


118 PH

Late Backup C14-2008-0069

N



1" = 400'

ZONING

SUBJECT TRACT (hatched box)

ZONING BOUNDARY (dashed line)

PENDING CASE (dotted line)

ZONING CASE#: C14-2008-0069

ADDRESS: 12460 LOS INDIOS TRL

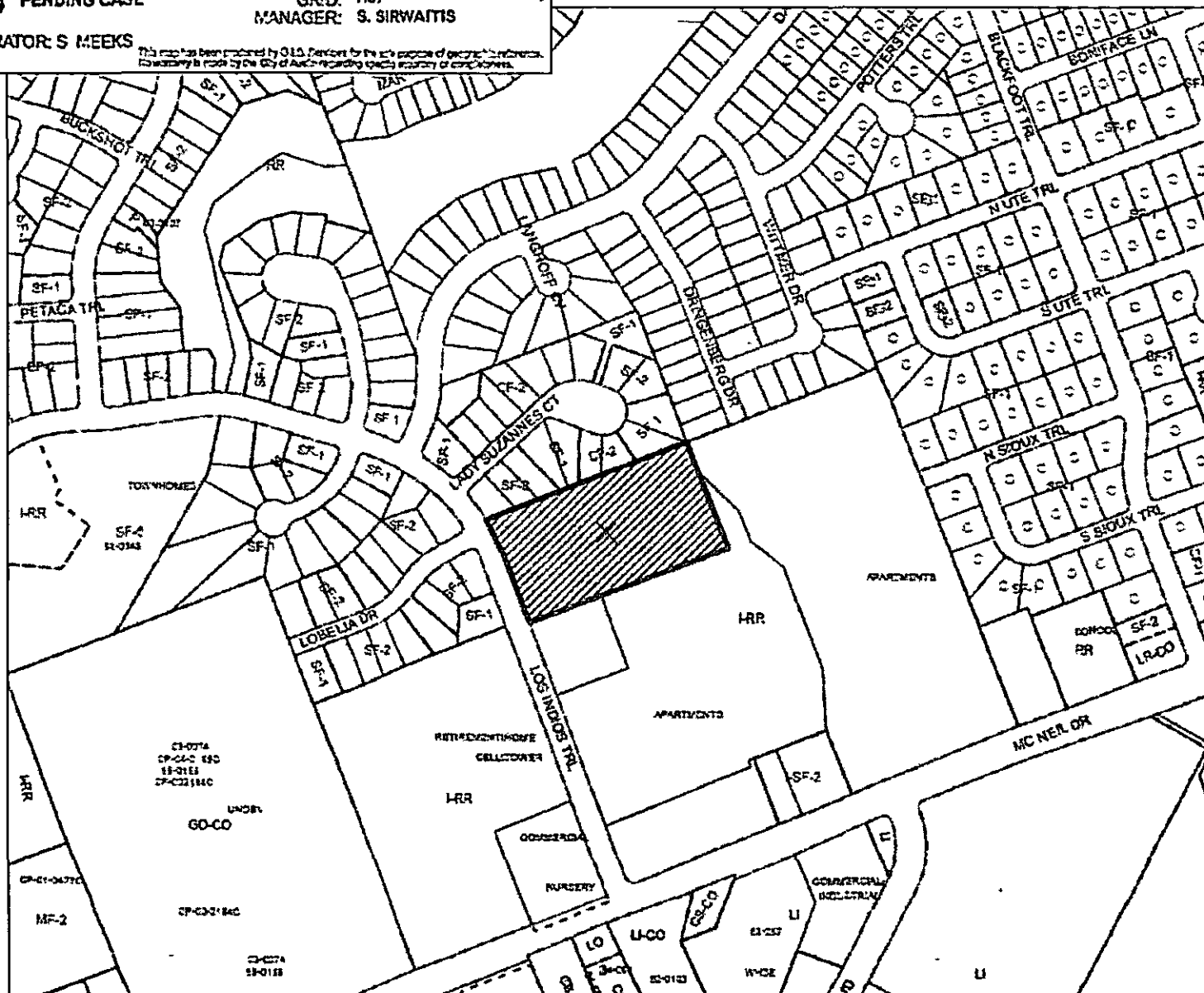
SUBJECT AREA: 4.034 ACRES

GRID: H37

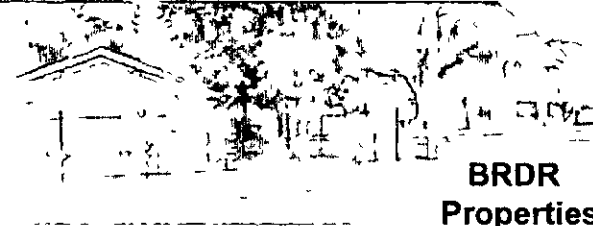
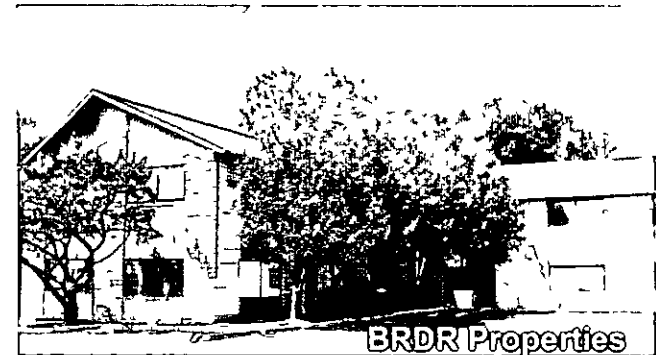
