



**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

Thursday, April 21, 2022 at 6:00 PM
Environmental Courtroom-Planning & Community Development Building

Website: www.forestparkga.gov
Phone Number: (404) 608.2301

PLANNING BUILDING AND ZONING
785 Forest Parkway
Forest Park, GA 30297

AGENDA

BOARD MEMBERS: Andy Porter, Michael Clinkscales, Azfar Haque, Roderick Jackson, Donald Williams

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

1. Approval of minutes from January 13, 2022 meeting.

OLD BUSINESS:

NEW BUSINESS:

2. The applicant is requesting the approval of a Preliminary Plat for 4975 Lake Drive to subdivide a 0.46+/- acre parcel into 8 single-family lots.
3. The applicant is requesting a Conditional Use Permit to operate a church, school, and associated offices at 5370 Ash Street.
4. PC-2022-03 (TEXT) includes a typographical update to *Sec. 8-8-38. Institutional Commercial District (IC)*. Also included is an update to the *Sec. 8-3-16. Nonconforming Signs* section of the Sign Ordinance and updated language for freestanding signs under *Sec. 8-3-23. Restrictions Based on Location*. Additionally, *Sec. 8-8-77. Home Occupation Standards* section of the Zoning Ordinance will be updated for clarity.
5. The following Technical Map Corrections have been proposed:

Starr Park Soccer Fields, West Starr Park Neighborhood, Forest Park Middle School, Ernest Drive, Ruskin Drive, West Main Street

ADJOURNMENT:



Department of Planning and Community Development
785 Forest Parkway
Forest Park, Georgia 30297
(404) 608-2301 Fax: (404) 608-2306

Planning Commission Minutes January 13, 2022

Call to Order: Andy Porter called the meeting of the City of Forest Park Planning Commission to order at 6:03 p.m. on January 13, 2022.

Roll Call: Janice Colvin, Roderick Jackson, Andy Porter, and Michael Clinkscales were present. Also present was Daija Blocker, Secretary, Caity Chandler, Planner and Director of Department of Planning and Community Development, James Shelby.

Approval of Minutes: Janice Colvin made a motion to approve minutes from the December 16, 2022, Planning Commission meeting. Michael Clinkscales seconded the motion. The vote was unanimous.

Old Business: No Old Business.

New Business:

Item 1: Case: PC-2022-01

Variance at 916 Main Street

To remove the requirement to install a sprinkler system, as required in the Downtown District, per Zoning Ordinance 8-8-38.33 B.

James Shelby states the applicant is requesting a variance to remove the requirement to install a sprinkler system, as required in the Downtown Mainstreet District, per Zoning Ordinance 8-8-38.33 B. This ordinance requires that sprinkler systems must be installed in new or renovated developments in the Downtown Mainstreet District. However, the Fire Marshal, as well as the International Building Code do not require sprinklers to be installed in this type of development. Additionally, the ordinance was put in place to protect contiguously arranged properties, not stand-alone properties such as the Zaxby's development. Staff recommends Approval of a variance to remove the requirement to install a sprinkler system, as required in the Downtown Mainstreet District, per Zoning Ordinance 8-8-38.33 B. This portion of the code was intended to protect properties that are arranged contiguously. This development will be a stand-alone building and not contiguous. Additionally, the requested variance will not be injurious to the public health, safety, morals, and general welfare of the community, and the use and value of the area adjacent to the property included in the variance will not be affected in an adverse manner.



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James Shelby reminds the Planning Commission members that the variance is not a use permit and they do not need anything other than the variance to move the requirement for the sprinkler system ordinance.

Andy Porter asks if there is anyone who wants to speak in favor or oppose to the variance case.

Eric Stallings, the operator of the Chick-fa-la in Forest Park, got up to speak in opposition of the variance. Eric Stallings stated that his opposition is not just competitive but for the general principle of putting another quick-serve restaurant in walking distance to another quick-service restaurant. In terms of the whole plan, there are people who have a plan and businesses who have invested a lot of money into that plan. To grant a variance for this quick-service restaurant would go against the plan overlay and does not serve the city.

Steve Bernard, Forest Park business owner, got up to speak in opposition of the variance. Steve Bernard stated when he first came to the city and tried to develop 1105 Main Street, he was given a book about the overlay and was told he had to comply with the requirements in the book. He states he does not know how Zaxbys even got to this point and is able to have a drive-thru on Main Street. He was told when he was trying to do a development that there was not allowed drive-thrus on Main Street and Zaxbys is breaking the overlay and master the city has put forth. The point of the ordinance is that there should not be any stand-alone buildings on Main Street and more of mixed-use buildings. Putting a Zaxbys in the middle of Main Street is not going to do any good for the city.

Andy Porter asks if there is anyone speaking in opposition to the variance. Since there are no other comments, he closes the floor and asks for the board discussion to make a motion.

Michael Clinkscales asks how Zaxbys got put in this situation.

James Shelby explains that whether the variance is approved the Zaxbys is still getting built. They only want the variance because the sprinkler system will add to the cost of their project. The Fire Department also said that the ordinance was intended for building that are next to each other not for stand-alone buildings.

Janice Colvin asks who gave Zaxbys permission to use that land on Main Street.

James Shelby answered that the ordinance states you can put a restaurant on Main Street.

Janice Colvin states that she does not consider Zaxbys a restaurant, she considers it fast food.

James Shelby states that it is a restaurant according to the ordinance. It is an allowable use and Zaxbys had to meet with the Urban Design Review Board to



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make sure the building fits in with the downtown area and their designs got approved.

Janice Colvin asks no matter how the Planning Commission board votes the Zaxbys will still be built.

James Shelby states yes, it is an allowable use and Zaxbys are just asking for the variance because it is expensive to add sprinklers to the building.

Andy Porter states that it is important to note to Eric Stallings and Steve Bernard that even though they have spoken in opposition to Zaxbys that the vote is just for the variance for the sprinkler system and not for Zaxbys being there or not.

Michael Clinkscales states that the case also must go before the council.

James Shelby states that variances do not go before the council.

Andy Porter explains that the board is just approving or denying the use of the sprinkler system.

Roderick Jackson asks if they still must have a compression system in the kitchen.

James Shelby says yes, they meet all requirements for building codes. This should have not been in our ordinance in the first place.

Andy Porter makes motion to approve the Variance at 916 Main Street. Michael Clinkscales and Roderick Jackson approved the motion. Janice Colvin opposed. Passed 3 to 1.

Item 2:

Case: CUP-2022-01

Conditional Use Permit at 819 Forest Parkway, Unit A

To operate an event center.

Caity Chandler states that the applicant, Omari Hughes, is requesting a Conditional Use Permit to operate an event center at 819 Forest Parkway. This property is in the Institutional Commercial (IC) District; places of assembly, such as event centers, require a conditional use permit to operate in the Institutional Commercial (IC) District. Currently, the property houses several commercial units. Unit A, the subject unit, currently houses a fitness center. Staff recommends Approval of a Conditional Use Permit to allow an event center (place of assembly) in the Institutional Commercial (IC) District. The use would be a suitable use under the Institutional Commercial District and would serve as an additional community service along Forest Parkway.

Andy Porter asks if anyone is at the meeting to speak in favor or opposition of the Conditional Use Permit.

Omari Hughes, the owner of Multi Fitness, states that he is trying to change his fitness center into an event space.



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Janice Colvin asks how many people can occupy the space at one time.

Omari Hughes answers that when he first got the gym there was never a number on the Certificate of Occupancy, but he has had several boot camps that could hold 40-50 people comfortably. The place is open, and he has had people use the fitness center for art shows, fashion shows and gender reveals.

Andy Porter asks if there will be food at these events served or will food be prepared there.

Omari Hughes answers no.

Janice Colvin asks if food will be brought in.

Omari Hughes answers he wants to use the space for more professional events so if the client wants to bring in refreshments that would be allowed.

Janice Colvin asks where people will park because it is not a lot of parking spaces. Little Caesars is at the end and people are always going in and out of there.

Omari Hughes states that usually events are after hours and the barber shop and other stores are closed by that time. The Rite Aid has been closed since he has had the gym and so people park there or in the back of the building.

Janice Colvin explains that the gym only has a few people going but an event will have more people who need to park.

Omari Hughes states that Rite Aid parking should be enough and if not, there people can park along the street by the park.

Janice Colvin asks what the restroom facilities are like to accommodate 40-50 people.

Omari Hughes answers there is one restroom, full sink, and toilet.

Michael Clinkscales asks what type of events he is planning to have.

Omari Hughes answers professional events, like workshops, presentations, and tutoring.

Michael Clinkscales asks if he is not hosting weddings and parties.

Omari Hughes answers that he can decide what type of events he can allow. He understands that he is not in Atlanta so people would not want to drive all the way to Forest Park and his space is not big enough for certain events.

Andy Porter asks James Shelby if a fitness center requires a special event permit under the Institutional Commercial District.

James Shelby answers he would have to check. With the new ordinance special use permits are required a lot so that the city can but conditions on uses.

Andy Porter asks how many square feet the space is.

Omari Hughes answers 1850 SQFT.



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James Shelby states that if he wants to change the use and go back to the fitness center, he would not be allowed to have the fitness center in that district. He would have to continue with his fitness center to let it be grandfathered in.

Roderick Jackson asks if he is prepared to become ADA compliant with the restroom, parking, and entrance.

Omari Hughes states the place is already ADA compliant and has a ramp to get the entrance etc.

Janice Colvin asks if Omari is leasing and if he is allowed to have the event space by owner.

Omari Hughes answers that he already talked to the manager, and he got approval and the manager talks to the owner directly.

Janice Colvin asks if Omari has a backup plan if the event center does not work out.

Omari Hughes answers no.

Andy Porter states that usually the Fire Marshal usually judge how many people are allowed in a space. 15 SQFT per person and 1850 SQFT divided by fifteen equals 123 people with only twenty-six parking spaces.

James Shelby explains that before he gets a business license the Fire Marshal must inspect the property and may require more parking or another restroom.

Andy Porter states he has a shopping center with an event space in it so he will excuse himself from the vote.

James Shelby explains the board can put conditions on the case when approving.

Michael Clinkscales states Omari needs to be more specific about what type of events he plans to have at the event space.

Omari Hughes explains that yes, he does need to explain more about the event types he will hold, and he plans to have a more professional event space and not hold big events because he understands he cannot hold a lot of people and parking spots.

Andy Porter explains that the Conditional Use Permit follows the space so if Omari sells the space, then the next person might not want to just hold professional events or may not have the same intentions for the space.

Roderick Jackson explains there must be adequate parking. The parking lot cannot be overcrowded and unsafe for emergencies. The space is not suitable for event space, and he cannot depend on the Rite Aid parking forever. The Little Caesars is crowded on nights and weekends.

