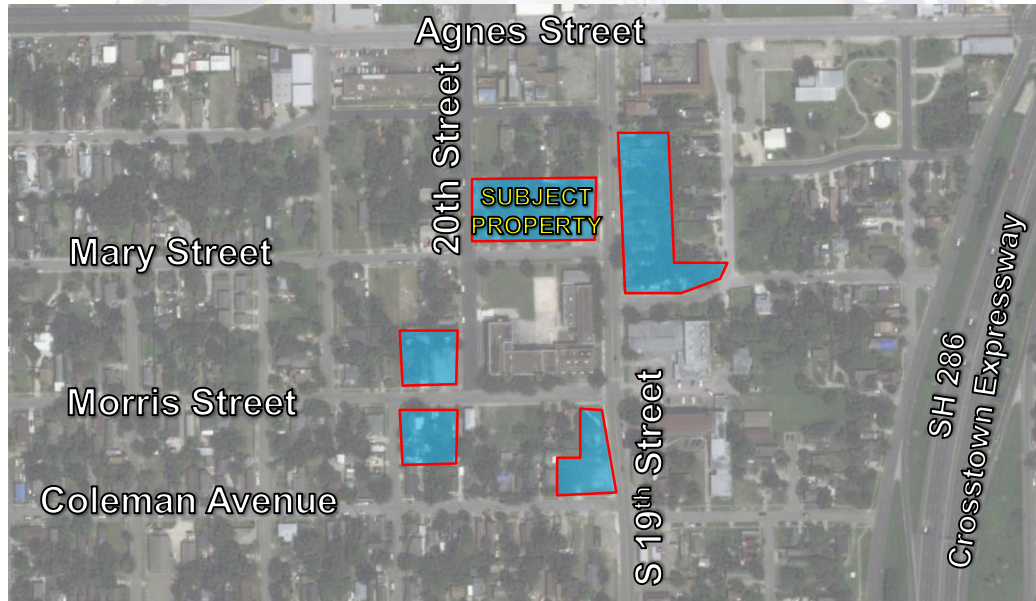


Zoning Case #0921-02

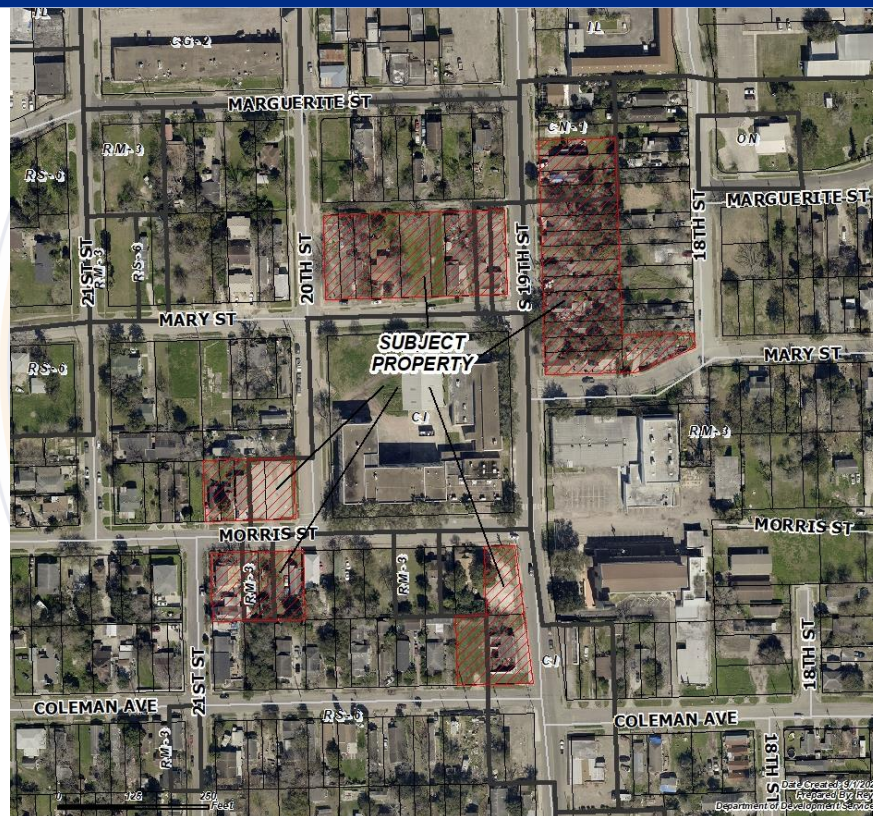
Ed Rachal Foundation

Rezoning for a Property at 2210 Mary Street
From “RS-6”, “RM-3”, and “CN-1” To “CI”

