

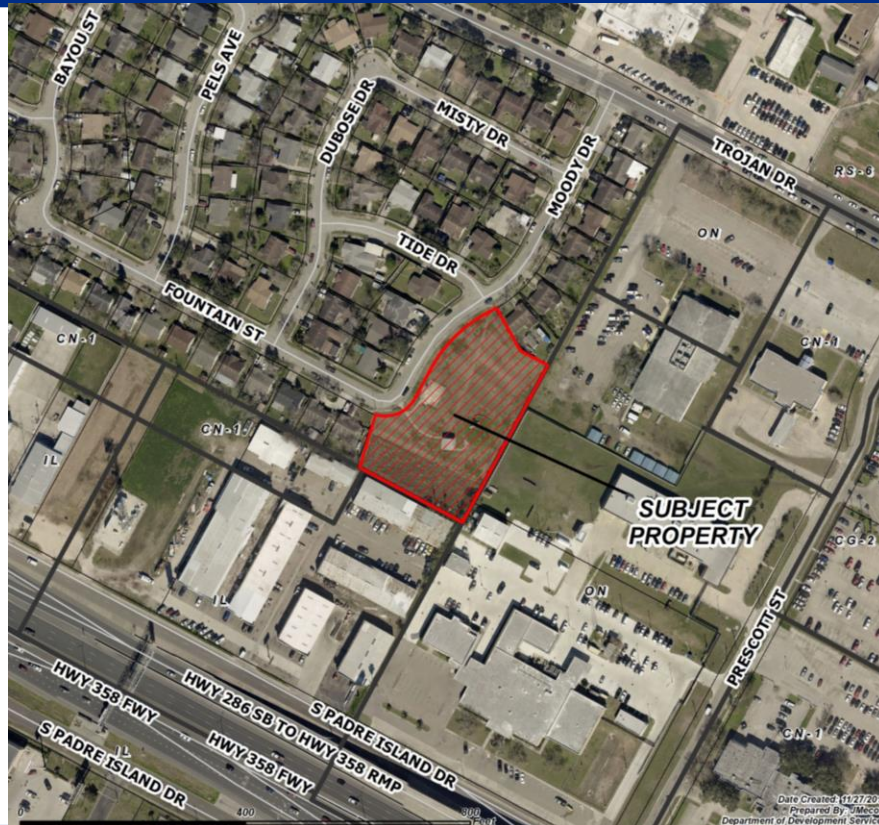
Zoning Case #1219-02

Zeba, Inc.