Roderick Jackson motion to deny Conditional Use Permit at 819 Forest Parkway. Janice Colvin seconded the motion to deny case. Voting was unanimous.

Other Business:



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- city for every season

CITY OF FOREST PARK

Item #1.

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Adjournment: There being no further business, Michael Clinkscales motioned to adjourn the meeting. Janice Colvin seconded the motion. Voting was unanimous. The meeting adjourned at 6:59pm.



CITY OF FOREST PARK

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STAFF REPORT – Preliminary Plat

Public Hearing Date: April 21, 2022

Case: PP-2022-01

Current Zoning: RM – Multiple Family Residential

Proposed Request: Preliminary Plat for 4975 Lake Drive – 8-unit subdivision.

Staff Report Compiled By: Caity Chandler

Staff Recommendation: Approval of Preliminary Plat with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Steve Bernard
Address: 5656 Jonesboro Road Suite 111/334
City/State: Forest Park, Georgia 30297

Applicant:

Name: Anthony Cochran P.E.
Address: 7557 Watson Bay Court
City/State: Stone Mountain, Georgia 30087

PROPERTY INFORMATION

Parcel Number: 13050C C001

Address: 4975 Lake Drive

Acreage: 0.46

FLU: Duplex Residential

SUMMARY

The applicant is requesting the approval of a Preliminary Plat for 4975 Lake Drive to subdivide a 0.46+/- acre parcel into 8 single-family lots.

FINDINGS OF FACT

The subject property is vacant and once housed a single-family home that has since been demolished. The property was previously owned by the City of Forest Park before it was purchased by the applicant within the last two years. The applicant is now in the process of developing the property into a subdivision consisting of 8 lots. Two-story houses are proposed for the site. The property is currently zoned RM (Multiple Family Residential), but a technical map amendment will change the zoning back to RS (Single-Family Residential) due to an error in the recently adopted zoning map. Adjacent land uses are Single-Family Residential, except for the City's park, Starr Park (to the east). Additionally, the Preliminary Plat was sent to the appropriate City departments for review and comments.

AERIAL MAP



ZONING MAP



Multiple Family Residential (RM)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RM – Multiple Family Residential (Open space and residential properties)	East	IC – Institutional Commercial (Starr Park)
South	IC – Institutional Commercial (Starr Park)	West	RM – Multiple Family Residential (Residential properties)

RESIDENTIAL ZONING STANDARDS

Minimum Lot Area:

- 8,200 sq. ft.

Minimum Lot Width:

- 80 feet

Maximum Lot Depth:

- None

Minimum Lot Frontage:

- 100% of the lot width

Minimum Front Yard Setback:

- 25 feet

Minimum Side Yard Setback:

- 10 feet

Minimum Rear Yard Setback:

- 30 feet

Maximum Lot Coverage:

- 30 percent

Minimum Living Area:

- 1,400 sq. ft.

Maximum Structure Height:

- 35 feet for the primary structure
- 15 feet for accessory structures

The applicant has applied for several variances that were approved by the Planning Commission on June 17, 2021. The variances are listed on the preliminary plat.

CURRENT CONDITIONS



SITE PLAN

See Attachment

DEPARTMENT COMMENTS

Police Department: “[T]he concern was for the potential noise complaints from residents of the subdivision because of its proximity to Starr Park.”

Fire Department: No comments received.

Public Works: No comments received.

Falcon Design Consultants, LLC: No comments received.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PRELIMINARY PLAT** for 4975 Lake Drive with the **FOLLOWING CONDITIONS:**

1. The applicant will submit protective covenants to regulate land use in the subdivision and otherwise protect the proposed subdivision.
2. The developer will be responsible for all costs associated with design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.
3. Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.

Attachments Included

- Site Plan

Legend:

- ①714 CURRENT STREET ADDRESS
- C.M.P. Corrugated Metal Pipe
- ESSMH Existing Sanitary Sewer Man Hole
- L.L. Land Lot
- L.L.L. Land Lot Line
- N/P Now or Formerly
- OT Open Top Found
- P- Overhead Utility Lines
- P/P Utility Poles
- RBF Reinforcement Bar Found
- RBS Reinforcement Bar Set
- Z-?? CURRENT ZONING

OWNER/
DEVELOPER: JASPER PROPERTIES, LLC
2045 MT ZION RD, SUITE 281
MORROW, GA 30260
PHONE: 770-374-5225
CONTACT: STEVE BERNARD

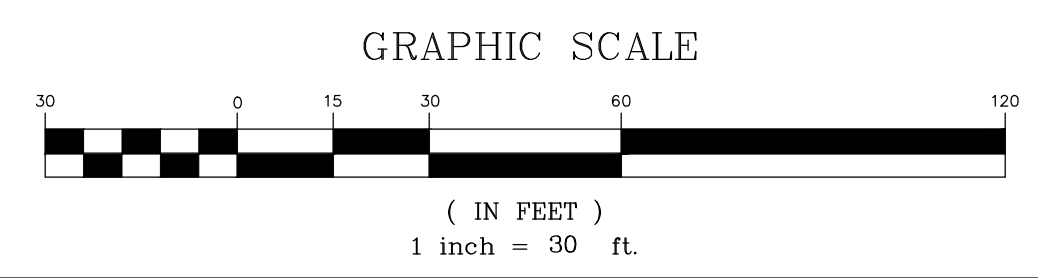
ENGINEER: SOUTH ENGINEERING RESOURCES
CONTACT: REGINALD CRAYTON, P.E.
PHONE: 404-428-3445
7557 WATSON BAY CT
STONE MOUNTAIN, GA 30087

SURVEYOR: SAWHNEY & ASSOCIATES
523 HASTINGS WAY
JONESBORO, GA 30238
PHONE: 678-500-4356

SUBDIVISION: PARKVIEW PLACE

SITE ADDRESS: 4975 LAKE DRIVE
FOREST PARK, GA 30297

1. PARCEL NUMBER: 12050C C001
2. PARCEL AREA: 1.25 ACRES (52,680 S.F.)
3. ZONING : RS (SINGLE FAMILY RESIDENTIAL)
4. DISTRICT: 13TH
5. LOT/LAND LOT: 47/50
6. SURVEY DATE: 8/24/01
7. PLAT DATE: 3/8/22
8. MINIMUM FRONT YARD SET BACK: 60 FEET
9. MINIMUM SIDE YARD SETBACK: 10 FEET
10. MINIMUM REAR YARD SETBACK: 30 FEET
11. MINIMUM DISTANCE BETWEEN BUILDINGS: 20 FEET
12. MAXIMUM STRUCTURE HEIGHT: 35 FEET
13. MAXIMUM LOT COVERAGE: 30%
14. MINIMUM OPEN SPACE: 20%
15. PROPOSED MINIMUM LOT AREA = 7,700 SF
16. ALL LOTS WILL BE SERVED BY CLAYTON COUNTY WATER AND SEWER.
17. ACCORDING TO FLOOD INSURANCE RATE MAP OF CLAYTON COUNTY, GEORGIA
PANEL NUMBER NUMBER 13063C0076F, WITH AN EFFECTIVE DATE OF 6/7/2017
THIS PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.



VARIANCES REQUESTED:

LOT 1:
SETBACKS:
FRONT YARD: 33.12' (60' REQUIRED)
REAR YARD: 24' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
BUILDING FOOTPRINT: 1929.08 SF
LOT COVERAGE: 40.61%

LOT 2:
LOT AREA: 4,427.70 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
REAR YARD: 16.83' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 55.06%

LOT 3:
LOT AREA: 4,512.37 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
REAR YARD: 16.83' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 54.03%

LOT 4:
LOT AREA: 4,668.04 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
REAR YARD: 16.83' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 52.21%

LOT 5:
LOT AREA: 5,154.94 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
REAR YARD: 17.16' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 50.16%

LOT 6:
LOT AREA: 6,100.64 SF
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
SIDE YARD: 5' (10' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 47.36%

LOT 8:
LOT AREA: 5,240.63 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 32.67' (60' REQUIRED)
REAR YARD: 12.75' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 50.88%

LOT 9:
LOT AREA: 5,352.93 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 32.67' (60' REQUIRED)
SIDE YARD: 4.92' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 53.50%



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.93	25.97	28.53	N37° 44' 19"E	12.80
C2	14.87	96.29	8.85	N51° 39' 46"E	14.85
C3	44.75	100.00	25.64	N34° 34' 59"E	44.38
C4	19.15	23.00	47.72	S79° 56' 53"W	18.61
C5	33.51	86.00	22.33	S44° 45' 28"W	33.30
C6	17.76	86.00	11.83	S27° 40' 41"W	17.73

Line #	Length	Direction
L1	14	S68° 03' 28.38"E
L2	19.90	S72° 25' 07.44"E
L3	32.45	N23° 28' 19.54"E
L4	9.24	N21° 45' 43.99"E
L5	7.97	S68° 58' 31.66"E
L6	22.92	N21° 45' 43.99"E
L7	30.57	S56° 05' 09.77"W
L8	32.19	S21° 45' 43.99"W

DRAWN BY:	DATE:	APPROVED BY:	TITLE:	DATE:
REVIEWED BY:	DATE:			DATE:
	DATE:			DATE:
	DATE:			DATE:



PRELIMINARY PLAT



SOUTH ENGINEERING RESOURCES, L.L.C.
7557 WATSON BAY COURT
STONE MOUNTAIN, GA 30087

SCALE: 1" = 30'

DATE: 03/08/2022

SHEET NO. C.3

PARKVIEW PLACE SUBDIVISION
4975 LAKE DRIVE
FOREST PARK, GA 30297



CITY OF FOREST PARK

Planning & Community Development Department
 785 Forest Parkway
 Forest Park, Georgia 30297
 (404) 608-2300 Fax: (404) 608-2306

Staff Report – Conditional Use Permit

Public Hearing Date: April 21, 2022

City Council Meeting: May 2, 2022

Case: CUP-2022-02

Current Zoning: RS – Single-Family Residential District

Proposed Request: Requesting a Conditional Use Permit to allow a church, school, daycare, and affiliated offices to be in the RS – Single-Family Residential District

Staff Report Compiled By: Caity Chandler

Staff Recommendation: Approval of Conditional Use Permit with Conditions

APPLICANT INFORMATION

Owner of Record:		Applicant:	
Name: Kelvin Waters		Name: Kelvin Waters	
Address: 5370 Ash Street		Address: 5370 Ash Street	
City/State: Forest Park, GA 30297		City/State: Forest Park, GA 30297	

PROPERTY INFORMATION

Parcel Number: 13079D G010	Acreage: 5.48
Address: 5370 Ash Street	FLU: Institutional

SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use Permit to operate a church, school, and associated offices at 5370 Ash Street. This property is located in the Single-Family Residential District (RS). Places of worship, private schools, and daycares require conditional use permits to operate in the Single-Family Residential District. Currently, the property houses occasional worship services and a virtual learning school.

