

Zoning Case #0421-03

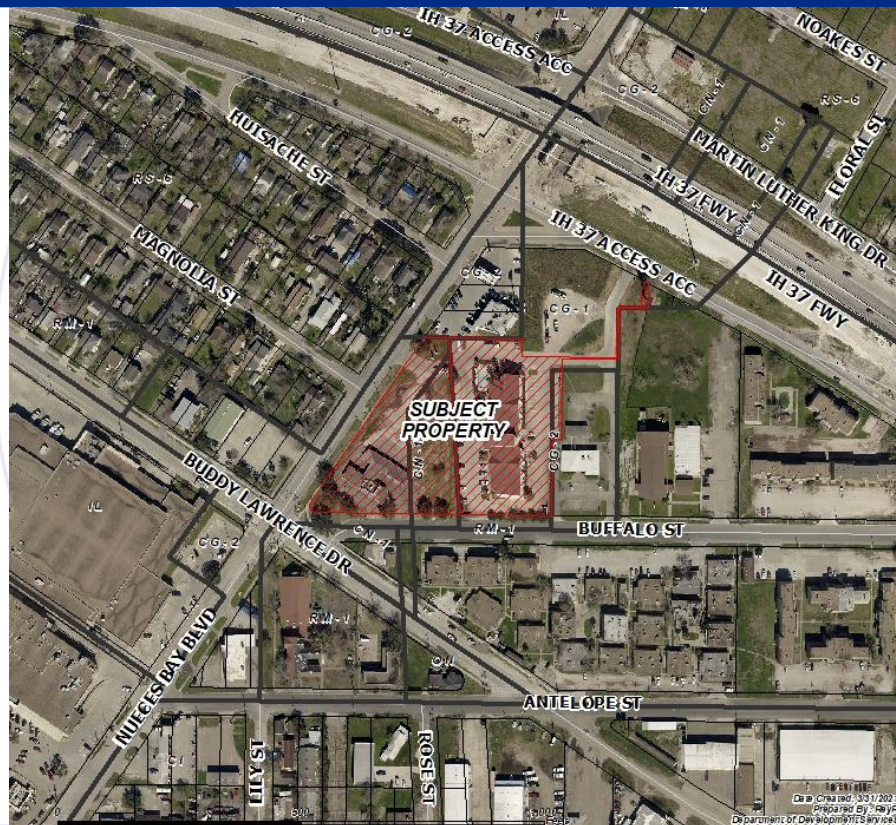
ERF West Side, LLC.

