

**ZONING CASE # Z2017205 (Council District 10)** - August 15, 2017

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.342 acres out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff recommends Denial, with Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 17062)

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

James Griffin, representative, stated the site plan has been amended, and the future project is for a construction contractor storage facility.

**The following citizens appeared to speak:**

Adolfo Pesquera, read a statement into to record from his employer for a continuance to better understand the rezoning. He also stated his own opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner Nix and seconded by Commissioner Greer to recommend Approval of the amended request with the following conditions:

1. Minimize or eliminate the use of metal siding, wooden, or chain-link building materials into the façade and fencing.
2. Outside storage, service areas, mechanical equipment, and dumpsters should be screened from the view of the public right-of-way through the use of landscaping and approved fencing, such as masonry or synthetic equivalent.
3. Install landscaping to minimize view of parking and storage areas, reduce amount of impervious ground cover, and enhance the public realm - particularly along the Naco-Perrin Boulevard and Burt Drive corridors.
4. All signage should be designed to reduce clutter and contribute to a cohesive site.

**AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**