Property Zoned Single Family Residential (RS)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS- Single Family Residential	East	Clayton County (Morrow)
South	RS- Single Family Residential	West	RS- Single Family Residential

AERIAL MAP



ZONING MAP



SITE PHOTOS – MARCH 2022







ZONING CRITERIA AND ANALYSIS

1. **Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals, and objectives?** The proposed use is compatible and consistent with the City's land use and development goals and objectives.
2. **Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?** The proposal will not cause a significant impact on the transportation infrastructure.
3. **Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** The proposed use will have no impact on community facilities
4. **Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the City?** The proposal development does not appear to be a detriment to the public health, safety, morals, or general welfare if the Conditional Use Permit is granted.
5. **Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air?** No impact on light and air quality.
6. **Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?** No.

7. **Would the proposed amendment tend to cause, to prevent, or to have no relationship on the population distribution within the City, thus creating any area so dense in population as to adversely affect the health, safety, and general welfare of the City?** The proposed use will not increase the population or density as to adversely affect the health, safety, and general welfare of the City.
8. **Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities, or facilities?** The proposed use will not cause any additional impact on the water/sewer and other utilities or other public services.
9. **Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?** The subject property value has no existing zoning restriction that would diminish the value and enjoyment of surrounding properties.
10. **Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?** Granting a Conditional Use Permit would not diminish the future uses of the property and surrounding area.
11. **Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** The use appears suitable for the nearby properties. There is no indication of any potential detrimental causes that would decrease the property value of surrounding or adjacent property
12. **Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?** The Conditional Use Permit would not create an isolated district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF A CONDITIONAL USE PERMIT** to allow a church, school, and a daycare in the Single-Family Residential (RS) District **WITH THE FOLLOWING CONDITIONS:**

1. The applicant and/or his tenants cannot operate a trucking or freight business in this location.
2. The applicant and/or his tenants may be allowed to operate a church, school, and a daycare and offices associated with those uses. However, no other offices or commercial uses will be permitted.
3. Storage of vehicles, trucks, and trailers is strictly prohibited.
4. Violation of these conditions will result in the loss of the conditional use permit and associated business licenses.

Attachments Included:

- Application
- Letter of Intent



STAFF REPORT – Text Amendments

Public Hearing Date: April 21, 2022

City Council Meeting: May 2, 2022

Case: PC-2022-03

Proposed Request: Text Amendments

Staff Report Compiled By: Caity Chandler

PROPOSED TEXT AMENDMENTS

The Planning & Community Development Department is proposing several text amendments. The proposed code amendments are considered maintenance revisions, or minor clean-up actions, such as typographical errors, and updates for clarity. PC-2022-03 (TEXT) includes a typographical update to *Sec. 8-8-38. Institutional Commercial District (IC)*. Also included is an update to the *Sec. 8-3-16. Nonconforming Signs* section of the Sign Ordinance and updated language for freestanding signs under *Sec. 8-3-23. Restrictions Based on Location*. Additionally, *Sec. 8-8-77. Home Occupation Standards* section of the Zoning Ordinance will be updated for clarity.

BACKGROUND

In September 2021, the City Council approved the City of Forest Park’s new Zoning Ordinance and Sign Ordinance. With these changes, the Planning & Community Development Department has discovered some areas of these ordinances that need to be amended for clarity. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner. The following text amendments have been proposed:

1. An update to a scrivener’s error in *Sec. 8-8-38. Institutional commercial district (IC)*. During the drafting or submittal of the new Zoning Ordinance, a typographical error was made. In the list of permitted uses for the IC District, the scrivener recorded “Professional offices pub and tavern” under the same bullet point. These uses should be included under two different bullet points, as they are different uses.

Current: • *Professional offices pub and tavern*

Corrected: • *Professional offices*
• *Pubs and Taverns*

2. An update to *Sec. 8-3-16. Nonconforming Signs*. A new subsection of the Legal Nonconforming section of the Sign Ordinance has been proposed. It states that a business must bring their sign

into compliance once the sign loses its legal nonconforming status before the applicant can be issued a business license. This portion is intended to address dilapidated and noncompliant signs in the city. It also gives the City the ability to more easily enforce the standards set forth in this section. The new subsection states (see highlighted sections for updates):

Sec. 8-3-16. Nonconforming signs.

It is the policy of the City of Forest Park to encourage the compliance of all signs within the city with the terms and requirements of this section. The city finds that nonconforming signs may adversely affect the public health, safety, and welfare of the city. Such signs may adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs.

(1) No sign shall be permitted or erected on any lot which has located thereupon an existing nonconforming sign until the nonconforming sign has either been removed or brought into compliance with this section.

(2) Maintained. A nonconforming sign shall not be replaced by another nonconforming sign, except that the substitution or interchange of quality material panels, painted boards, or dismountable material on nonconforming signs shall be permitted as long as the nonconforming sign retains its grandfathering rights. All nonconforming signs shall be maintained in good repair, free from peeled paint, rust, missing panels, missing letters, etc. Minor repairs and maintenance of nonconforming signs shall be permitted. However, no structural repairs, changes in shape, size, or design shall be permitted except to make a nonconforming sign comply with all requirements of this section. Repairs; material change. Minor repairs and maintenance of nonconforming signs shall be permitted when the cost of such repair does not exceed twenty-five (25) percent of the replacement cost of the existing sign, provided, however, that no structural repairs or changes in the size or shape of a nonconforming sign shall be permitted except to make the sign comply with the standards of this chapter.

(3) Legal-nonconforming or "grandfathering" and provisions. Nonconforming signs may stay in place until one (1) of the following conditions occurs:

a. The advertised business ceases at the location for a period of more than thirty (30) days and/or the sign is not used for a period of more than thirty (30) days;

b. The deterioration of the sign or damage to the sign makes it a hazard or renders it dilapidated, unsightly, or unkempt;

c. The sign has been damaged to such an extent that more than minor repairs (greater than twenty-five (25) percent of the sign replacement cost of the existing sign) or a material change is required to restore the sign. No structural repairs or changes in the size or shape of a nonconforming sign shall be permitted except to make the sign comply with the standards of this chapter; or

d. If the business or use for which the nonconforming sign(s) was installed is expanded or modified, and if the value of the expansion or modification exceeds fifty (50) percent of the value of the existing improvements. The sign or signs shall be immediately brought into compliance with this chapter with a new permit secured therefore or shall be removed. All improvements to a single business or use within any 12-month period shall be treated cumulatively in the administration of this subparagraph.

(4) In the event that a sign loses its legal-nonconforming (grandfathering) status, the applicant shall not be granted a business license until the nonconforming sign is brought into compliance with the regulations in the Chapter 3. – Signs, otherwise known as the sign ordinance.

All signs within the city must be brought into compliance or removed within three (3) years from the adoption of this chapter. At this time, all signs will lose their legal nonconforming status.

3. An update to the language for freestanding signs under Sec. 8-3-23. *Restrictions Based on Location*. The intent of the Sign Ordinance update was to strengthen the standards for signs in the community and create a sense of consistency, to enhance the aesthetics of the city. Part of this enhancement included putting restrictions on freestanding signs due to the overconcentration of large pole signs throughout the city. The solution was to restrict freestanding signs, only allowing for new monument signs to be erected in place of pole signs. This will increase visibility and enhance the appearance of Forest Park. The update to the ordinance did not, however, explicitly state that the freestanding signs must be monument signs, despite that being the intent of the ordinance. The following section Sec. 8-3-23. has been updated to reflect the intent of the Sign Ordinance (see sections):

Sec. 8-3-23. Restrictions based on location.

If not otherwise stated, any sign not specifically allowed in a zoning district as provided under this section shall be prohibited in that district, except as otherwise provided for under this chapter. The following standards govern signs within specific zoning districts.

The following standards govern signs within specific zoning districts.

(1) RS—Single family residential district.

- a. *Entry feature sign/freestanding sign. One (1) maximum thirty-two (32) square foot, freestanding **monument** sign per lot occupied with an institutional use shall be permitted for each street on which the lot has frontage. The sign may have sign panels.*

1. *One (1) maximum thirty-two (32) square foot, freestanding **monument** sign or two (2) single-faced freestanding **monument** signs not to exceed sixteen (16) square feet for each side of a platted single-family subdivision entrance shall be permitted for each street on which the subdivision has an entrance. If developed with a mixture of detached and attached dwellings in separate pods or phases, an additional sixteen (16) square foot sign shall be permitted for the attached dwelling phase.*
2. *Entry feature signs shall have a maximum height of six (6) feet, may be externally illuminated, and shall not have changeable copy.*
3. *Entry feature signs may be attached to a subdivision entrance wall, provided the wall is no more than eight (8) feet in height, and so long as the top of the sign panel is no more than six (6) feet in height.*

(2) RT—Two family residential district.

- a. *Entry feature sign/freestanding sign.*

1. One (1) maximum thirty-two (32) square foot, freestanding **monument** sign per lot occupied with an institutional use shall be permitted for each street on which the lot has frontage. The sign may have sign panels.
 2. One (1) maximum thirty-two (32) square foot, freestanding **monument** sign or two (2) single-faced freestanding **monument** signs not to exceed sixteen (16) square feet for each side of a platted single-family subdivision entrance shall be permitted for each street on which the subdivision has an entrance. If developed with a mixture of detached and attached dwellings in separate pods or phases, an additional sixteen (16) square foot sign shall be permitted for the attached dwelling phase.
 3. Entry feature signs shall have a maximum height of six (6) feet, may be externally illuminated, and shall not have changeable copy.
 4. Entry feature signs may be attached to a subdivision entrance wall, provided the wall is no more than eight (8) feet in height, and so long as the top of the sign panel is no more than six (6) feet in height.
- (3) *RM—Multiple family residential district.*
- a. *Entry feature sign/freestanding sign.*
 1. One (1) maximum thirty-two (32) square foot freestanding **monument** sign shall be permitted for each street on which the multi-family lot has frontage. The sign shall have a maximum height of six (6) feet, may be externally illuminated, and shall not have changeable copy.
 2. One (1) maximum thirty-two (32) square foot, freestanding **monument** sign per lot occupied with an institutional use shall be permitted for each street on which the lot has frontage. The sign may have sign panels.
- (4) *MH—Mobile home park district.*
- a. *Entry feature sign/freestanding sign.*
 1. One (1) maximum thirty-two (32) square foot freestanding **monument** sign shall be permitted for each street on which the multi-family lot has frontage. The sign shall have a maximum height of six (6) feet, may be externally illuminated, and shall not have changeable copy.
 2. One (1) maximum thirty-two (32) square foot, freestanding **monument** sign per lot occupied with an institutional use shall be permitted for each street on which the lot has frontage. The sign may have sign panels.
- (5) *IC—Institutional commercial district.*
- a. *Freestanding signs.*
 1. One (1) maximum thirty-two (32) square foot, freestanding **monument** sign per street frontage shall be permitted for each lot which contains less than fifteen (15) acres.