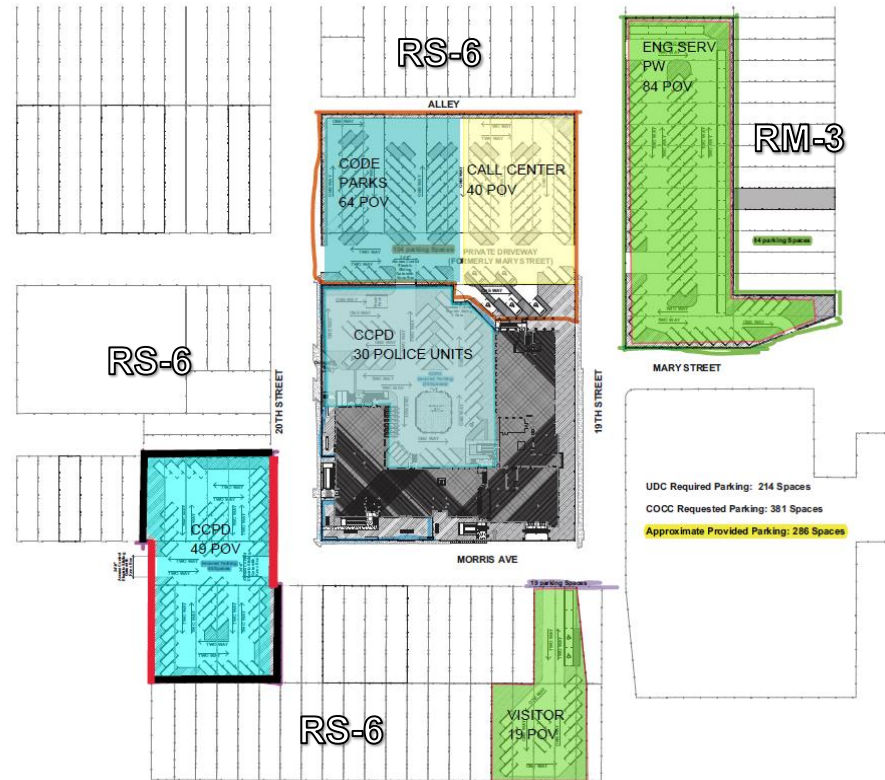


Planning
Commission
September 15,
2021

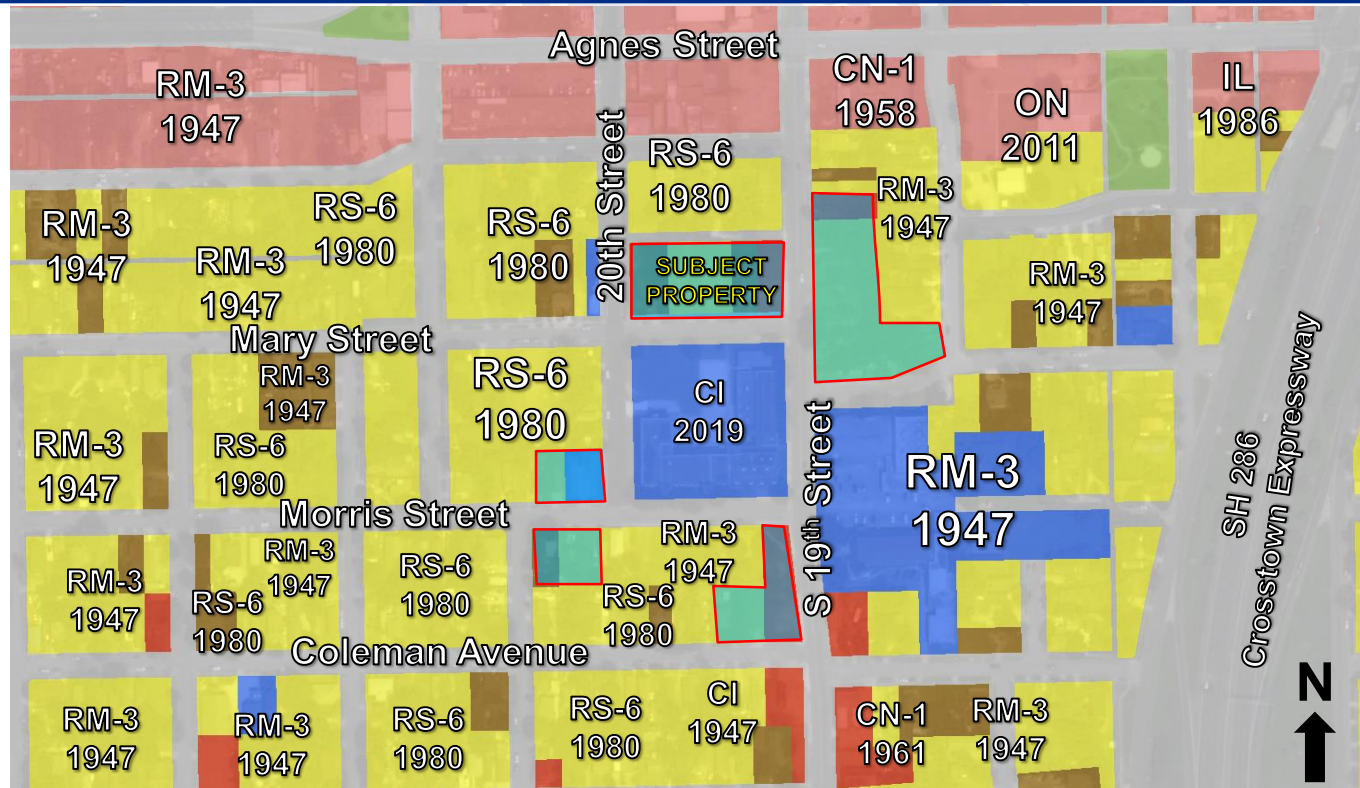
Aerial Overview



Site Plan



Zoning Pattern



UDC Requirements



Buffer Yards:

“CI” to “RM-3”: Type A: 10’ & 5 Pts.

“CI” to “RS-6”: Type C: 15’ & 15 Pts.

“CI” to “CN-1”: N/A

Setbacks:

