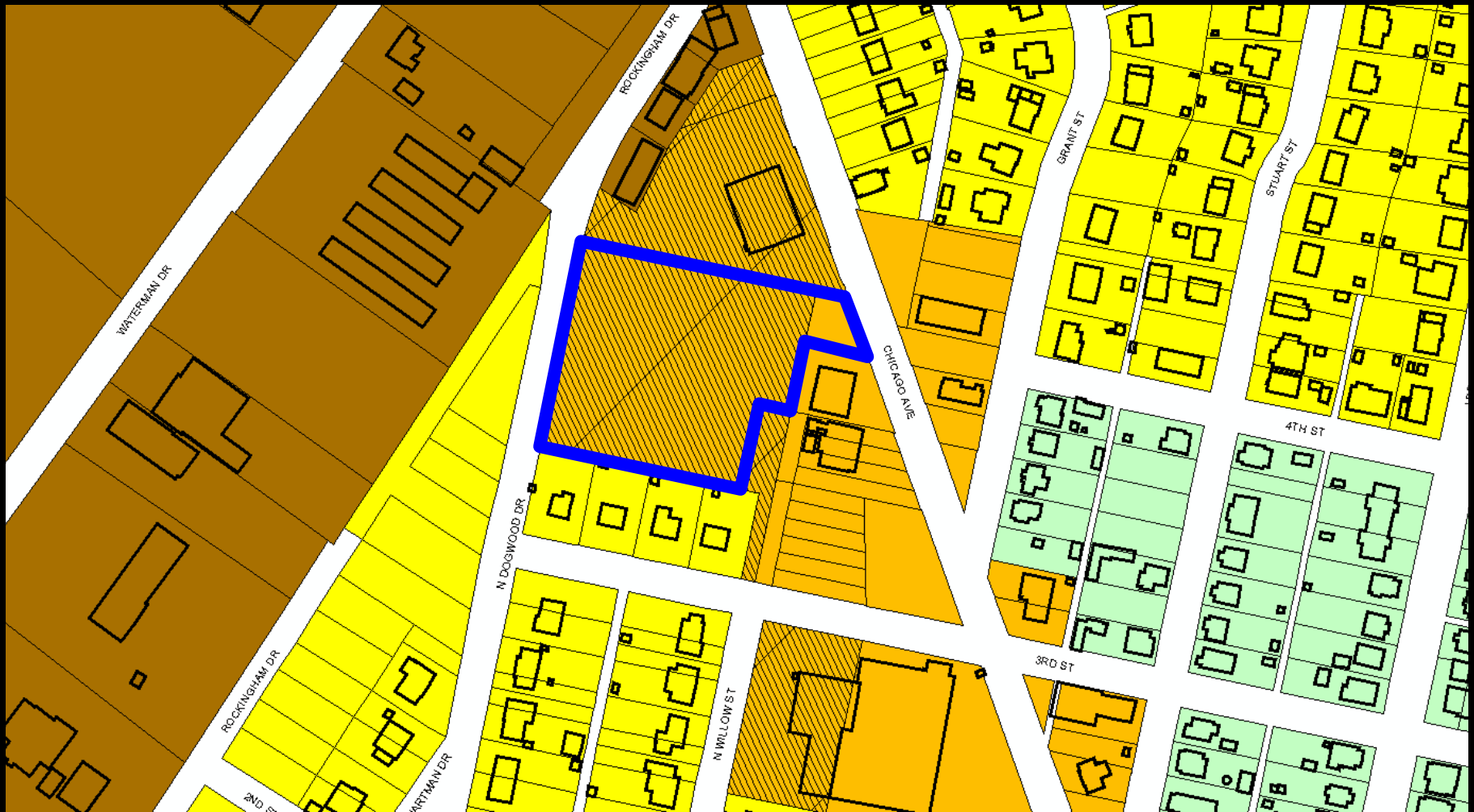