2. For lots that contain more than fifteen (15) acres, one (1) maximum sixty-four (64) square foot, freestanding **monument** sign for the primary frontage and one thirty-two (32) square foot, freestanding **monument** sign for each street on which the lot has secondary frontage. If the primary frontage of the lot is five hundred (500) linear feet or more and if the lot has two (2) or more entrances on the street on which it has primary frontage, the one (1) maximum sixty-four (64) square foot sign may be substituted by two (2) single-faced freestanding **monument** signs not to exceed thirty-two (32) square feet. The sign shall have a maximum height of six (6) feet if thirty-two (32) square feet or less and eight (8) feet if sixty-four (64) square feet or less.
 3. All freestanding **monument** signs may be internally or externally lighted. Each sign may have sign panels. If constructed as part of a brick or stone wall, at least thirty (30) feet in length, the sign face may double the allowable size, and sign panels may be measured separately rather than as part of a continuous polygon as required by Section 23 hereof. If the freestanding sign is constructed on a wall with the increased sign size allowance, the parcel shall not be permitted to construct a separate directory sign. The freestanding sign size may be increased by thirty-two (32) square feet if the owner of the parcel opts to not construct a separate directory sign.
- (6) GC—General commercial district.
- a. Freestanding signs.
 1. One (1) maximum thirty-two (32) square foot per street frontage for each lot which contains less than fifteen (15) acres. The freestanding **monument** sign shall have a maximum height of six (6) feet.
 2. For lots that contain more than fifteen (15) acres, one (1) maximum sixty-four (64) square foot, freestanding **monument** sign for the primary frontage and one thirty-two (32) square foot, freestanding **monument** sign for each street on which the lot has secondary frontage. If the primary frontage of the lot is five hundred (500) linear feet or more and if the lot has two (2) or more entrances on the street on which it has primary frontage, the one (1) maximum sixty-four (64) square foot **monument** sign may be substituted by two (2) single-faced freestanding **monument** signs not to exceed thirty-two (32) square feet. The sign shall have a maximum height of six (6) feet if thirty-two (32) square feet or less and eight (8) feet if sixty-four (64) square feet or less.
 3. All freestanding signs may be internally or externally lighted. Each sign may have sign panels. If constructed as part of a brick or stone wall, at least thirty (30) feet in length, the sign face may double the allowable size, and sign panels may be measured separately rather than as part of a continuous polygon as required by Section 23 hereof. If the freestanding sign is constructed on a wall with the increased sign size allowance, the parcel shall not be permitted to construct a separate directory sign. The freestanding **monument** sign size may be increased by thirty-two (32) square feet if the owner of the parcel opts to not construct a separate directory sign.
- (8) UV—Urban village district.

a. *Freestanding signs.*

1. *One (1) maximum thirty-two (32) square foot, freestanding **monument** sign per street frontage shall be permitted for each lot which contains less than fifteen (15) acres.*
2. *For lots that contain more than fifteen (15) acres, one (1) maximum sixty-four (64) square foot, freestanding **monument** sign for the primary frontage and one thirty-two (32) square foot, freestanding **monument** sign for each street on which the lot has secondary frontage. If the primary frontage of the lot is five hundred (500) linear feet or more and if the lot has two (2) or more entrances on the street on which it has primary frontage, the one (1) maximum sixty-four (64) square foot **monument** sign may be substituted by two (2) single-faced freestanding **monument** signs not to exceed thirty-two (32) square feet. The sign shall have a maximum height of six (6) feet if thirty-two (32) square feet or less and eight (8) feet if sixty-four (64) square feet or less.*

(9) *Industrial districts.*

b. *Freestanding signs.*

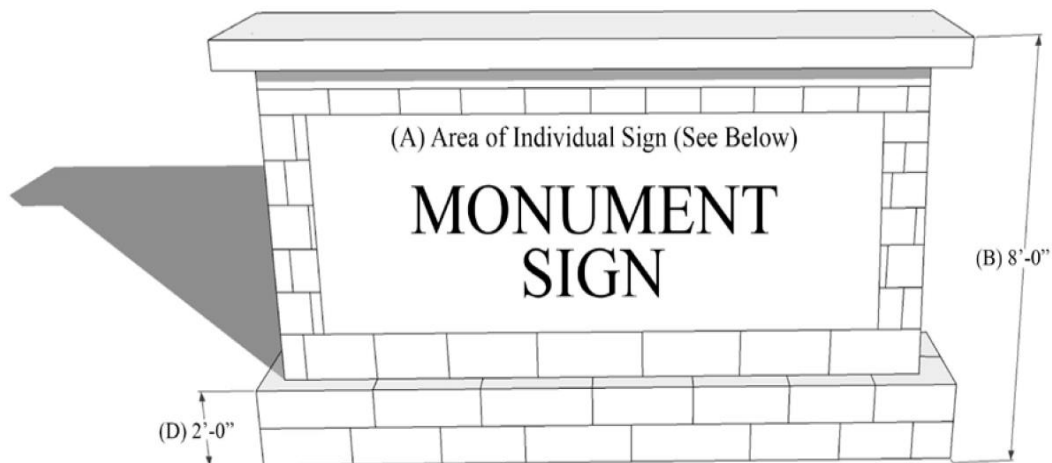
1. *One (1) maximum thirty-two (32) square foot, freestanding **monument** sign shall be permitted for each street on which the lot has up to and including five hundred (500) feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception) and shall not have changeable copy.*
2. *One (1) maximum sixty-four (64) square foot, freestanding **monument** sign shall be permitted for each street on which the lot has more than five hundred (500) linear square feet and up to one thousand (1,000) linear feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception) and shall not have changeable copy.*
3. *One (1) maximum seventy-two (72) square foot, freestanding **monument** sign shall be permitted for each street on which the lot has more than one thousand (1,000) linear feet of frontage (excludes spin sites and out-parcels). The sign shall have a maximum height of eight (8) feet (see exception) and shall not have changeable copy.*
4. *One (1) maximum thirty-two (32) square foot, freestanding **monument** sign per spin site or out-parcel which is identified on a site plan approved pursuant to a single zoning case.*
5. *Freestanding **monument** signs on arterial streets may be ten (10) feet in height.*
6. *All freestanding signs may be internally or externally lighted. Each sign may have sign panels. If constructed as part of a brick or stone wall, at least thirty (30) feet in length, the sign face may double the allowable size, and sign panels may be measured separately rather than as part of a continuous polygon as required by Section 23 hereof. If the freestanding sign is constructed on a wall with the increased sign size allowance, the parcel shall not be permitted to construct a separate directory sign. The freestanding sign size may be increased by thirty-two (32) square feet if the owner of the parcel opts to not construct a separate directory sign.*

(10) *GZ Gillem zoning district.*

a. *Billboards. Billboards are prohibited.*

b. *Freestanding.*

1. *One (1) maximum thirty-two (32) square foot, freestanding **monument** sign shall be permitted for each street on which the lot has up to and including five hundred (500) feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception) and shall not have changeable copy.*
2. *One (1) maximum sixty-four (64) square foot, freestanding **monument** sign shall be permitted for each street on which the lot has more than five hundred (500) linear square feet and up to one thousand (1,000) linear feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception) and shall not have changeable copy.*
3. *One (1) maximum seventy-two (72) square foot, freestanding **monument** sign shall be permitted for each street on which the lot has more than one thousand (1,000) linear feet of frontage (excludes spin sites and out-parcels). The sign shall have a maximum height of eight (8) feet (see exception) and shall not have changeable copy.*
4. *One (1) maximum thirty-two (32) square foot, freestanding sign per spin site or out-parcel which is identified on a site plan approved pursuant to a single zoning case.*
5. *Freestanding signs on arterial streets may be ten (10) feet in height.*
6. *All freestanding signs may be internally or externally lighted. Each sign may have sign panels. If constructed as part of a brick or stone wall, at least thirty (30) feet in length, the sign face may double the allowable size, and sign panels may be measured separately rather than as part of a continuous polygon as required by Section 23 hereof. If the freestanding sign is constructed on a wall with the increased sign size allowance, the parcel shall not be permitted to construct a separate directory sign. The freestanding sign size may be increased by thirty-two (32) square feet if the owner of the parcel opts to not construct a separate directory sign.*



4. *An update to Sec. 8-8-77. Home Occupation Standards. The current Home Occupation Standards section is not explicit in the allowable uses for home occupations, nor does it list the*

prohibited uses. The proposed update clearly lists the allowable and prohibited uses for home occupations. The following changes have been proposed (see highlighted sections).

Sec. 8-8-77. Home occupation standards.

Home occupations are those which meet the following standards: representing requirements which permit minimal business practices in certain residential zoning districts while maintaining residential character.

- (1) *Location. Home occupation shall be conducted only within the principal residential structure, including garage area, and only if garage door remains closed.*
- (2) *Use of premises. An area equal to not more than twenty-five (25) percent of the full area of the principal structure and garage area may be utilized for home occupational purposes.*
- (3) *Group instruction/assembly. No home occupation shall be permitted wherein group instruction or group assembly, or activity is involved.*
- (4) *Employees. Only members of a family residing on the premises may be employed on the premises in pursuit of the business, trade, or occupation or profession.*
- (5) *Commodity. No commodity shall be sold on the premises.*
- (6) *Outdoor storage. No outdoor storage of any items related to the business, trade, profession, or occupation shall be allowed in connection with any home occupation.*
- (7) *Maintenance of residential character. No alteration of the residential character of the premises may be made, and the home occupation shall not be allowed to create a nuisance or to create any undue disturbance.*
- (8) *Signs. No signs relating to the home occupation shall be allowed on the premises.*
- (9) *Noise. No business, trade, profession, or occupation shall qualify as a home occupation if the pursuit of such generates noise which is audible beyond the property lines of the property upon which the premises is located.*
- (10) *Vehicles.*
 - a. *No business, trade, profession, or occupation which generates vehicular trips or nonresidents to the premises exceeding ten (10) per day shall qualify as a home occupation. No business delivery may be made to the premises holding the home occupation license by any semi-tractor trailer.*
 - b. *For purposes of this paragraph, the term "common carrier" shall include any delivery vehicle having more than two (2) axles.*
- (11) *Vehicle advertising. No vehicles which display advertising relating to an occupation, business, trade, or profession carried on the premises of a home occupation may be utilized in such a manner to avoid the restriction on signs contained above.*
- (12) *Vehicle limitations. No more than one (1) vehicle displaying advertising relating to the business, trade, profession, or occupation carried on the premises may be parked on or about the premises at any one (1) time. Off street parking must be provided on paved surfaces.*
- (13) *Storage or parking of equipment. Except as allowed by item (12) above, no business, trade, occupation, or profession otherwise qualifying as a home occupation shall be permitted to park or store any vehicular or motorized equipment, including, but not limited to, trucks, vans,*

tractors, earth moving equipment, construction vehicles, trailers, or like items used in conducting of such business on the premises.

