



Public Hearing

AC-22-01

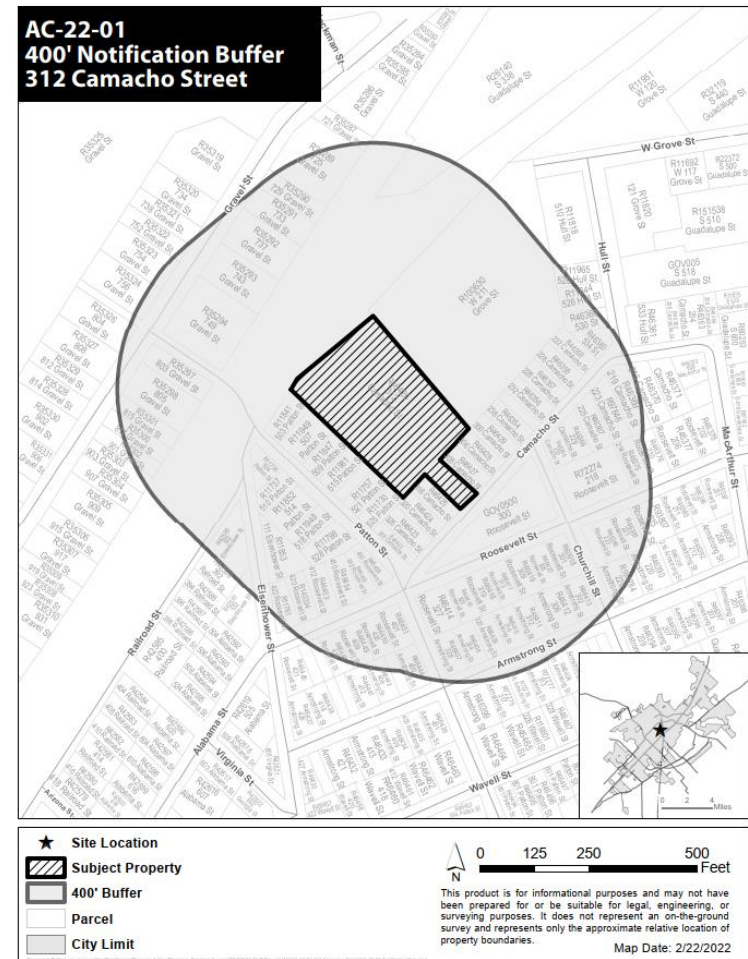
312 Camacho Street

Hold a public hearing and consider an appeal by Troy Turner of the decision of the Planning and Zoning Commission on March 8, 2022 to deny a request of an Alternative Compliance to the protective yard installation requirements in Section 7.2.2.4 of the Development Code for a proposed development located at 312 Camacho Street.



Property Information

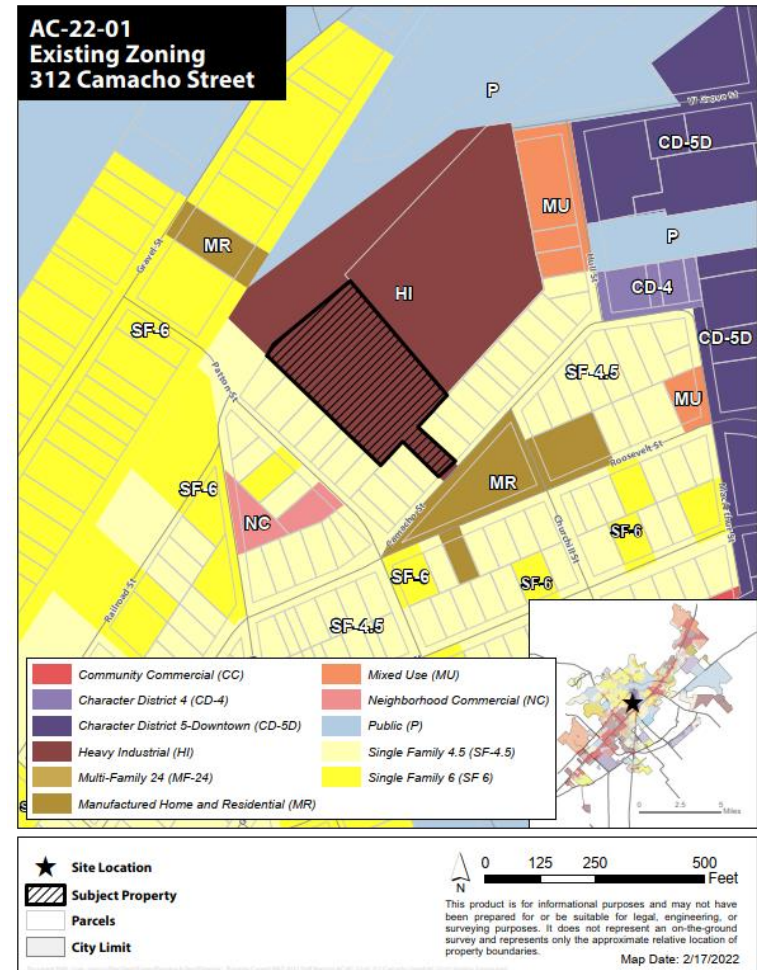
- Approximately 2.05 acres
- Located near the intersection of Camacho Street and Churchill Street.