**Rezoning for a Property at 3030 Buffalo Street
From “CG-1” and “CG-2” to “CG-1/SP”**



Planning
Commission
April 14, 2021

Aerial Overview

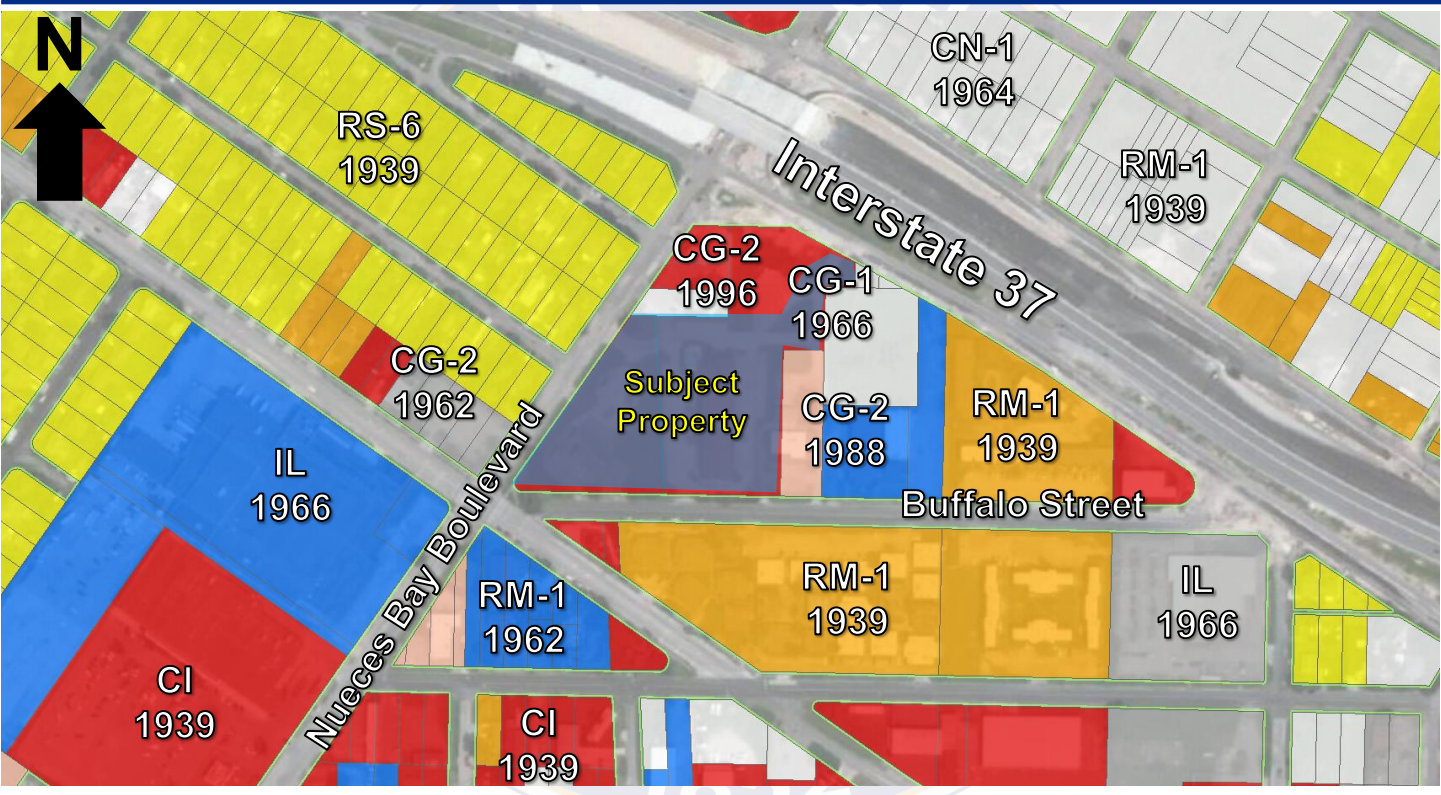


Zoning Pattern

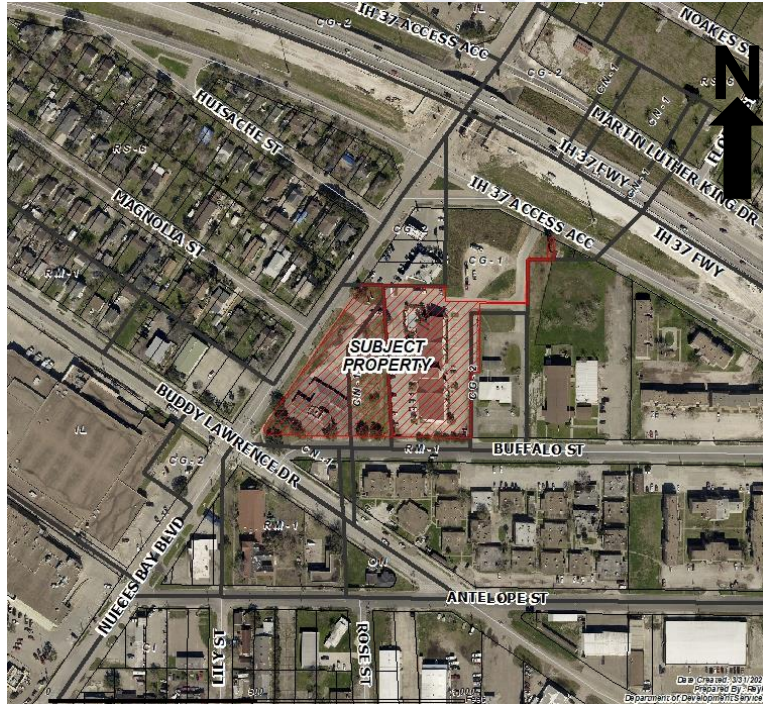
The map displays the following zoning districts and their effective dates:

- CG-2 1996**: Located to the north and west of the Subject Property.
- CG-1 1966**: Located to the northeast of the Subject Property.
- CG-2 1988**: Located to the east of the Subject Property.
- RM 1939**: Located to the southeast of the Subject Property.
- RM-1 1939**: Located to the south of the Subject Property.
- RM-1 1962**: Located to the southwest of the Subject Property.
- CI 1939**: Located to the south of the Subject Property.
- CN-1 1964**: Located to the northeast of the Subject Property.