- (14) *Chemicals.* No business, trade, occupation, or profession which would otherwise qualify as home occupation may store any chemical not normally used for common household purposes on the premises.
- (15) *Inspections.* As a condition for the granting of the home occupation license, the licensee agrees the city shall conduct an inspection during normal business hours for the purpose of determining whether the provisions of this Code section are being complied with.
- (16) *Occasional use.* The occasional use of portions of the premises for the receipt of telephone calls, of consultation with clients, or the maintenance of a home office by an employee or owner of a business which maintains an active office location in a properly zoned area shall not require a home occupation permit, provided that all the other limitations of this section shall control.
- (17) *Produce.* Nothing contained within this chapter shall prohibit the occasional sales of seasonal produce grown entirely upon the premises from a home garden.

(18) Interference. No equipment or processes shall be used in such home occupation, which creates noise, vibration, glare, fumes, odors, or electrical interference, outside the dwelling unit. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any television or radio receivers off the premises or causes fluctuations in line voltage off the premises.

(19) The following are permitted home occupations provided they do not violate any of the provisions of this section or any other section within this Ordinance:

- a. Dressmaking, sewing and tailoring.**
- b. Painting, sculpturing, writing and other fine arts.**
- c. Telephone answering and marketing.**
- d. Home crafts, such as model making, rug weaving, and lapidary work.**
- e. Instruction or teaching, such as academic, tutoring, performing arts, or fine arts limited to one (1) student at any given time.**
- f. Computer application and internet sales, not including the sale of computers.**
- g. Office uses for consulting professionals, such as attorneys, realtors, insurance agents, engineers, architects, and other consultants, accountants, brokers, etc.**
- h. Administrative or clerical support services, such as transcription, court reporters, stenographers, notary public, or addressing services.**
- i. Repair of clocks, instruments or other small appliances which do not create a nuisance due to noise, vibration, glare, fumes, odors or result in electrical interference.**
- j. Janitorial and cleaning services.**
- k. Consultants and representatives for the sales industry, having no product displays onsite.**

(20) Due to incompatibility with the residential character and qualities of residential zoning districts, no license shall be issued for a home occupation in any of the following trades or businesses:

- a. Automotive repair.**

- b. Auto sales.
- c. Firearms and firearms' supplies dealers/sales/service (including gunsmithing).
- d. Group assembly or instruction involving more than four (4) persons.
- e. Dancing or band instrument instruction in groups.
- f. Mobile oil change.
- g. Pest control services.
- h. Septic tank operation or repair.
- i. Taxicab/limousine services.
- j. Transporting autos for dealerships.
- k. Wrecker/towing service.
- l. Florists, flower shops, or greenhouses.
- m. Tearooms and restaurants.
- n. Fish hatcheries, worm farms or bait houses.
- o. Kennels and animal hospitals.
- p. Maintenance or similar operations.
- q. Retail or wholesale shops.
- r. Boarding houses, rooming houses, or other motel type establishments.
- s. Activities that involve the use of chemicals, machinery or matter of energy that may create or cause to be created, noise, noxious odors or hazards that will endanger the health, safety, or welfare of the community.



STAFF REPORT – Technical Map Amendments

Public Hearing Date: April 21, 2022

City Council Meeting: May 2, 2022

Case: PC-2022-02

Proposed Request: Technical Map Amendments

Staff Report Compiled By: Caity Chandler

BACKGROUND

The Planning & Community Development Department is proposing several map amendments. PC-2022-02 (MAP) includes changes to the zoning map.

In September 2021, the City of Forest Park City Council adopted a new Zoning Ordinance and new Zoning Map. Staff finds that certain zoning districts as shown on the zoning map are inconsistent with the existing character and development areas in the City. The proposed technical map amendment corrects technical errors to the zoning map that were adopted in September 2021. The requested map amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner.

TECHNICAL MAP AMENDMENTS

The following map amendments have been proposed:

1. **Starr Park Soccer Fields:** Technical Map Correction-The current zoning shown on the Zoning Map for this area is RS (Single-Family Residential). The soccer field is part of Starr Park. The current and future uses for this property are IC (Institutional Commercial). The zoning map change will reflect the current and future land uses.
2. **West Starr Park Neighborhood:** Technical Map Correction. The zoning and character of this area has always been single-family residential. The current zoning shown on the Zoning Map for this area is RM (Multiple-Family Residential). The proposed zoning map change will better reflect the current and future land uses.
3. **Forest Park Middle School:** Technical Map Correction. The current zoning shown on the Zoning Map for this area is RM (Multiple-Family Residential) and GC (General Commercial). However, this area is an institutional area, (public school) and will continue to function as such. The proposed zoning map change to IC (Institutional Commercial) will better reflect the current and future land uses.
4. **Ernest Drive:** Technical Map Correction. The zoning and character of this area has always been single-family residential. The current zoning shown on the Zoning Map for this area is GC (General Commercial) The proposed zoning map change will better reflect the current and future land uses.

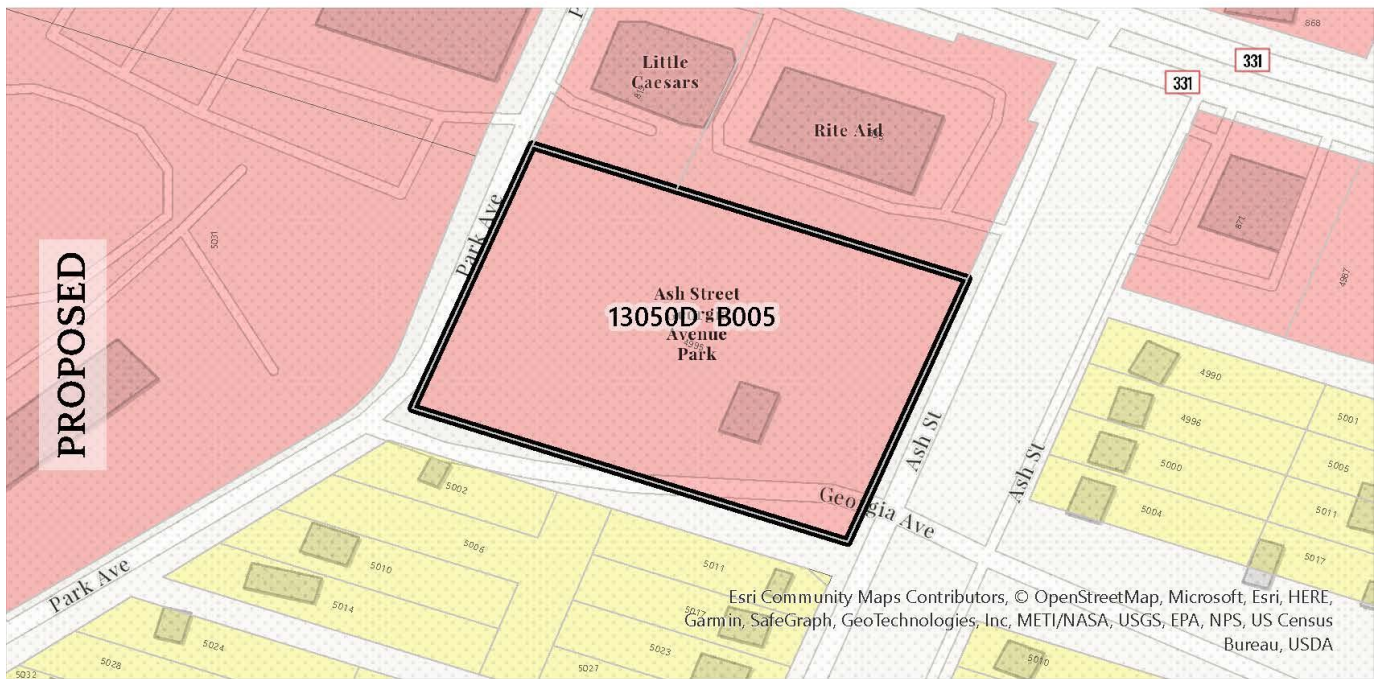
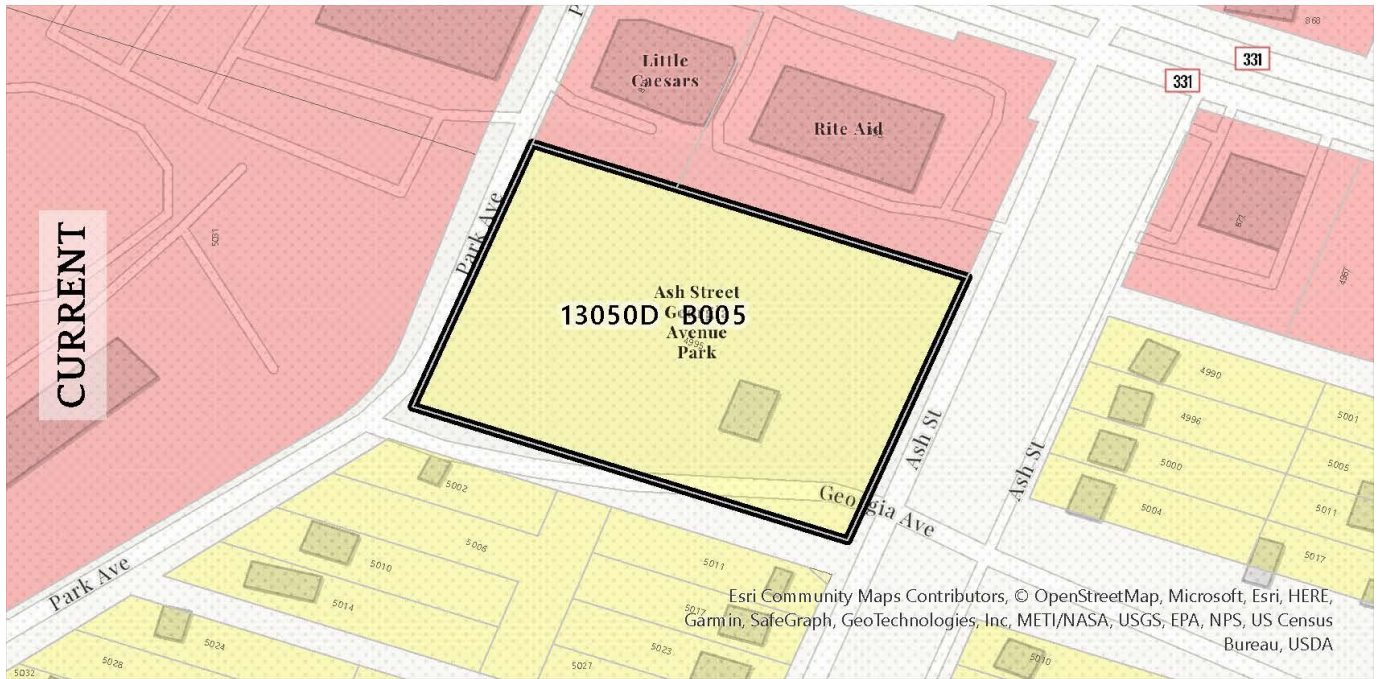
5. **Ruskin Drive: Technical Map Correction.** The current zoning shown on the Zoning Map for this area is LI (Light Industrial). However, this portion of Ruskin Drive houses several commercial businesses. Thus, the GC (General Commercial) District designation is more appropriate and reflects the current and future land uses.