Context

- Existing Zoning:
Heavy Industrial (HI)
- Proposed Use:
Warehouse and Distribution
(*Facility involved in the storage or movement of goods for themselves or other firms*)





Transitional Protective Yard Required

TRANSITIONAL PROTECTIVE YARD TABLE

PROPOSED DISTRICT	EXISTING ADJUTING DISTRICT															
	FB	AR	SF-R	SF-11	SF-4.5	LI	HI	NH	EC	CD-1	CD-2	CD-3	CD-4	CD-5	CD-5D	NB-3
FB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SF-R	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SF-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SF-6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SF-4.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EC	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
CD-1	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
CD-2	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
CD-3	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
CD-4	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
CD-5	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
CD-5D	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
NB-3	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
NB-3.5	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
NB-4	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
LI	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
HI	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
NH	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
EC	C/D	C/D	C/D	C/D	C/D	-	-	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D	C/D
CD-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CD-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CD-3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CD-4	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	-	-	-	-	-	-	-	-	-	A/B C/D	-
CD-5	C/D	C/D	C/D	C/D	C/D	-	-	-	-	-	-	-	-	-	C/D	A/B C/D
CD-5D	C/D	C/D	C/D	C/D	C/D	-	-	-	-	-	-	-	-	-	C/D	A/B C/D
NB-3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NB-3.5	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	-	-	-	-	-	-	-	-	-	-	A/B C/D
NB-4	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	-	-	-	-	-	-	-	-	-	-	A/B C/D
LI	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	-	-	-	-	-	-	-	-	-	-	A/B C/D
HI	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	-	-	-	-	-	-	-	-	-	-	A/B C/D
NH	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	-	-	-	-	-	-	-	-	-	-	A/B C/D
EC	A/B C/D	A/B C/D	A/B C/D	A/B C/D	A/B C/D	-	-	-	-	-	-	-	-	-	-	A/B C/D

TABLE 7.8 TYPE C AND D PROTECTIVE YARD STANDARDS

	TYPE C	TYPE D
Depth (min)	20 ft.	35 ft.
Fence Height (min)	Not Allowed	6 ft.

	TYPE C	TYPE D
Wall Height (min)	6 ft.	Not Required
Shade Trees (min per 100 ft.)	4	6
Understory Trees (min per 100 ft.)	4	6
Shrubs (min per 100 ft.)	40	60



Location of Protective Yard

A required protective yard must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line. A required protective yard must be provided along the entire frontage immediately abutting the property line. Landscaping must be planted on the inside of the required protective yard.





At its closest, the building is 14 feet and 8 inches from the property line. This results with the building, at its most extreme, encroaching into the protective yard by 5 feet and 4 inches.



Requested Alternative Transitional Protective Yard

TABLE 7.8 TYPE C AND D PROTECTIVE YARD STANDARDS

	TYPE C	TYPE D
Depth (min)	28 ft.	14 ft. 8 in.
Fence Height (min)	Not Allowed	6 ft.

	TYPE C	TYPE D
Wall Height (min)	6 ft.	Not Required
Shade Trees (min per 100 ft.)	4	6
Understory Trees (min per 100 ft.)	4	6
Shrubs (min per 100 ft.)	40	60



Planning and Zoning Commission Recommendation

At the March 8, 2022 Planning and Zoning Commission Meeting, the Commission denied the request for an Alternative Compliance with a 9-0 vote.

- Discussion from the Commission included the drainage impacts to the surrounding single family homes if the development were to occur, as well as an increase in vehicular activity that will take place within the neighborhood.
- Additionally, a factor that weighed heavily in the Commission's decision of denial was the community's attendance in which citizens of the neighborhood expressed their concerns with the proposed development during the meeting.

Appeal Process:

- The applicant can appeal the decision of the application to the City Council.
- The City Council shall apply the same criteria that governs the decision of the Alternative Compliance when considering the appeal.



Recommendation

Staff recommended approval of the request with the following conditions:

1. All other minimum installation requirements specific to the 'Type C' Protective Yard, including a wall, shade trees, understory trees, and shrubs shall be provided as outlined in Section 7.2.2.4 of the Land Development Code.
2. No access to the site shall be provided along Patton Street
3. The Alternative Compliance shall not expire.