

## **ZONING CASE # Z2016198 CD**

(Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.758 acres out of NCB 1549, located at 223 Yucca Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no neighborhood association.

Staff has the following conditions: A ten foot Type A landscape buffer shall be provided along the property boundary that is abutting single family residential zoning or uses. Any on-sight lighting shall be directed on to the site and point away and residential or zoning uses. No advertising signs shall be permitted on the parking lot other than the owner or lessee of the lot and to provide parking instructions. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed. Hours of operation shall be limited to the hours of the neighboring nonprofit organization for which the parking lot will be used.

### **The following citizens appeared to speak:**

Richard Moore, President of the Tobin Hill Neighborhood Association spoke in favor but was concerned about IDZ zoning in Tobin Hill and 5 foot setbacks on future cases.

Ben Fairbank, Tobin Hill Community Association Zoning Task Force, was available to discuss issue if there were opposition.

Angie Ruiz, spoke in favor and agreed with Mr. Moore regarding IZD and five foot setbacks.

### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval with conditions.

**Ayes: Romero, King, Garcia, Rose-Gonzales, Diaz-Sanchez, J. McGhee, Kamath, Greer, Shaw.**

**NAY: none**

### **THE MOTION CARRIED**