The **Subject Property** is highlighted in blue and is located between Interstate 375 and Buffalo Avenue.



UDC Requirements



Buffer Yards:
N/A

Setbacks:
Street: 20 feet

Parking:
Social Service
1 per employee


Landscaping, Screening, and
Lighting Standards

Uses Allowed: Apartments, Retail,
Offices, and Restaurants

Utilities



 **Water:** 8-inch C900 line

 **Wastewater:** 10-inch HDPE line

 **Gas:** 4-inch gas line.

 **Storm Water:** Roadside inlets

Public Notification

25 Notices mailed inside 200' buffer

4 Notices mailed outside 200' buffer

Notification Area

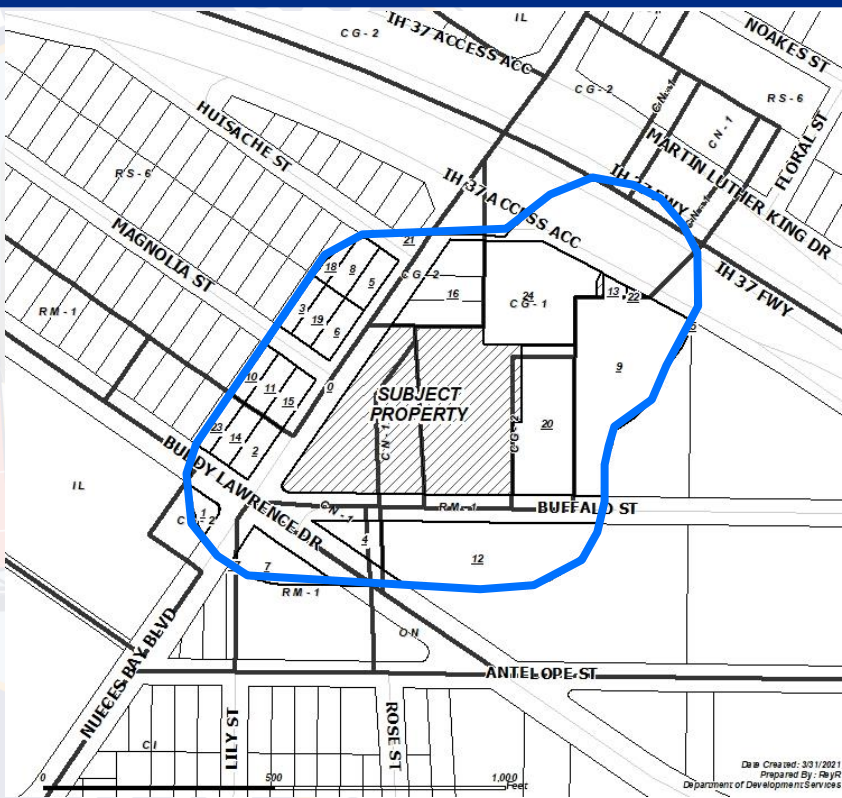
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



