

Legislation Text

File #: 19-4374, **Version:** 1

Conduct a public hearing and consider an ordinance for Application No. Z0619-0099, submitted by Marvin Cooksey, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a primary outdoor storage yard and a substitution to allow an r-panel fence instead of the required solid wood fence or masonry screening wall, located at 2533 Westwood Avenue.

(Eight responses in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations.)

The applicant proposes to use the property to store vehicles and equipment outdoors. In addition, he would like to keep the existing r-panel screening fence facing Westwood Avenue instead of replacing it with a solid wood or masonry fence as required by the Zoning Ordinance. The applicant will be required to pave all areas where storage would take place. Various items have been stored on the property for years without approval or any certificate of occupancy on the property.

On August 12, 2019, the Planning and Zoning Commission voted unanimously to approve Application No. Z0619-0099, for a rezoning from Commercial to Commercial with a Conditional Use Permit to allow a primary storage yard. The request to keep the r-panel metal fence for screening came after the Planning and Zoning Commission hearing.

Recommended/Desired Action

After the public hearing, staff recommends approval of the conditional use permit, but denial of the substitution of the screening requirement to allow the r-panel fence to be used for screening along Westwood Avenue.

Attachment(s)

Staff report & maps
P&Z minutes
Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong