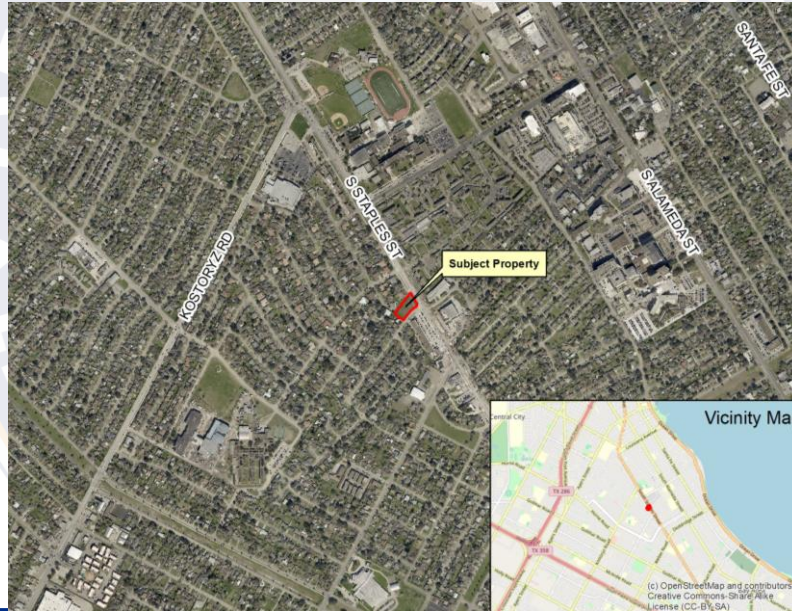


# Zoning Case #0821-03

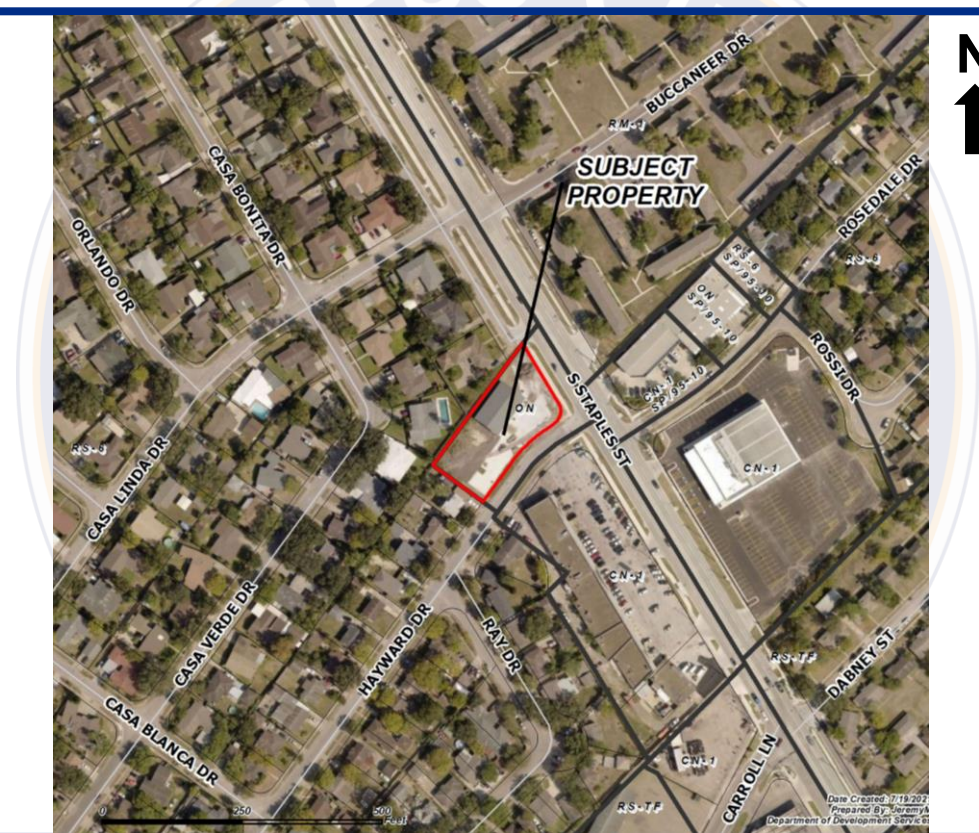
**Sima and Steve, Inc.**

**Rezoning for a Property at 3413 South Staples Street  
From “ON” To “CN-1”**



Planning  
Commission  
August 4, 2021

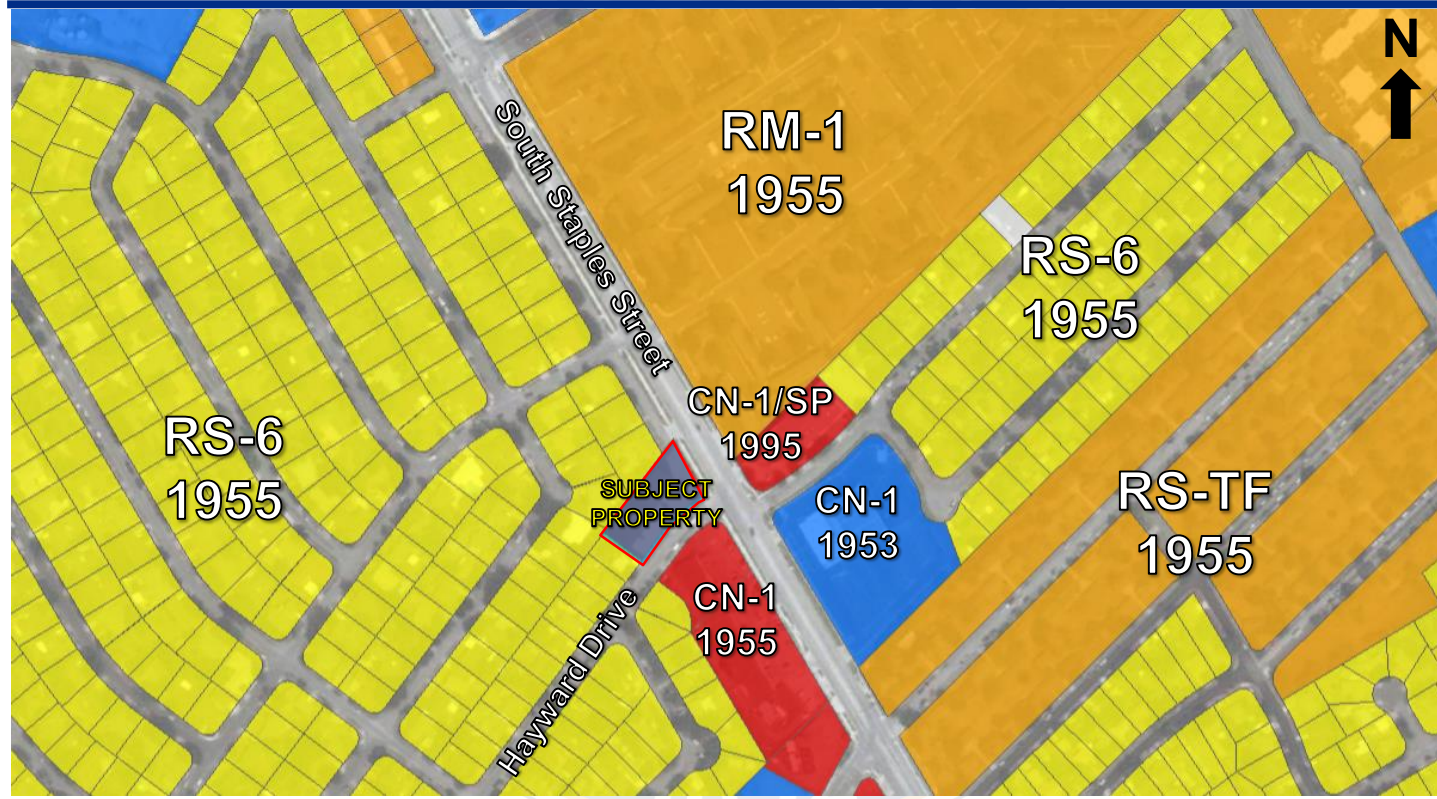
# Aerial Overview



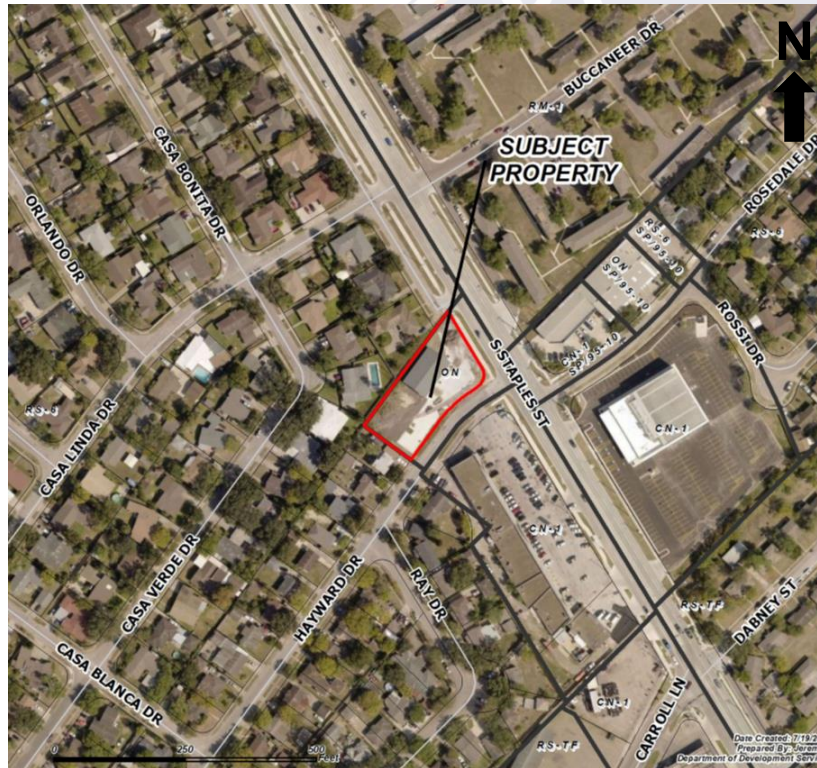
N  
↑



# Zoning Pattern and Adjacent Development



# UDC Requirements



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

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

Parking:  
1:250 GFA (Retail)

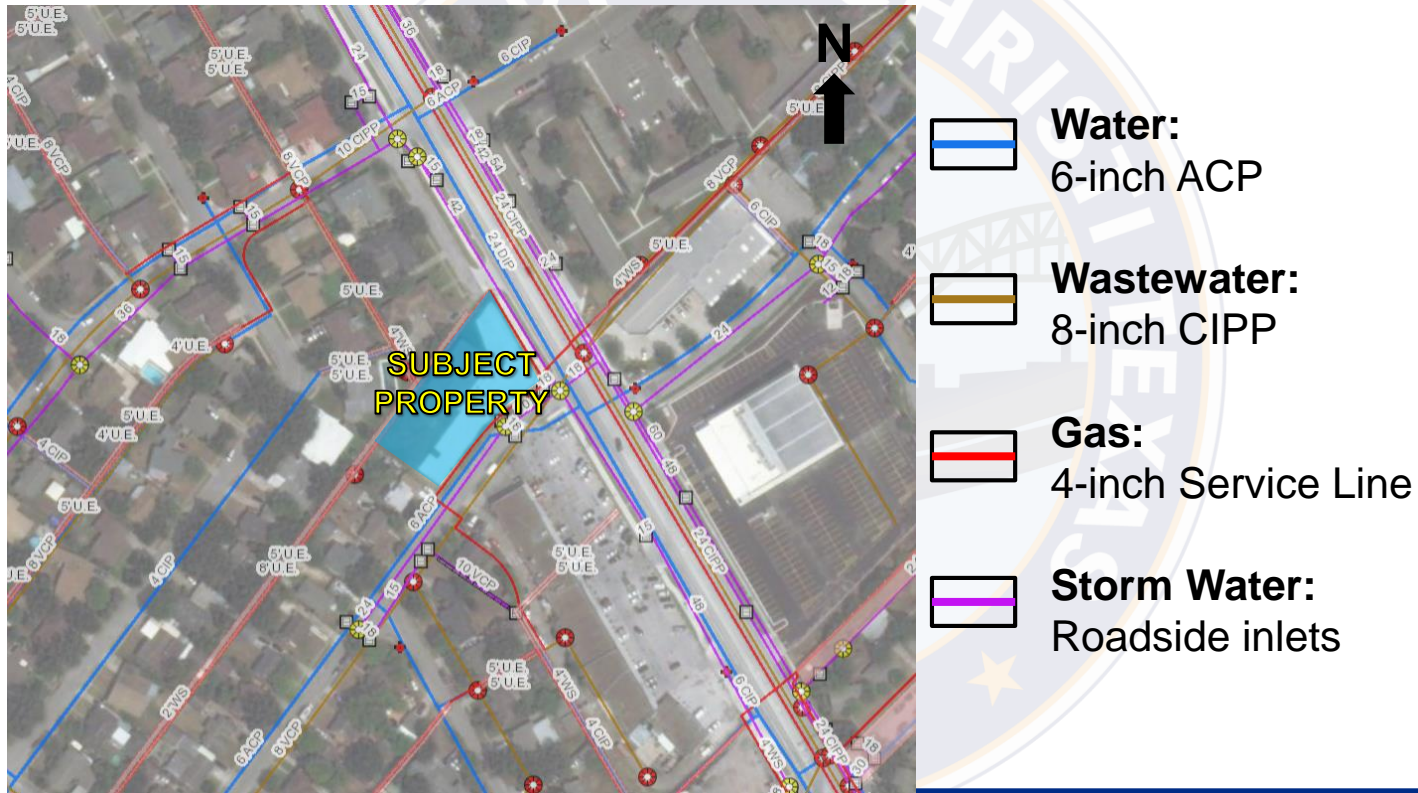
## Landscaping, Screening, and Lighting Standards