6. **West Main Street: Technical Map Correction.** The current zoning for this area is both LI (Light Industrial) and RM (Multiple-Family Residential). However, this parcel on the west end of Main Street is surrounded by industrial uses on the northwest and southeast of the property. The double zoning of this property was done in error. The LI (Light Industrial) District designation is more appropriate for the current and future land uses.

Zoning Change Map

Parcel(s): 13050D B005

Current Zoning: RS
Proposed Zoning: IC



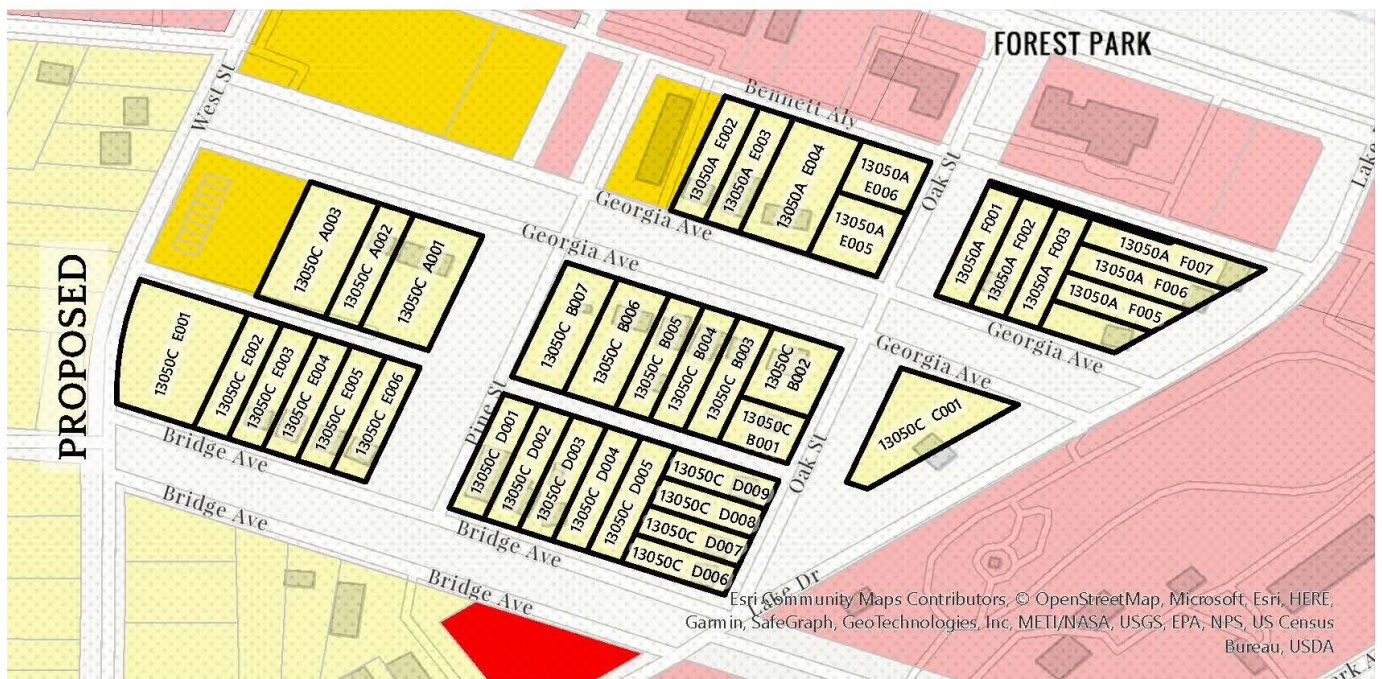
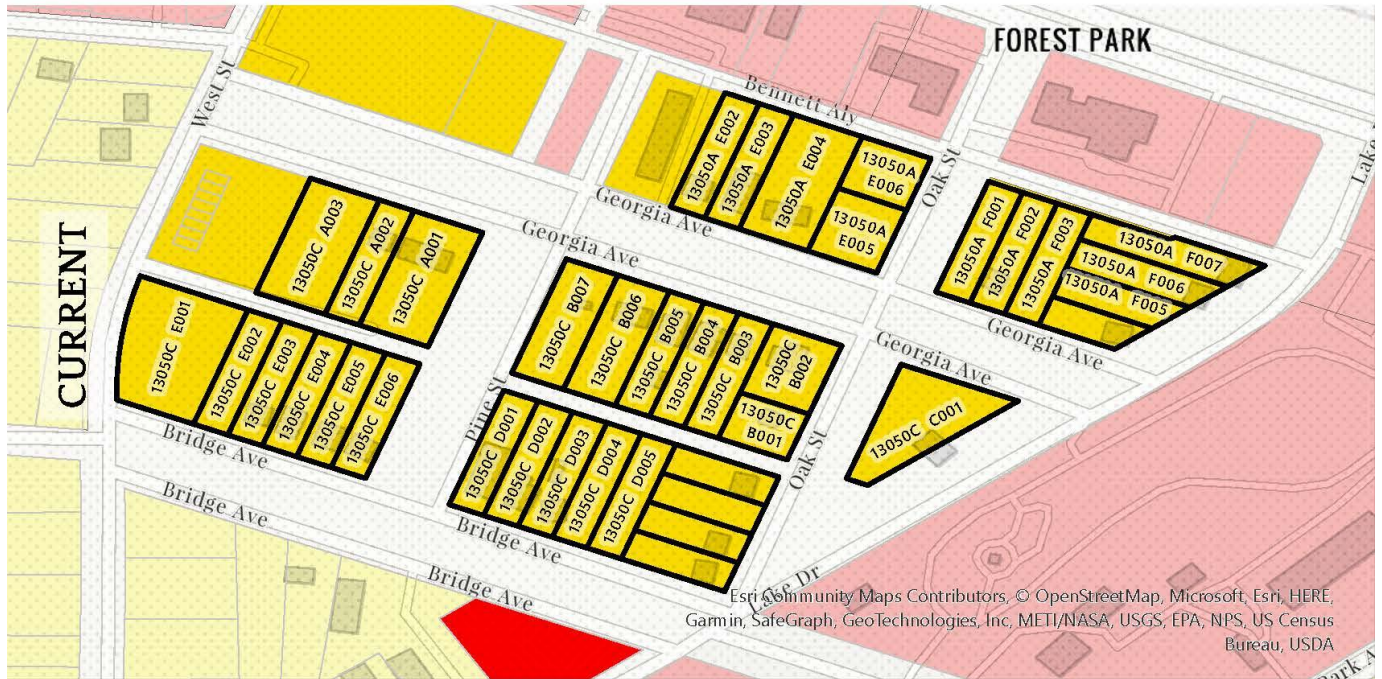
- RS | Single-family Residential
- RT | Two-family Residential
- RM | Multiple-family Residential
- MH | Mobile Home Residential
- IC | Institutional Commercial
- GC | General Commercial
- DM | Downtown Mainstreet
- HI | Heavy Industrial
- PI | Planned Industrial
- LI | Light Industrial
- GZ | Gillem District
- UV | Urban Village



Zoning Change Map

West Starr Park Neighborhood

Current Zoning: RM
Proposed Zoning: RS



- | | | |
|---|--|--|
| RS Single-family Residential | IC Institutional Commercial | PI Planned Industrial |
| RT Two-family Residential | GC General Commercial | LI Light Industrial |
| RM Multiple-family Residential | DM Downtown Mainstreet | GZ Gillem District |
| MH Mobile Home Residential | HI Heavy Industrial | UV Urban Village |

