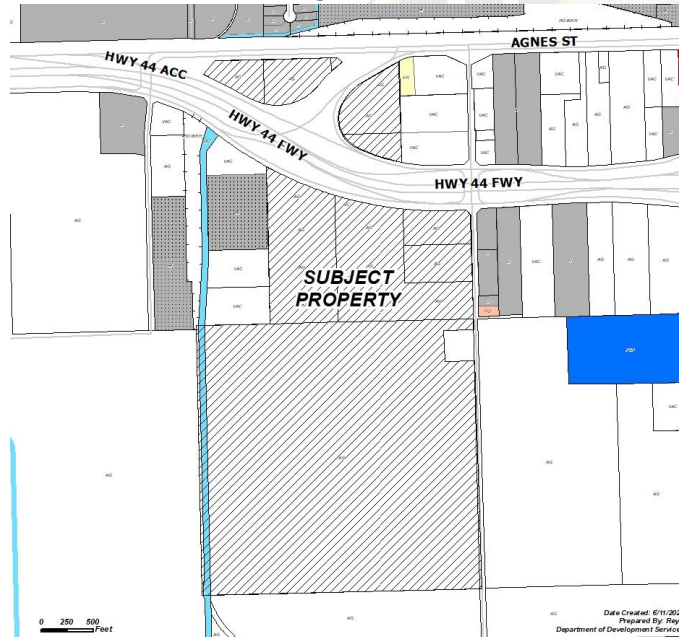
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**Approval** of the  
“IL” Light Industrial District



# Land Use

## Existing Land Use



## Future Land Use