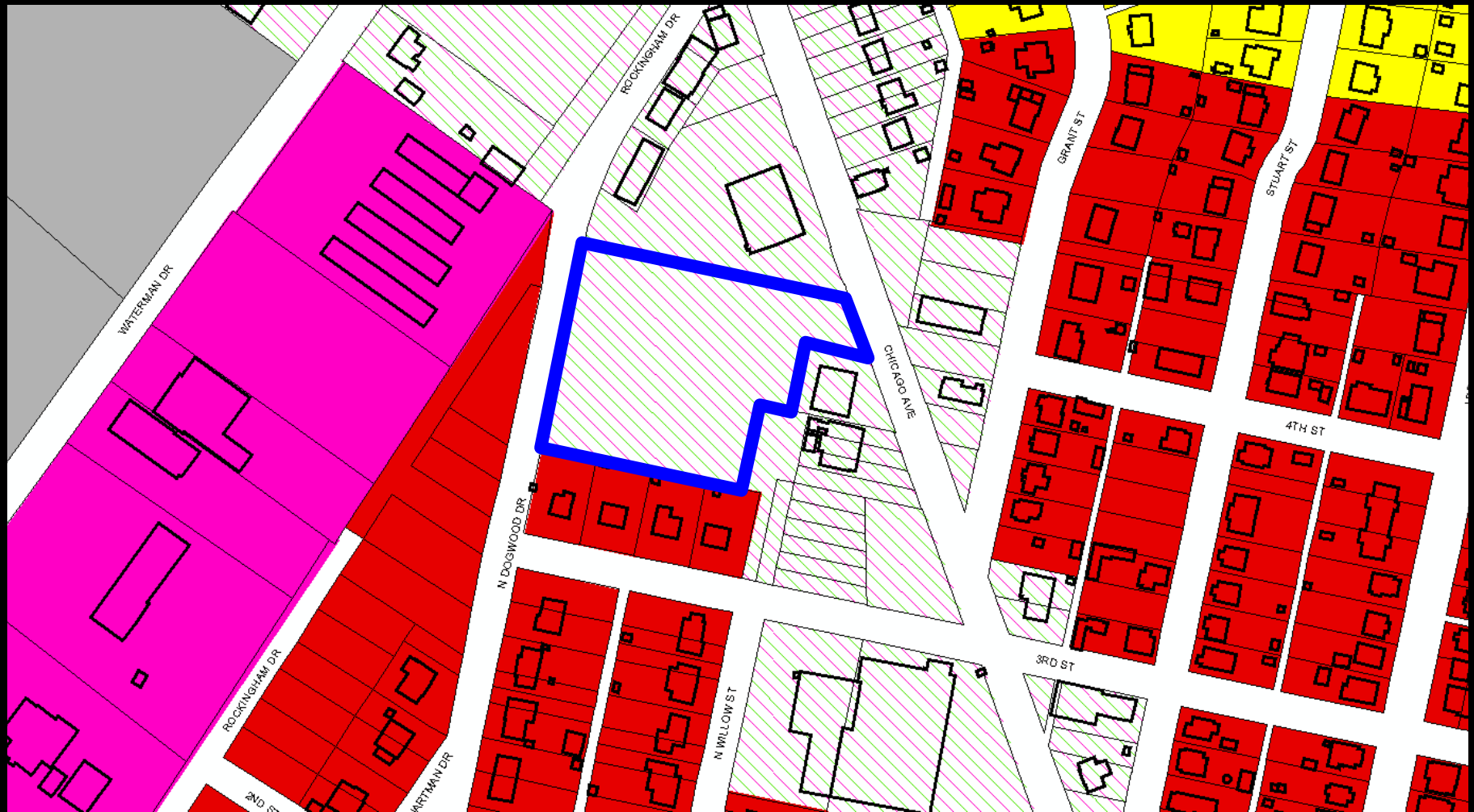


797 Chicago Avenue – Rezoning B-2/B-2C to R-5C and a SUP More than 12 Units Per Bldg.



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FAMILY DOLLAR

FAMILY DOLLAR

FAMILY DOLLAR

WASH YOUR HANDS

FAMILY DOLLAR
Wash Your Hands
540-888-0011



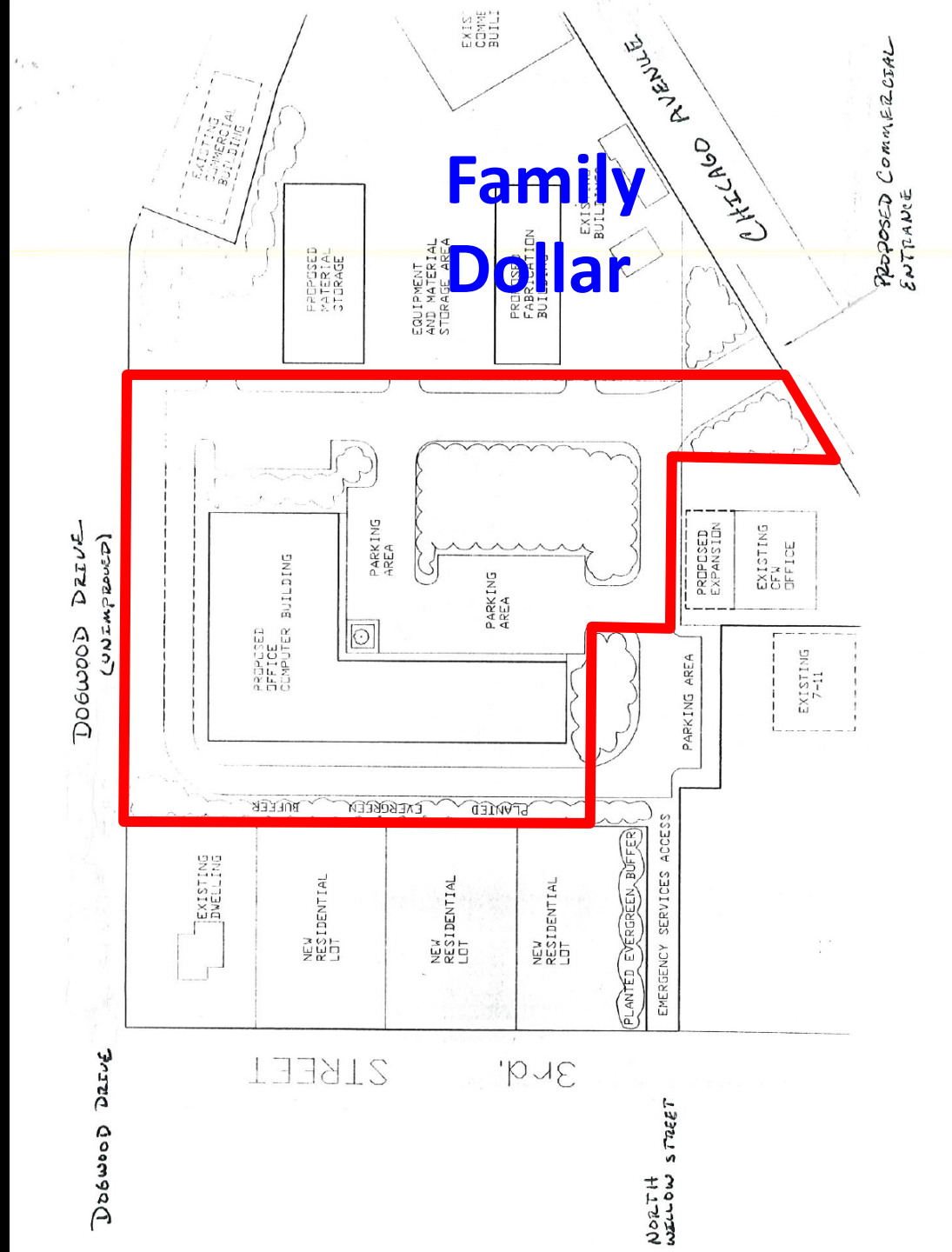




Rezoned in 1995 From R-1 to B-2 and B-2C

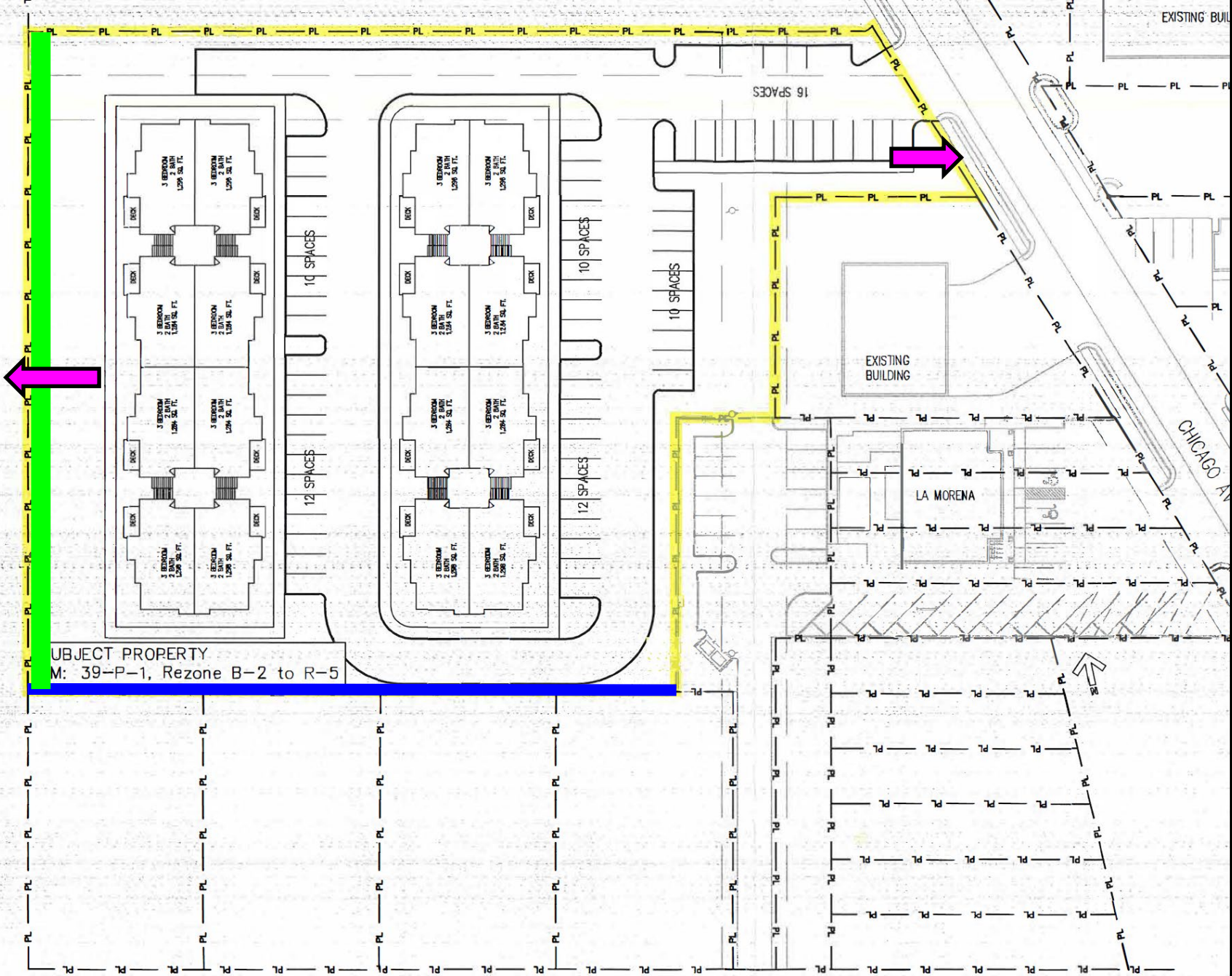
Existing Proffers

- Use limitations
- Evergreen buffer
- Gated entrance for the abandoned North Willow Street.



Submitted Proffers (Summarized)

1. Occupancy limited to a family or 3 unrelated persons.
2. Sidewalk connection to Chicago Avenue.
3. 5-foot sidewalk or 10-foot wide shared use path connection to the City's shared use path.
4. 6-foot tall opaque fence along the southern property line.
5. Exterior site lighting shall not be directed offsite and a 15-foot height limit for fixtures.
6. 500 square feet of recreational area.
7. Minimum 10-foot vegetated buffer along western property line.



SUBJECT PROPERTY
 M: 39-P-1, Rezone B-2 to R-5

3RD STREET

EXISTING BUI

EXISTING BUILDING

LA MORENA

CHICAGO AV

16 SPACES

10 SPACES

10 SPACES

10 SPACES

12 SPACES

12 SPACES

The special use shall be established, or any construction authorized shall be commenced and diligently pursued within 36 months from the approval date of the special use permit.



CHICAGO AVE

N DOGWOOD DR

3RD ST

N WILLOW ST

Recommendation

Staff and Planning Commission (4-2) recommended approval of the rezoning and the SUP with the suggested condition.

- The special use shall be established or any construction authorized shall be commenced and diligently pursued within 36 months from the approval date of the special use permit.