Uses Allowed: Retail, Offices,  
Multifamily

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



# Utilities



# Public Notification

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

## Notification Area

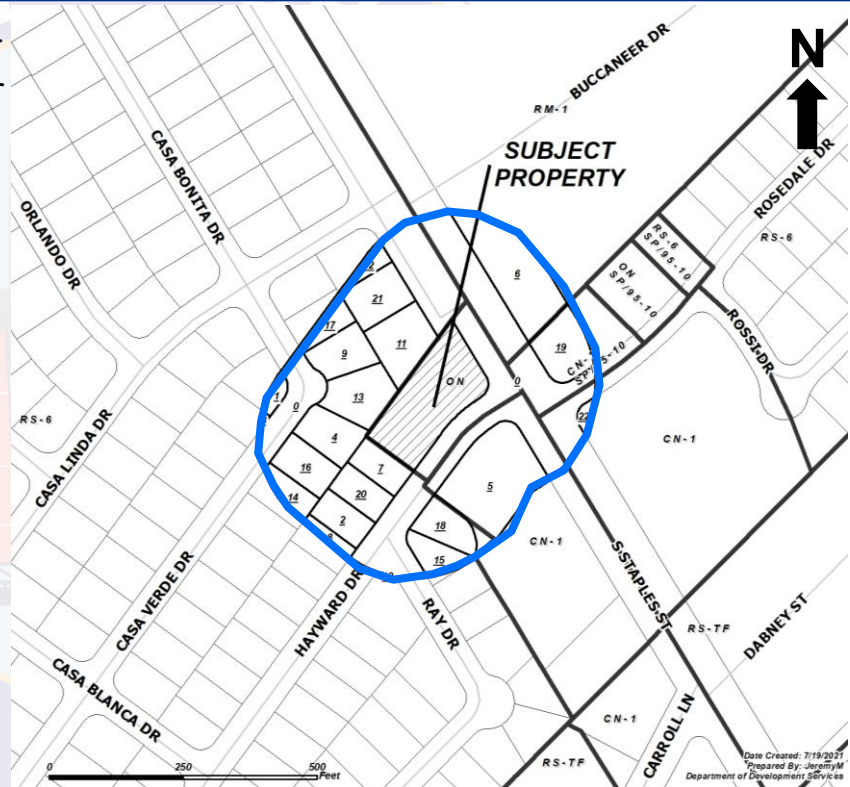
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



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*



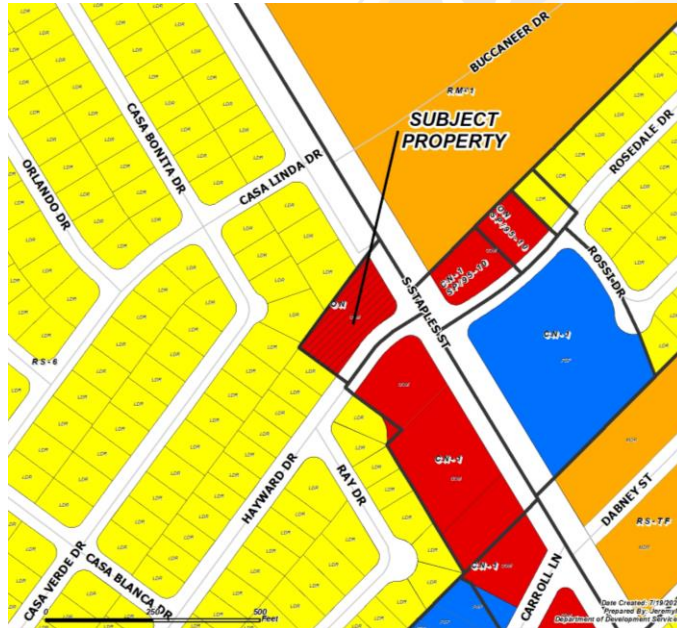
# Staff Recommendation

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**Approval** of the  
“CN-1” Neighborhood Commercial District

# Land Use

## Existing Land Use



## Future Land Use