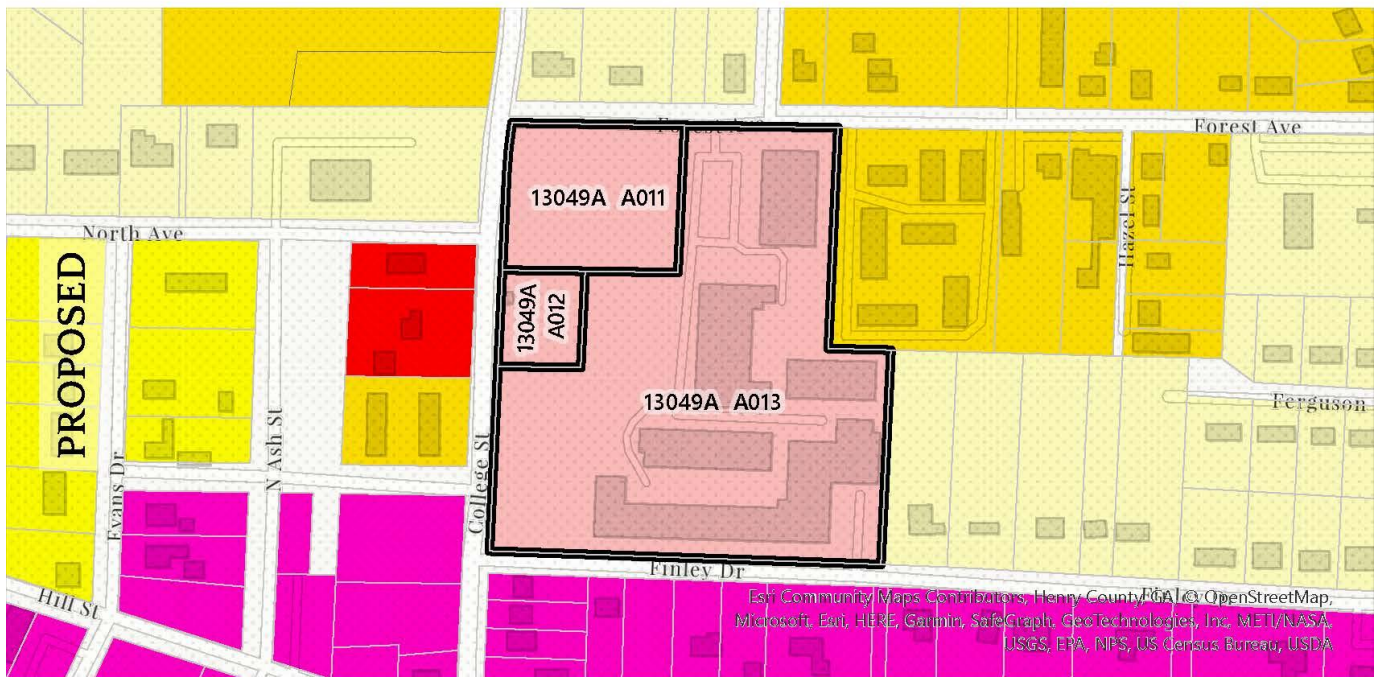
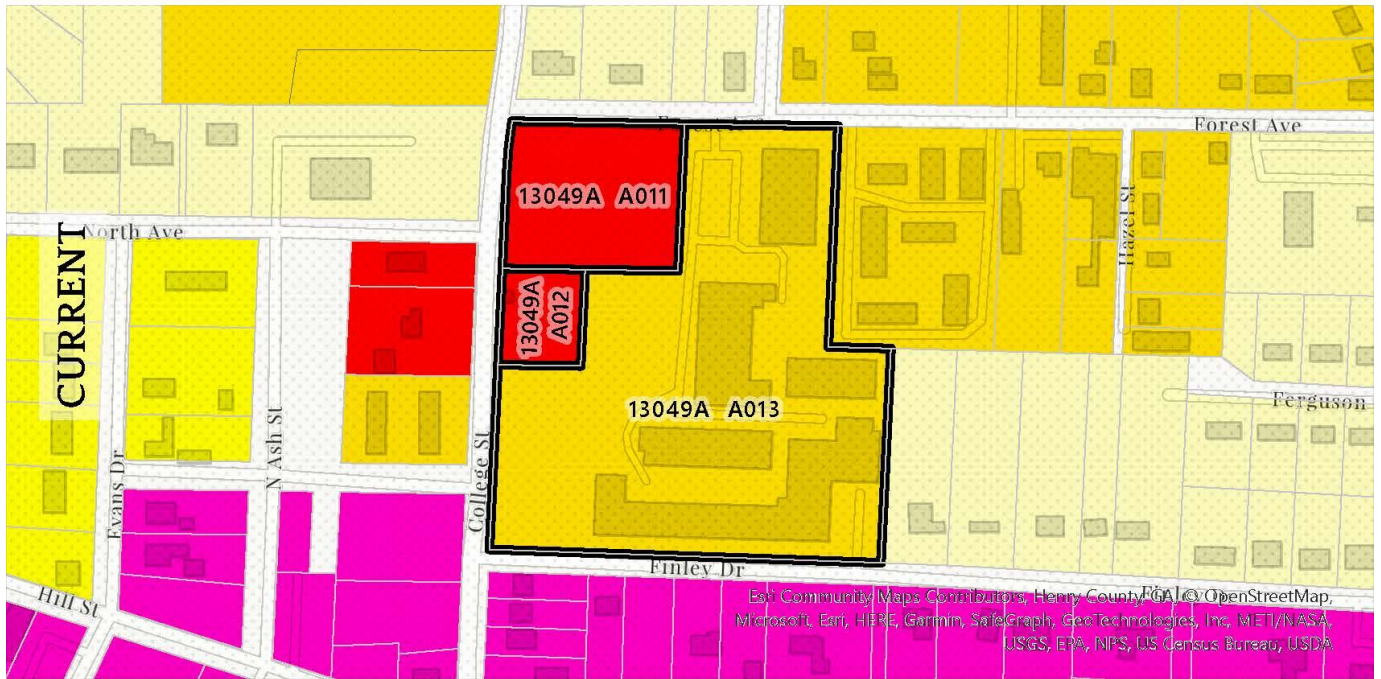


Zoning Change Map

Parcel(s): 13049A A013, 13049A A012, 13049A A011

Current Zoning: RM/GC

Proposed Zoning: IC



- RS | Single-family Residential
- RT | Two-family Residential
- RM | Multiple-family Residential
- MH | Mobile Home Residential
- IC | Institutional Commercial
- GC | General Commercial
- DM | Downtown Mainstreet
- HI | Heavy Industrial
- PI | Planned Industrial
- LI | Light Industrial
- GZ | Gillem District
- UV | Urban Village

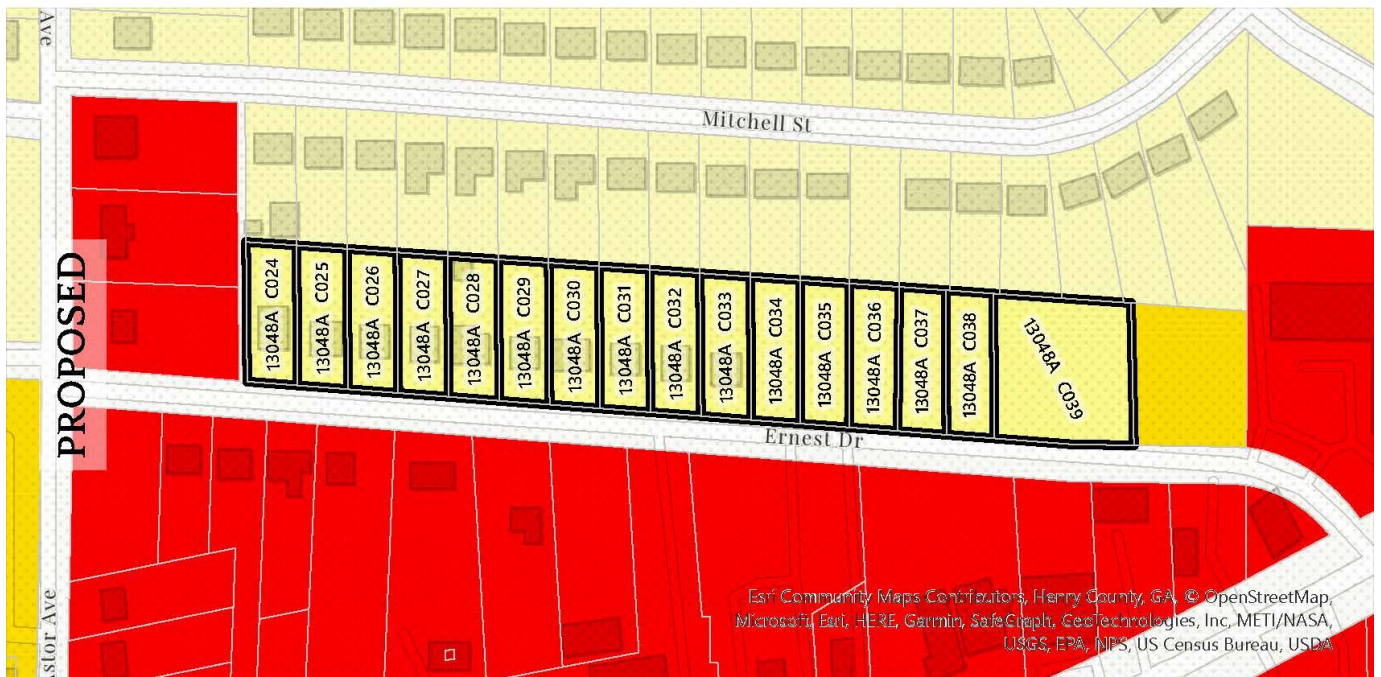
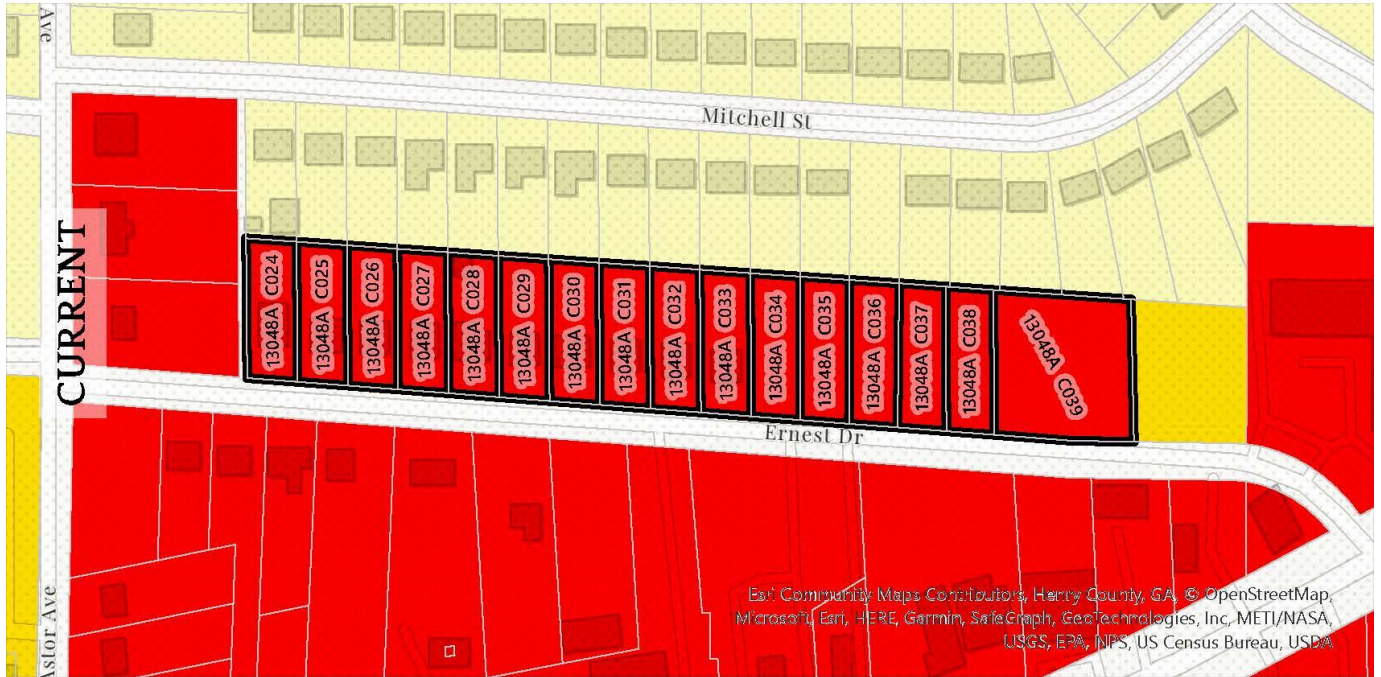


Zoning Change Map

Current Zoning: GC

Proposed Zoning: RS

Parcel(s): 13048A C024, C025, C026, C027, C028, C029, C030, C031, C032, C033, C034, C035, C036, C037, C038, C039



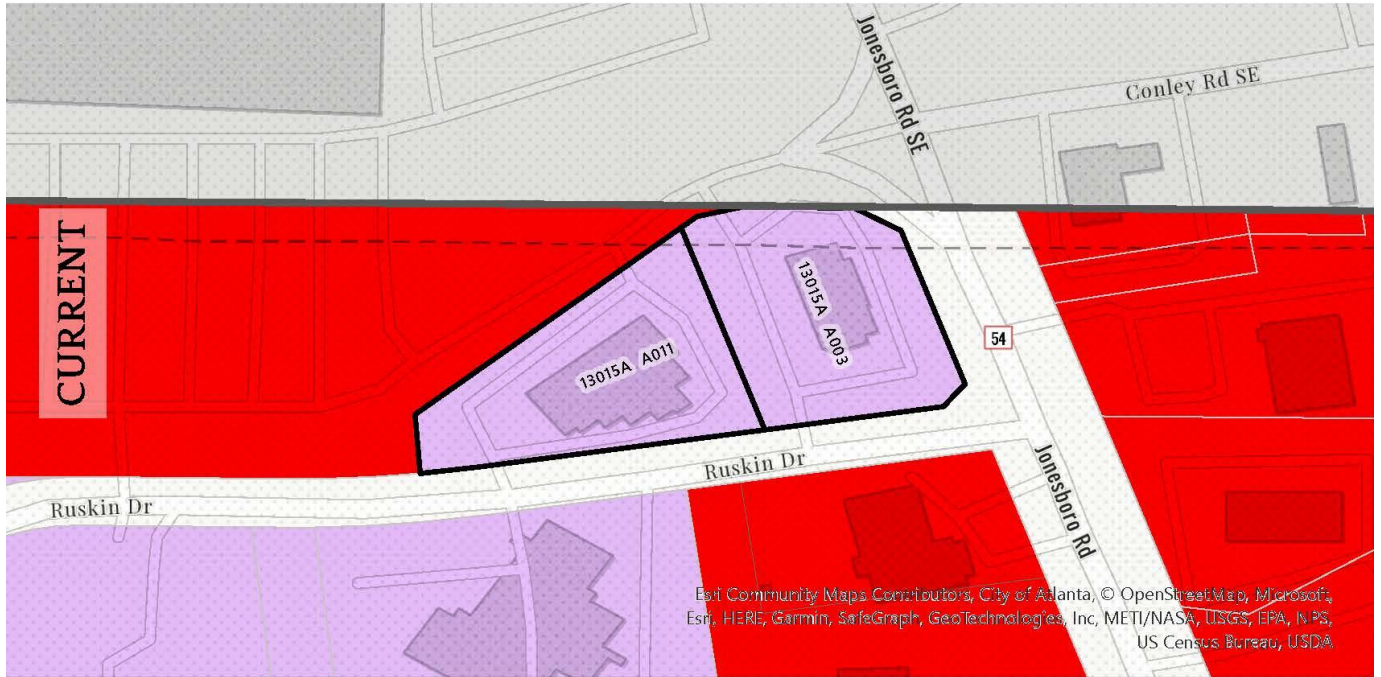
- RS | Single-family Residential
- RT | Two-family Residential
- RM | Multiple-family Residential
- MH | Mobile Home Residential
- IC | Institutional Commercial
- GC | General Commercial
- DM | Downtown Mainstreet
- HI | Heavy Industrial
- PI | Planned Industrial
- LI | Light Industrial
- GZ | Gillem District
- UV | Urban Village



Zoning Change Map

Parcel(s): 13015A A011 & 13015A A003

Current Zoning: LI
Proposed Zoning: GC



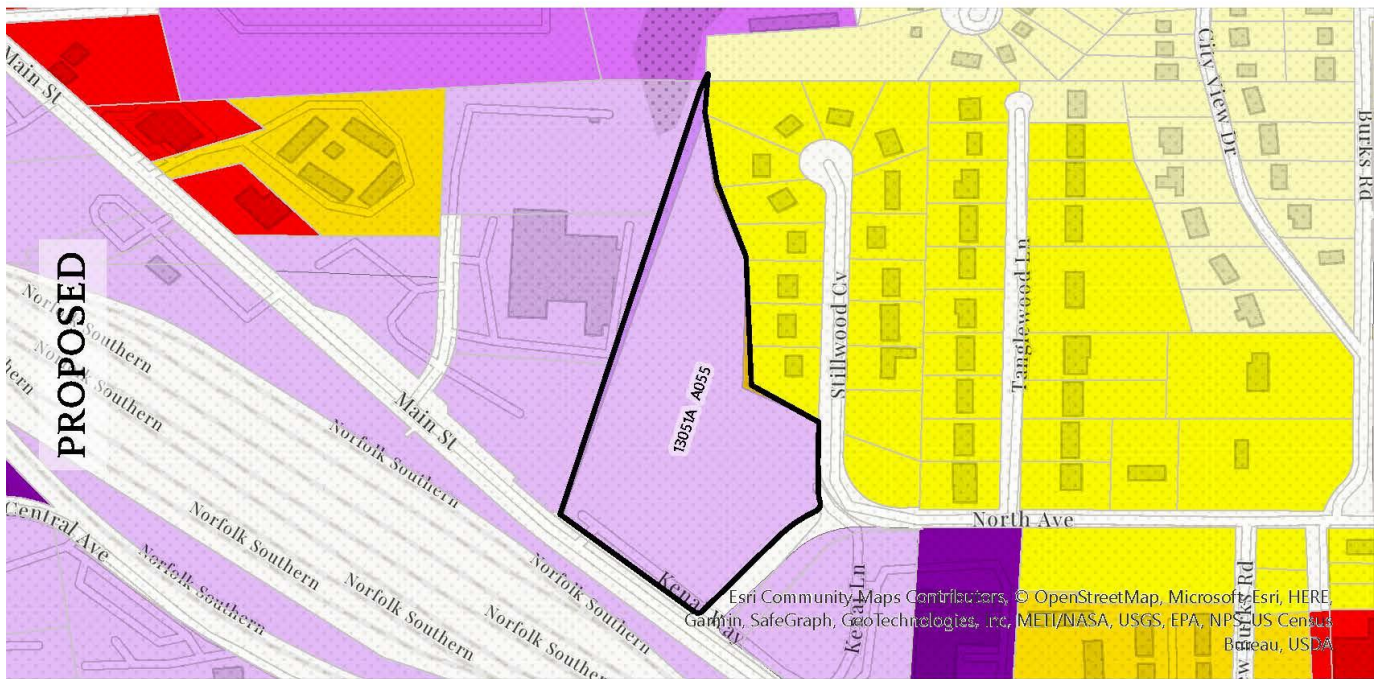
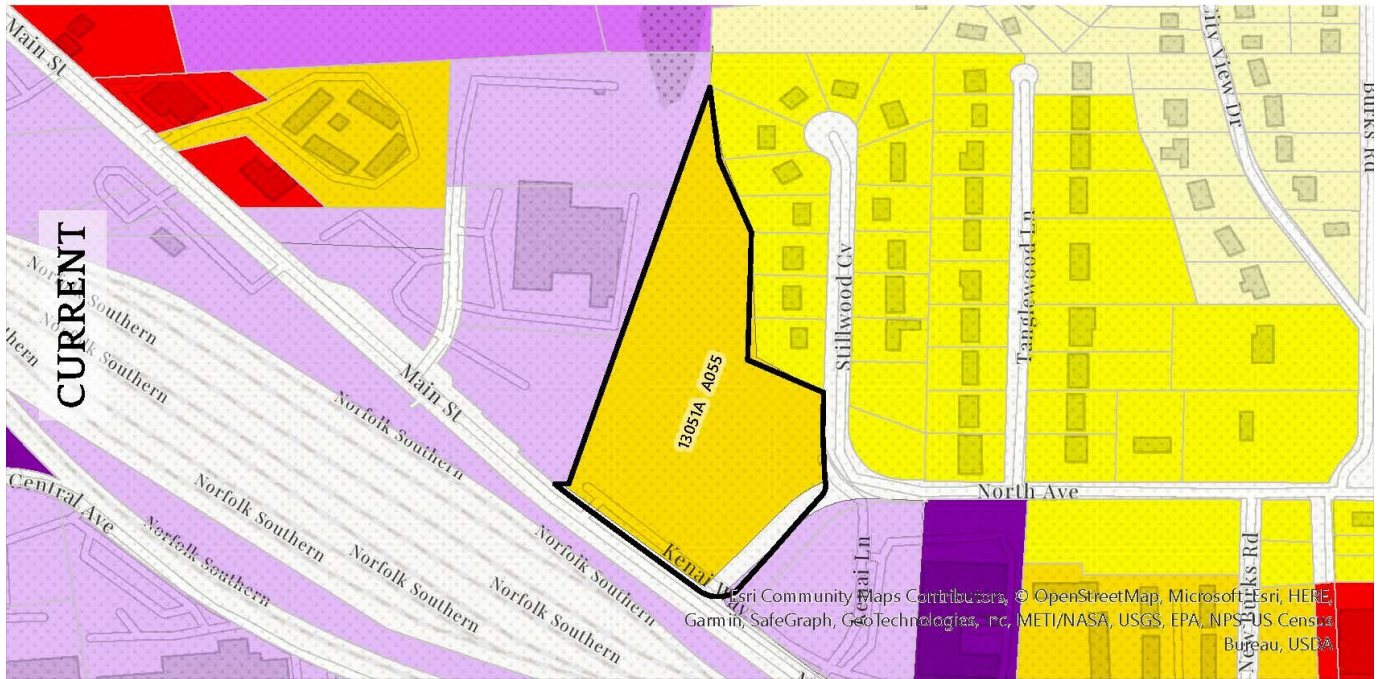
- RS | Single-family Residential
- RT | Two-family Residential
- RM | Multiple-family Residential
- MH | Mobile Home Residential
- IC | Institutional Commercial
- GC | General Commercial
- DM | Downtown Mainstreet
- HI | Heavy Industrial
- PI | Planned Industrial
- LI | Light Industrial
- GZ | Gillem District
- UV | Urban Village



Zoning Change Map

Current Zoning: **RM**
Proposed Zoning: **LI**

Parcel(s): 13051A A055



- | | | |
|---|--|--|
| RS Single-family Residential | IC Institutional Commercial | PI Planned Industrial |
| RT Two-family Residential | GC General Commercial | LI Light Industrial |
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