

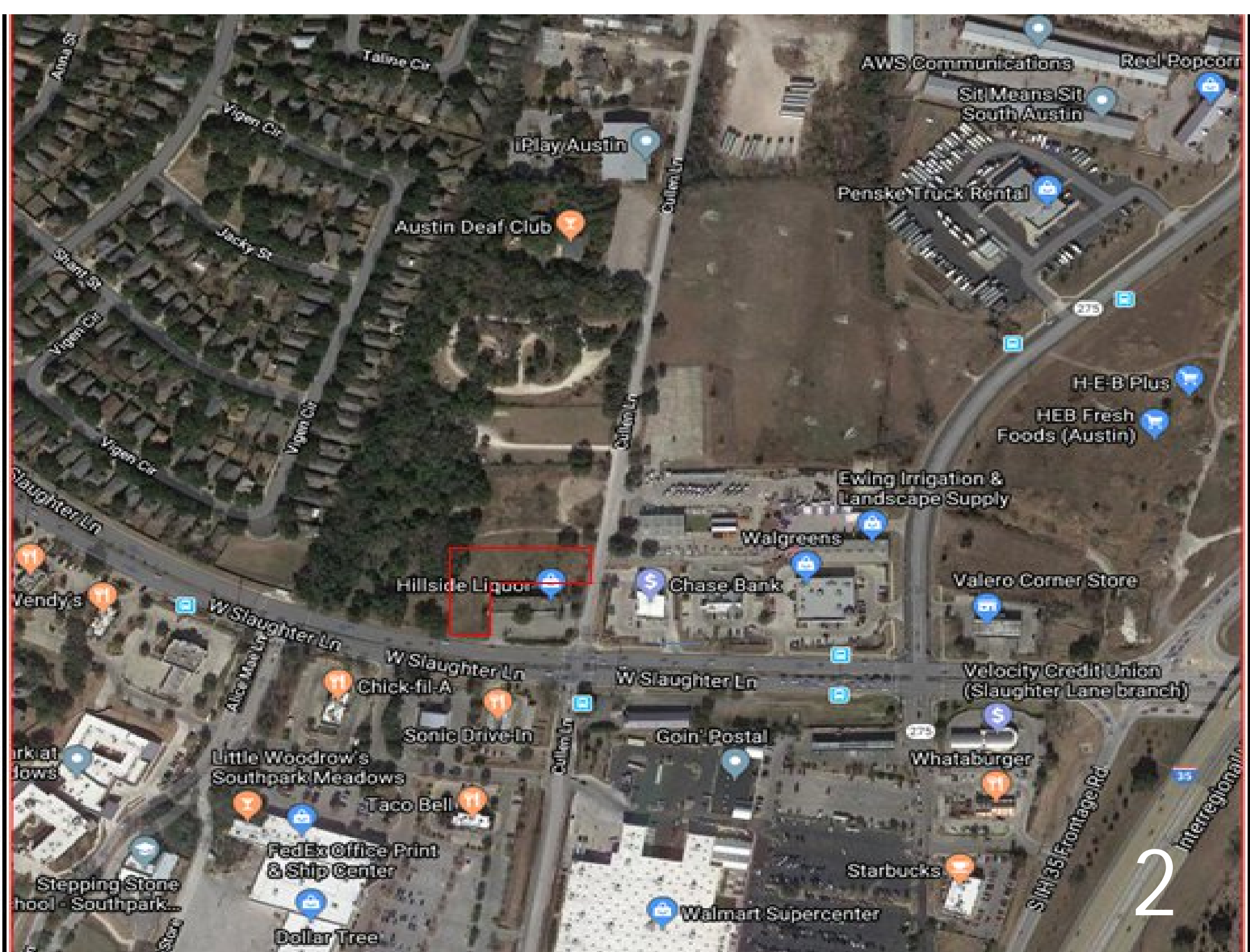
Slaughter and Cullen

Item 46

C14-2019-0162

September 3, 2020

GR-CO to GR-CO







Rezoning Request

- ▶ Base Zoning stays the same
- ▶ 25 uses remain prohibited
- ▶ Restaurant would become a permitted use
- ▶ Prohibited Uses Per 2007 Zoning That Remain