Street: 0 feet

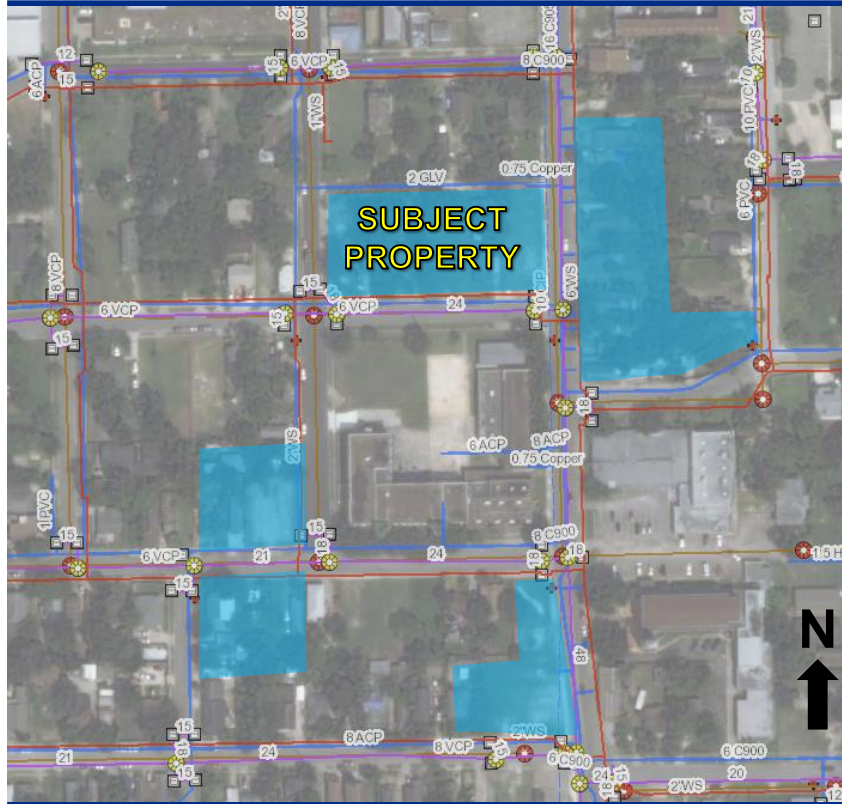
Sides/Rear: 0 feet

Parking: N/A

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Apartments, Retail,
Offices, and Restaurants

Utilities



Water:
10-inch CIP



Wastewater:
8-inch VCP



Gas:
2-inch Service Line



Storm Water:
Roadside Inlets

Public Notification

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

Notification Area

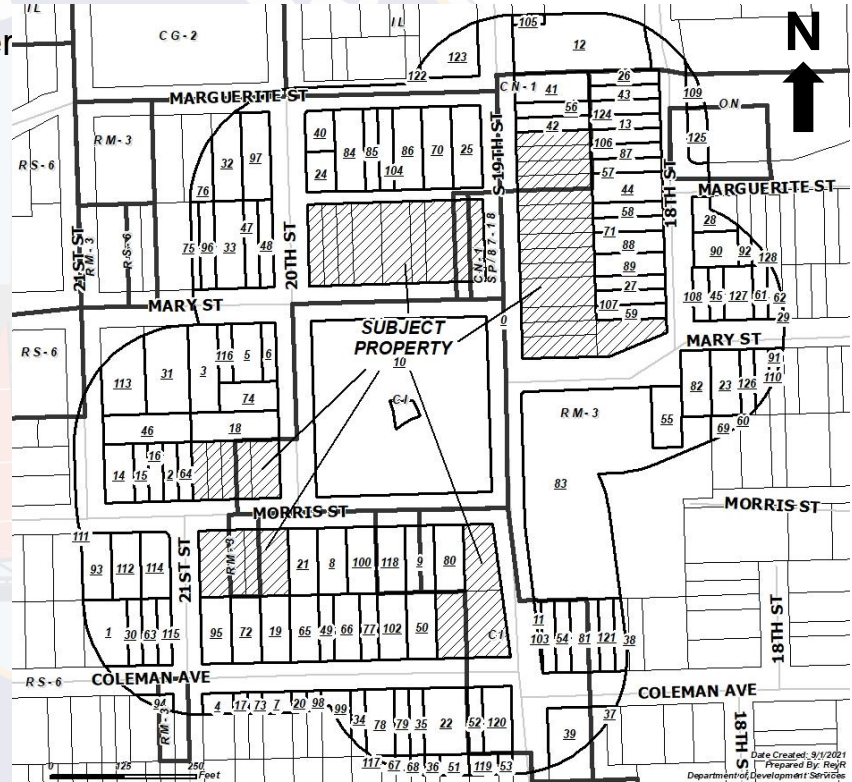
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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



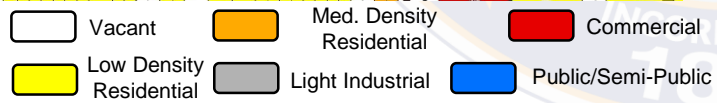
Staff Recommendation

Denial of “CI” District in lieu **Approval** of the “RS-6/SP” District with a Special Permit

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is an accessory parking use for a government facility.
 2. **Landscaping:** The Properties are exempt from Section 7.3.3 of the Unified Development Code (UDC).
 3. **Vehicular Screening:** The Properties shall follow the standards set in Section 7.3.11 of the Unified Development Code (UDC).
 4. **Buffer Yard:** The following buffer yard standards shall apply to the Properties: When adjacent to the “RM-3” Multifamily District or “CN-1” Neighborhood Commercial District, the requirement shall be 5-feet of buffer yard with a 7-foot screening fence. When adjacent to the “RS-6” Single-Family 6 District, the requirement shall be 10-feet of buffer yard with a 7-foot screening fence.
 5. **Lighting:** All lighting must adhere to the standards set in the Unified Development Code (UDC).
 6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 7. **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