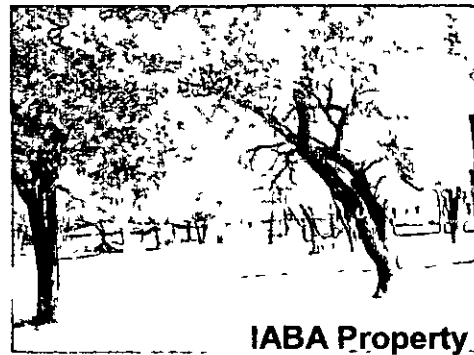
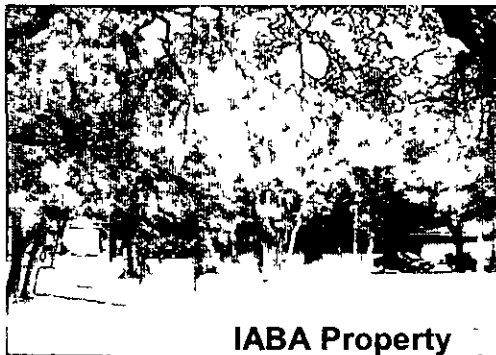
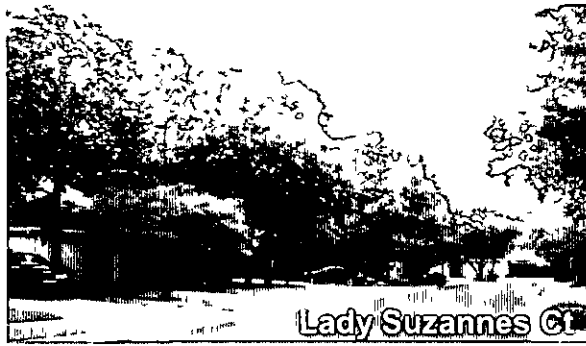
MANAGER: S. SIRWATTIS

OPERATOR: S. MEEKS

This map has been prepared by OLS Services for the sole purpose of providing information. No warranty is made by the City of Aurora regarding the accuracy of the information.