 - Auto Rentals
 - Auto Repair
 - Bail Bond Services
 - Bed and Breakfast (all types)
 - Commercial Off-Street Parking
 - Exterminating Services
 - Funeral Services
 - Indoor Entertainment
 - Off-Site Accessory Parking
 - Outdoor Sports and Recreation
 - Automotive Washing (all types)
 - Club or Lodge
 - Drop-Off Recycling Collection
 - Hotel
 - Indoor Sports and Recreation
 - Outdoor Entertainment
 - Pawn Shop Services
 - Service Station
 - Urban Farm
 - Residential Treatment

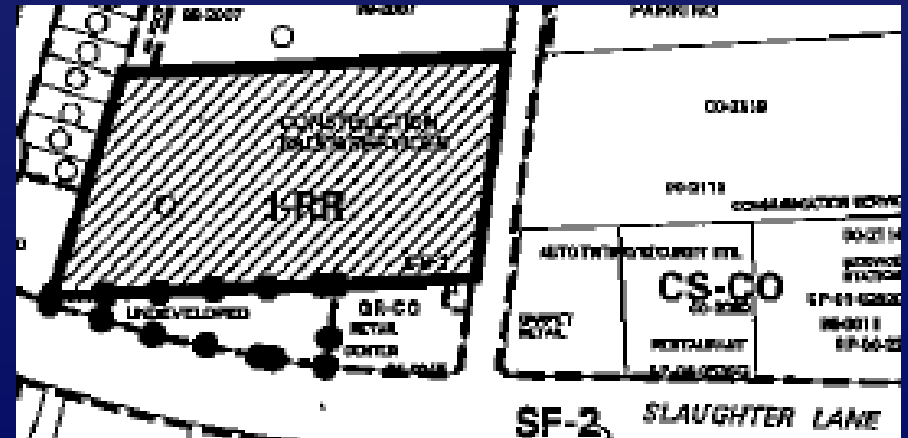


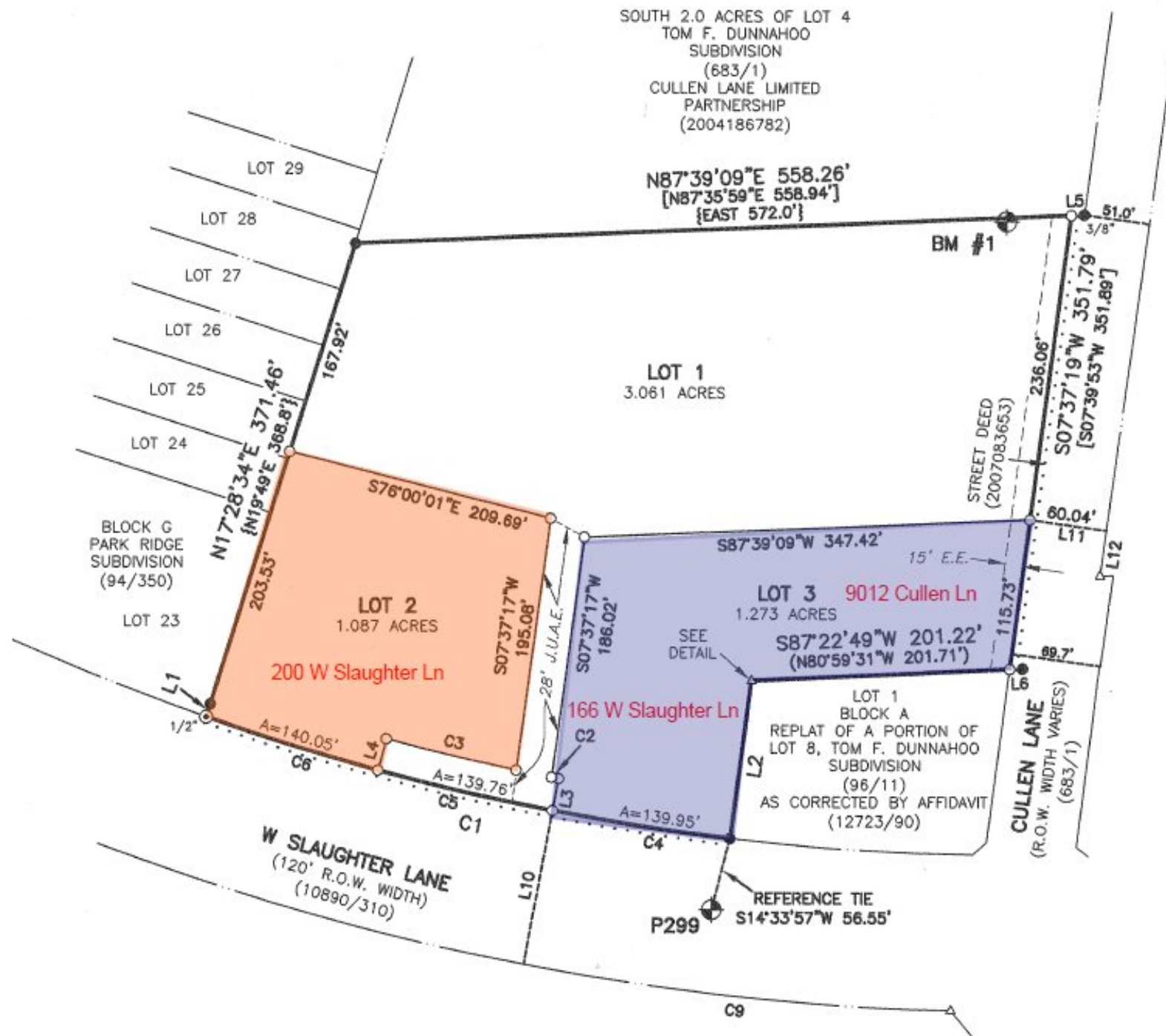
Additional Restrictions from 2007 Zoning To Remain