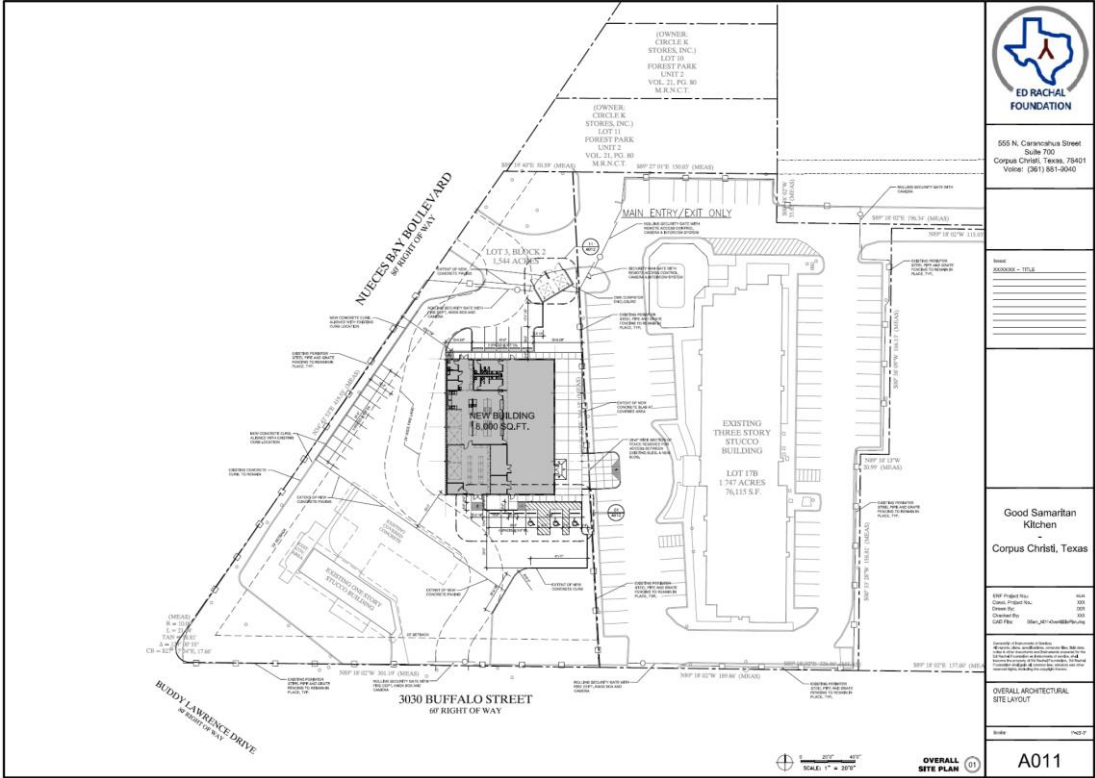
In Favor: 0 (0.00 %)



Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition



Proposed Site Plan



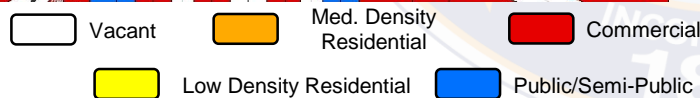
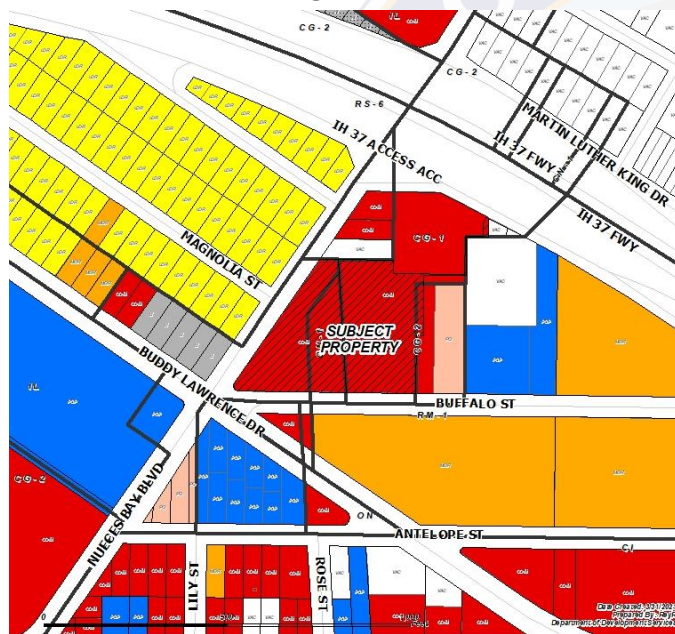
Staff Recommendation

Approval with Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist persons with their transition into permanent housing. No soup kitchen or public feeding shall be allowed.
 2. **Intake Facilities:** Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting occurs.
 3. **Security:** The transitional housing facility located on the Property shall be monitored by facility staff at all times.
 4. **Landscaping:** Landscape requirements for the Property shall follow the standards outlined in the Unified Development Code (UDC).
 5. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 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.
-

Land Use

Existing Land Use



Future Land Use