IABA and Surrounding Land Uses

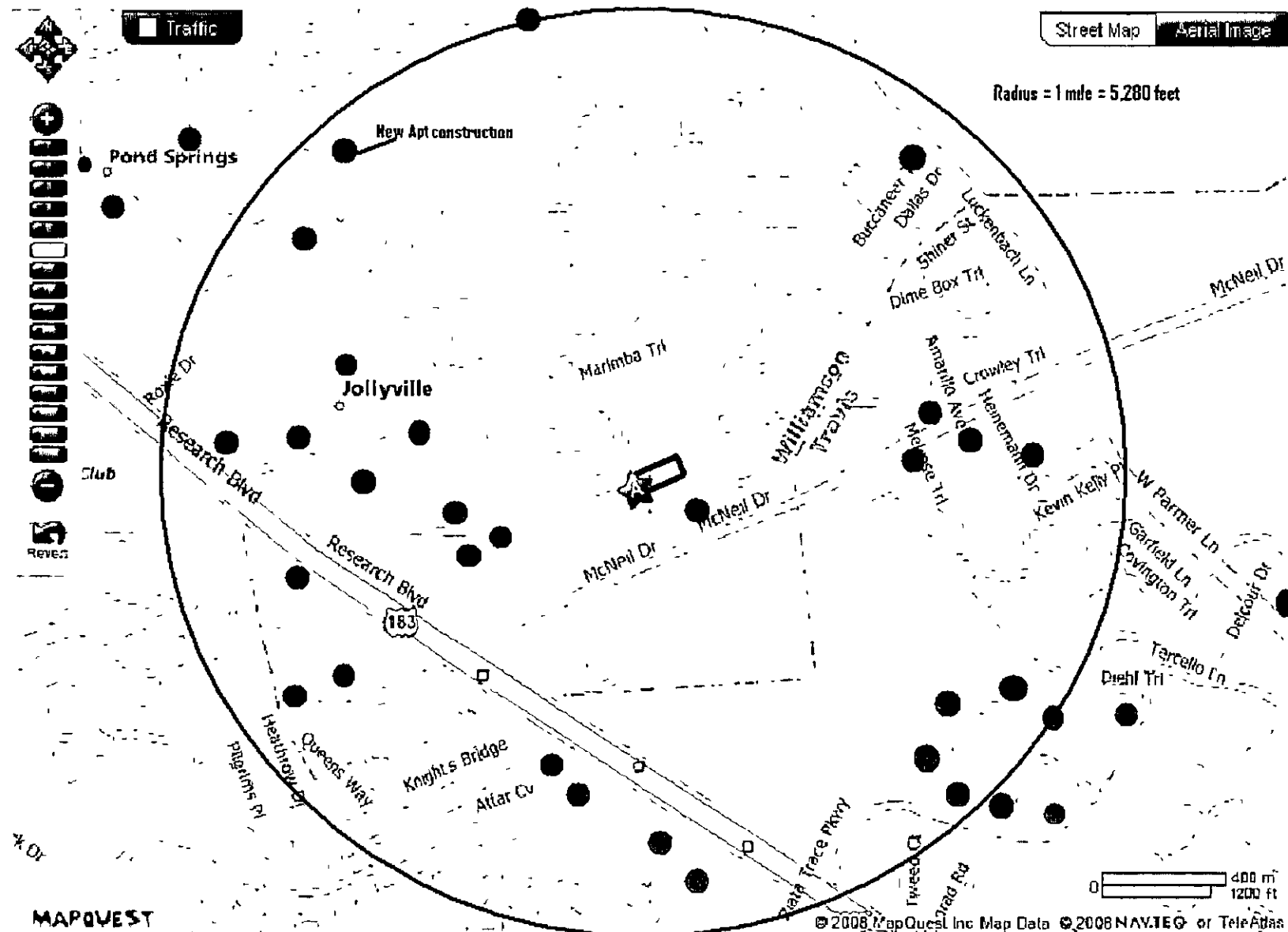


An aerial photograph of the University Heights neighborhood in Cincinnati, Ohio. The map shows a dense network of streets and buildings. Key features include:

- Streets:** McNeil Dr runs diagonally across the bottom. Other visible streets include Belmont Ave, University Ave, and various local roads like Lady Suzannes Ct.
- Landmarks:** A large area labeled "BRDR" (Berkshire Road Residential) is prominent in the center-right. There are also labels for "Single Family Residential" in several locations and "apartments" near the bottom right.
- Map Interface:** On the left side, there is a vertical scale bar from 0 to 5 miles, a compass rose, and a legend indicating "Traffic".