- ▶ Mandatory undisturbed vegetative buffer abutting single family residences and detention pond
- ▶ Scenic Roadway Sign District Regulations apply
- ▶ Construction Hours Restricted to 7 to 7
- ▶ No single-tenant building larger than 25,000 sq. ft.
- ▶ Any 24-hour business must be at least 200 feet from any residential property line
- ▶ No outdoor storage containers
- ▶ Restricted dumpster placement at least 150 feet from residential property line

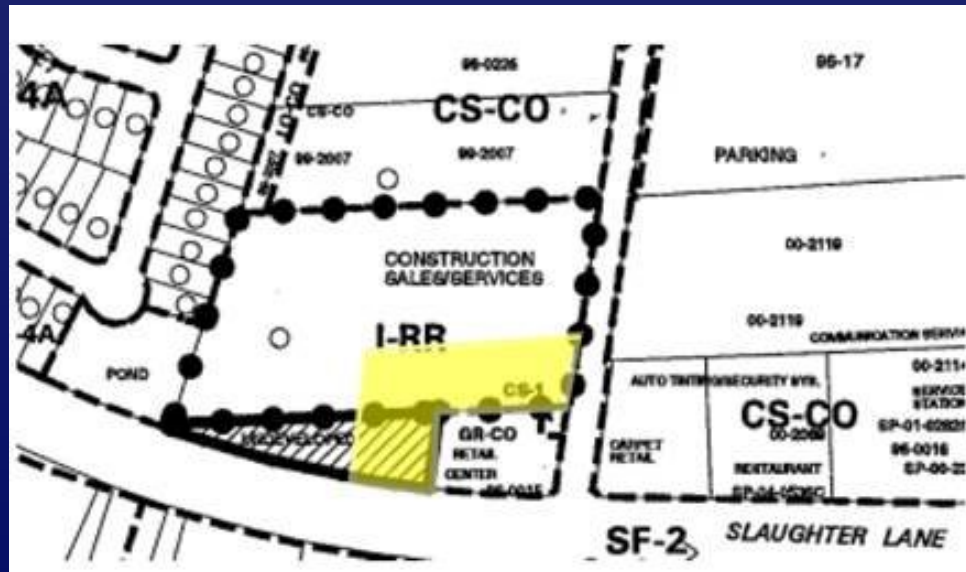


2006 Rezoning

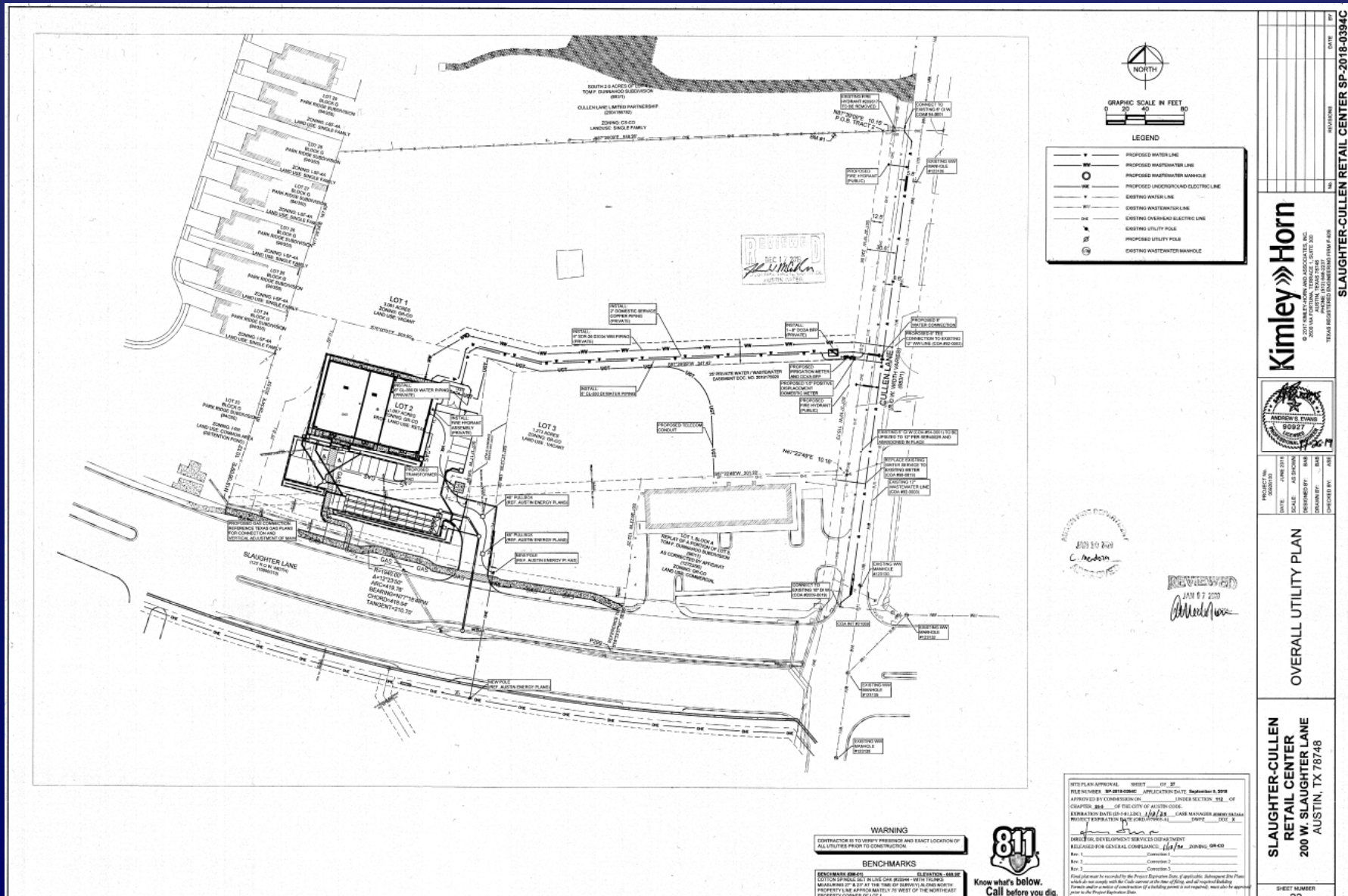




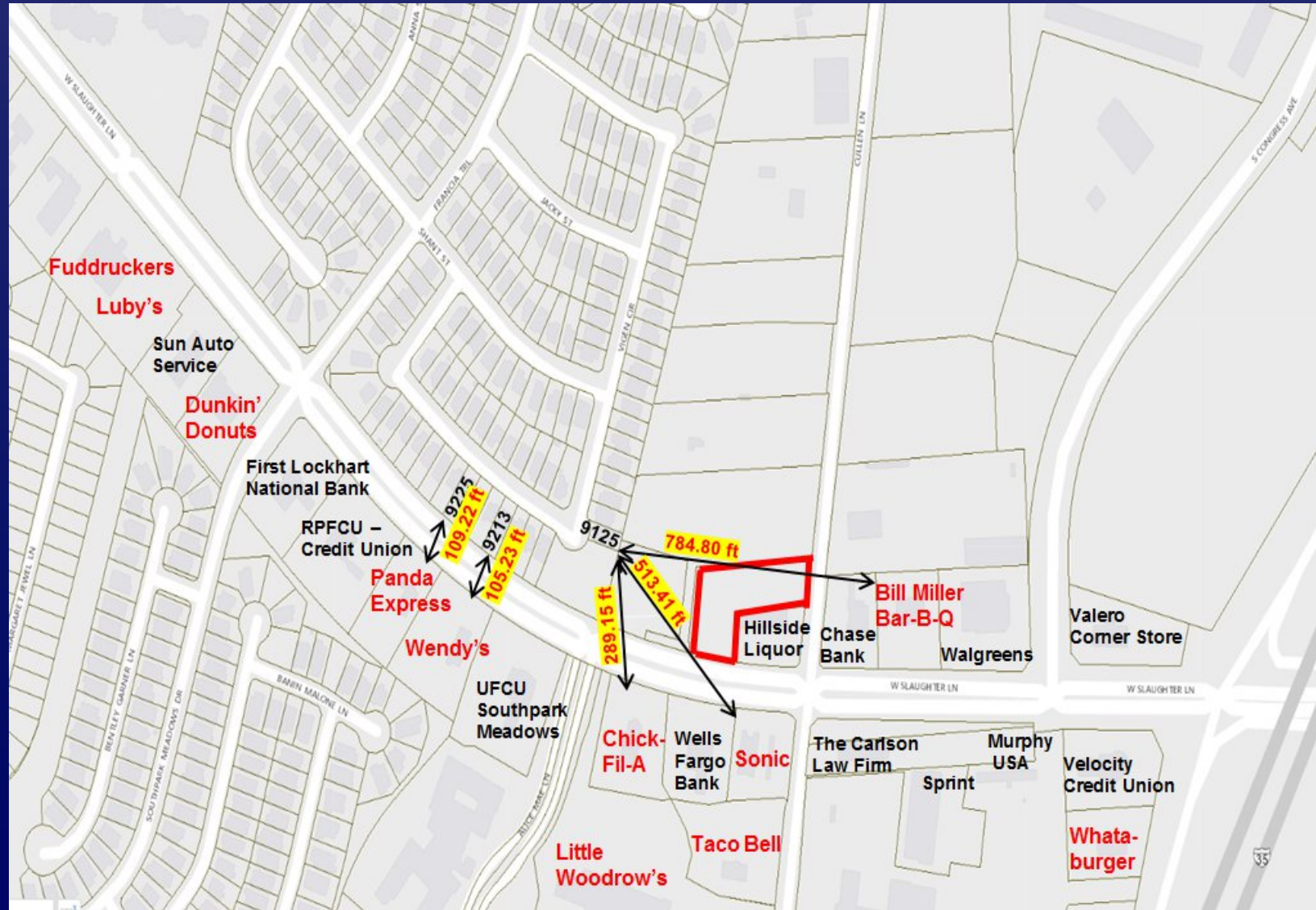
Area to be Rezoned



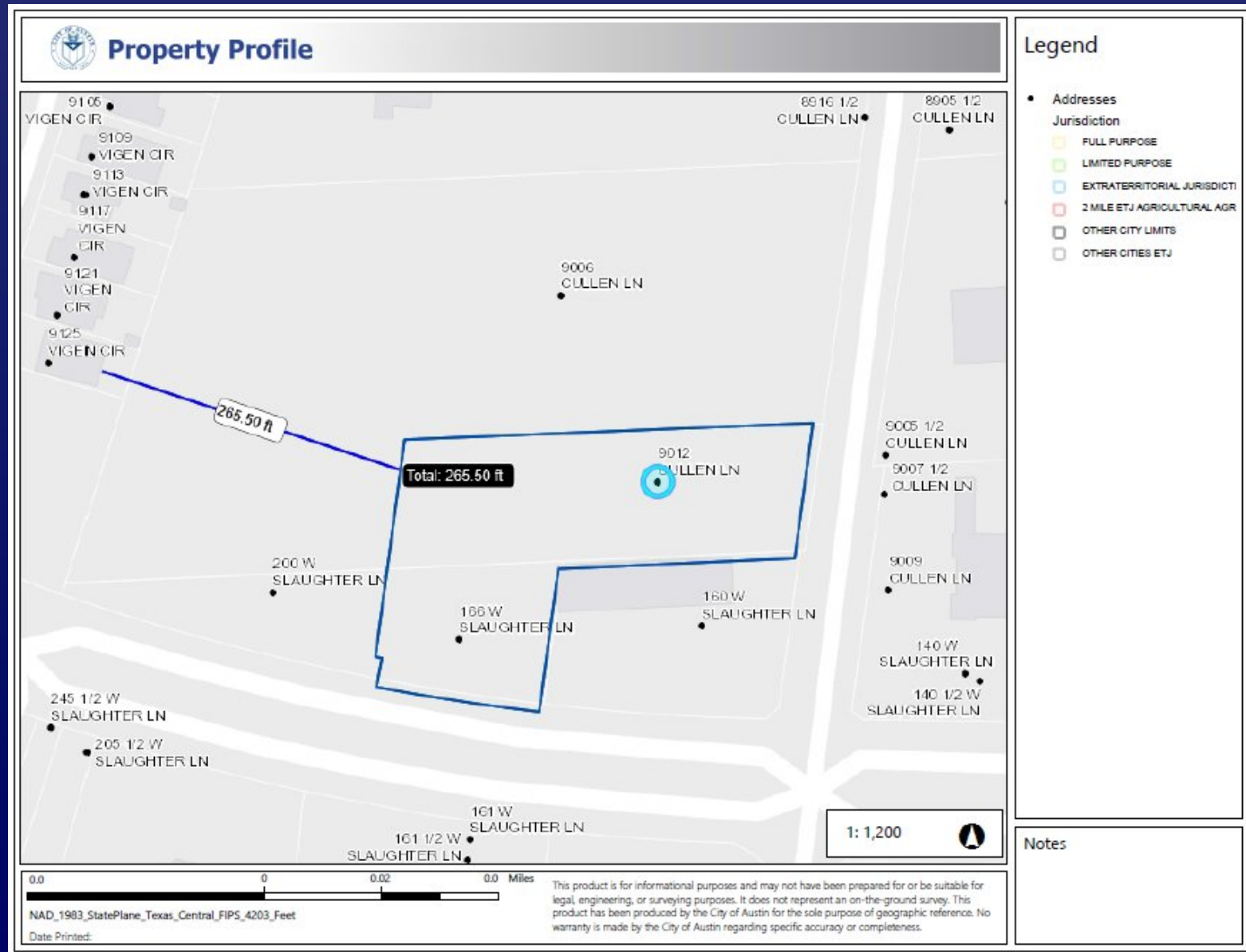
Adjacent To Be Constructed Retail SP-2018-0394C



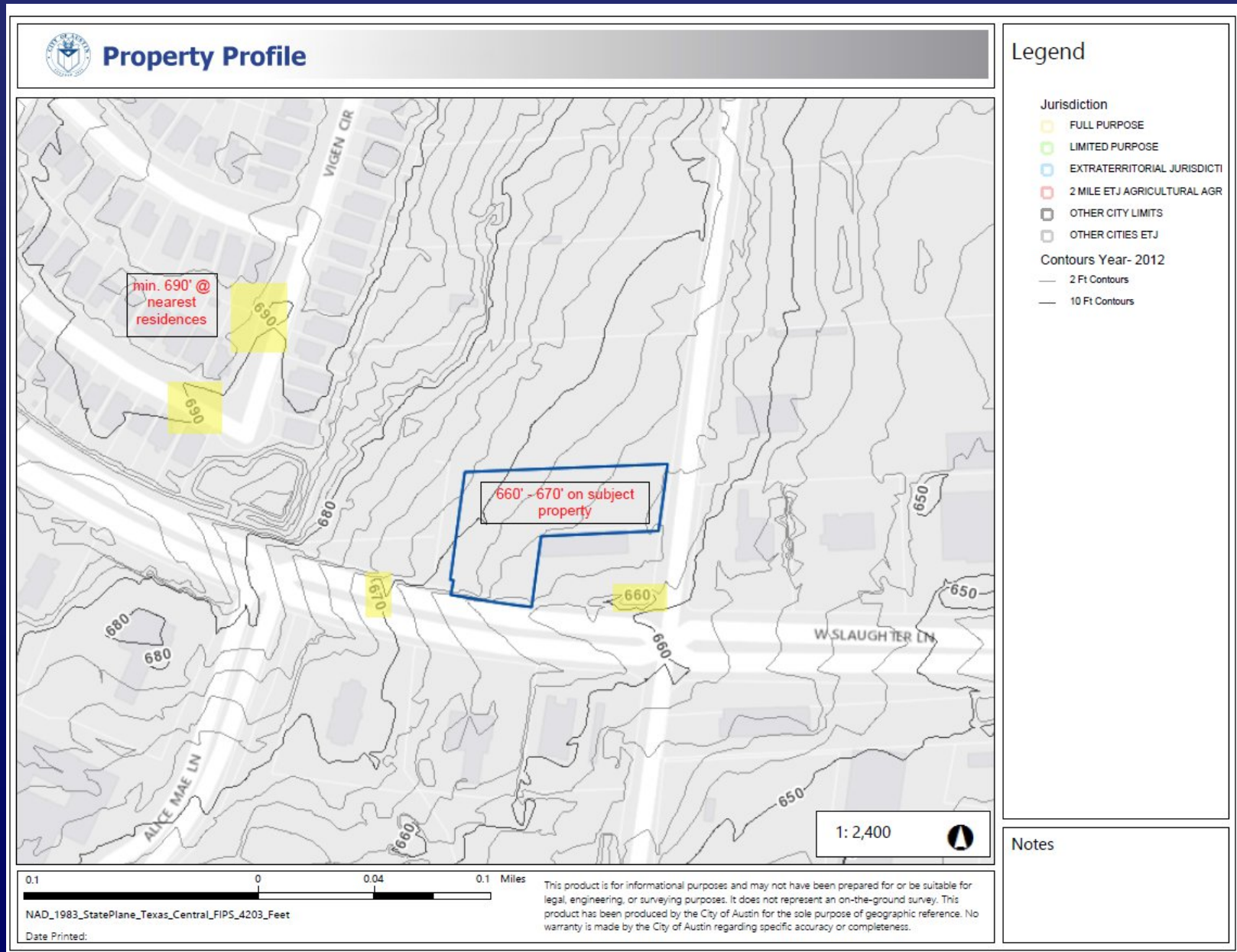
Distances to Neighborhood Restaurants



Distance to Park Ridge Neighborhood



Topographical Map



Zoning Request

- Existing Zoning: GR-CO
- Proposed Zoning: GR-CO*

*to change a condition of zoning to allow for restaurant use.

Staff: Recommended

ZAP: Recommended