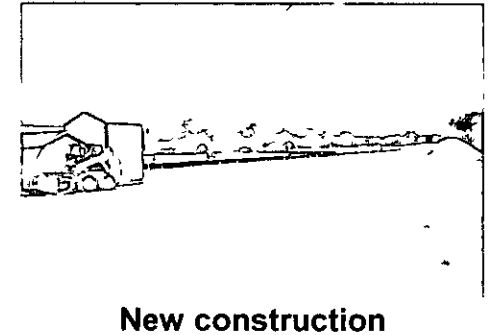
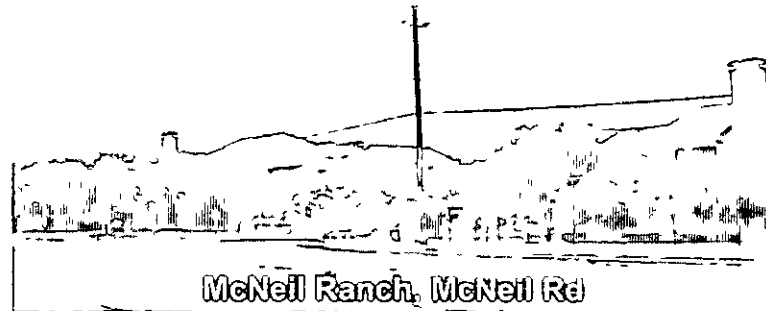
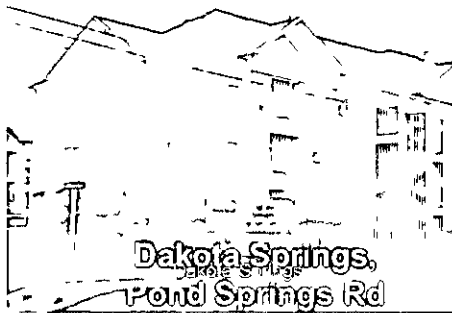
The overall scene depicts a typical urban environment with a mix of housing types and infrastructure.

Apartment Complexes within 1 Mile Radius



Apartment Complexes within 1 Mile Radius

-Examples-



IABA's Proposed Expansion

- Start with 5,000 sq. ft. facility and ultimately expand to a 12,000 sq. ft. multi-use facility
- Not higher than 2 stories
- Consisting of a prayer hall/dining facility/athletic court requiring a height of 25 to 26 feet
- A permanent residence for a caretaker and guest rooms for overnight visitors
- Impervious coverage calculated by the neighborhood

<u>Sq. Footage</u>	<u>Building</u>	<u>Parking</u>	<u># of Spaces</u>
5,000	2.8%	23.5%	71
12,000	6.8%	38.4%	171

Examples of Local Religious Facilities Operating in Single Family Zones

Name of Religious Facility	Address	Membership	Zone
<i>IABA, Applicant</i>	<i>12460 Los Indios Trail</i>	<i>300</i>	<i>I-RR</i>
Episcopal Church of the Good Shepherd	3201 Windsor Rd	3,000	SF-3
Westminster Presbyterian Church of Austin	3208 Exposition Blvd	680	SF-3
Covenant United Methodist Church	4410 Duval Rd	500	SF-6
First Church Of God	5209 Duval Rd	70	SF-6
Korean United Methodist Church	9205 North Dr	-	SF-3
Milwood Baptist Church	12217 Cassady Dr	400	SF-2
New Jerusalem Pentecostal Church	9005 Capitol Dr	-	SF-3
St John The Forerunner Orthodox Church	3605 Adelphi Ln	200	SF-2
St Theresa's Catholic Church	4311 Small Dr	1,800	SF-2
St Vincent De Paul Catholic Church	9500 Neenah Ave	1,020	SF-2
Westover Hills Church Of Christ	8332 Mesa Dr	1,200	SF-3

Importance of Quality of Life

- Quiet residential neighborhoods.
- Beautiful wooded lots are the reason we moved here.
- Large old oak trees characterize our neighborhood.
- Residents are families with children, retired persons and professionals working from home.
- We have a reasonable expectation of being able to enjoy our properties and outdoor living spaces.

Negative Impact on Quality of Life

- Loss of large, old oak trees due to construction.
- Increased traffic due to high density land uses.
- Decreased privacy and decreased safety for residents.
- Increase in noise from high intensity land use.
- Spill over night lighting from adjacent parking areas.
- Significant disruption to our daily lives due to permitted land uses for zones higher than SF-2.
- Negative effects on our property values and property insurance.

SF-6-CO Zoning Recommended by Zoning & Platting Commission and Approved by Neighborhood

Conditional Overlays

- 1. No duplexes, multi-family, townhomes or condominiums.**
- 2. Maximum of 30 units.**
- 3. A minimum 25 foot undisturbed vegetative setback and a minimum 50 foot building setback from the northern property line.**
- 4. Limit of 300 vehicle trips per day.**

Neighborhood Requests

- **SF-6-CO's as recommended by Zoning & Platting Commission on June 17, 2008.**
- **A clarification by the City Council to also prohibit Single-Family Attached Residential uses and Small Lot Single-Family Residences.**
- **A maximum height of 35 feet or 2 stories for all structures.**
- **All future site plans be presented for notification and a public hearing.**
- **All trees having a diameter of 8" or greater within the 50 foot building setback of the northern property line be protected.**