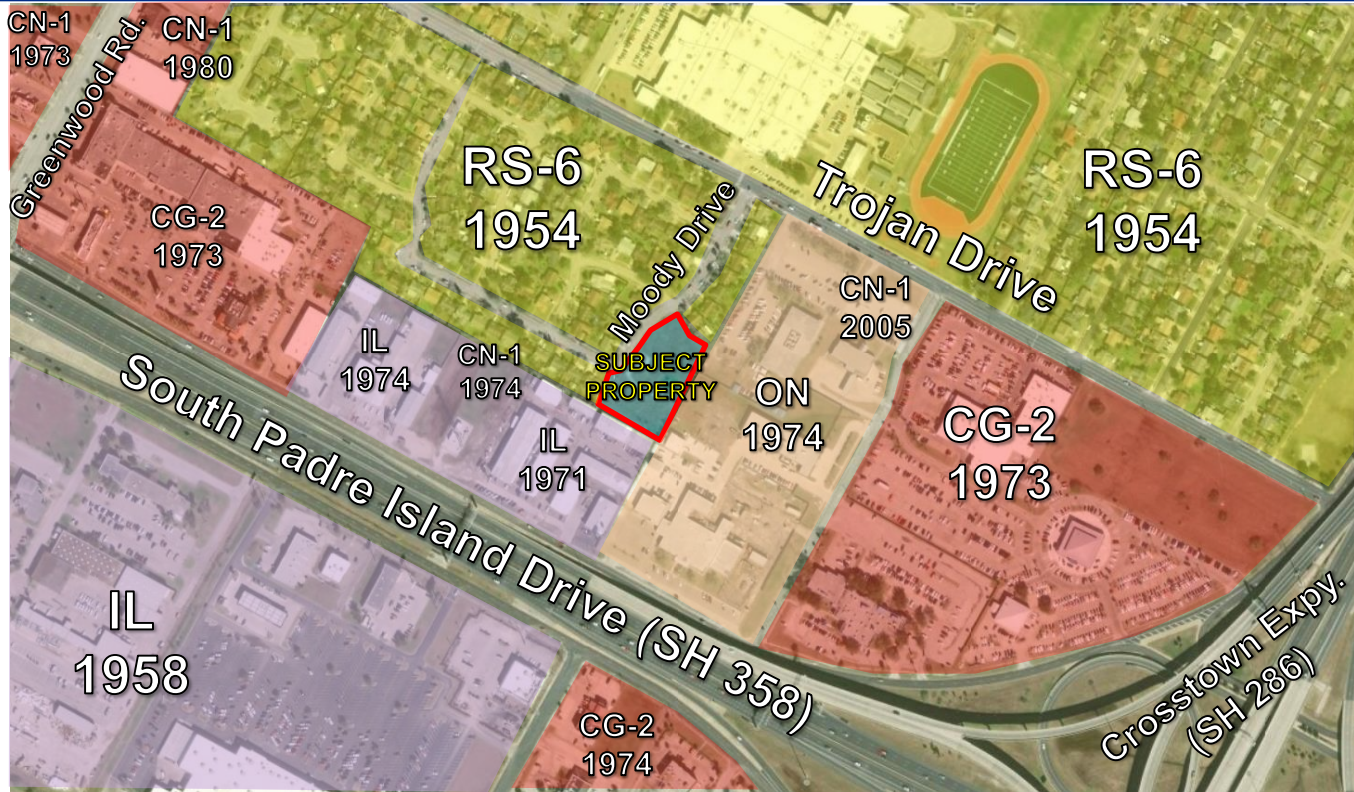
**Rezoning for a Property at 6734 Saratoga Boulevard
From “RS-6” To “RM-1”**



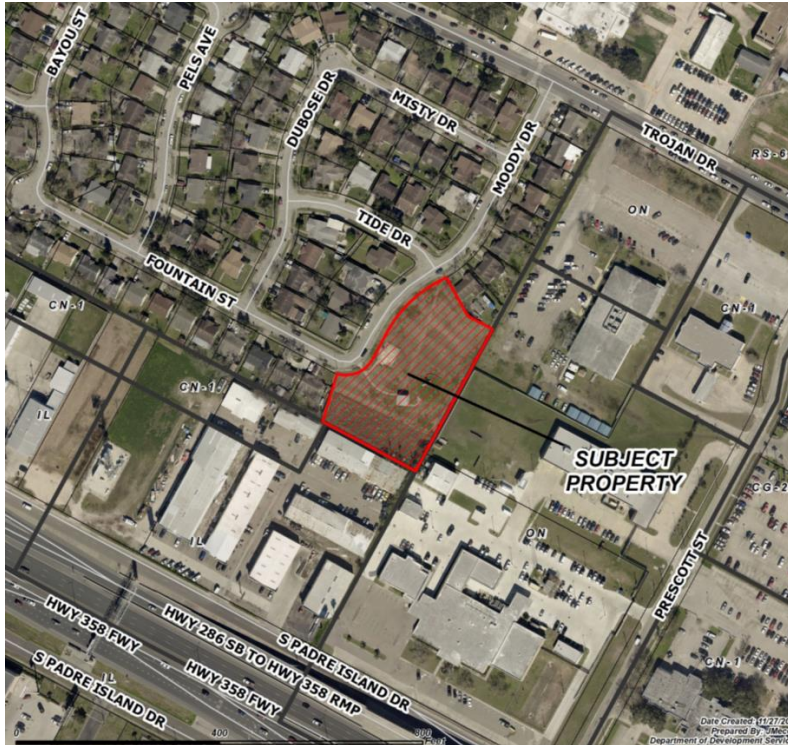
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

RM-1 to RS-6: Type B: 10' & 10 pts.

RM-1 to ON: Type A: 10' & 5 pts.

RM-1 to IL: Type C: 15' & 15 pts.

Setbacks:

Street: 20 feet

Side & Rear: 10 feet

Rear: 2:1 Setback (height)

Parking:

1 Bedroom – 1.5 spaces/unit

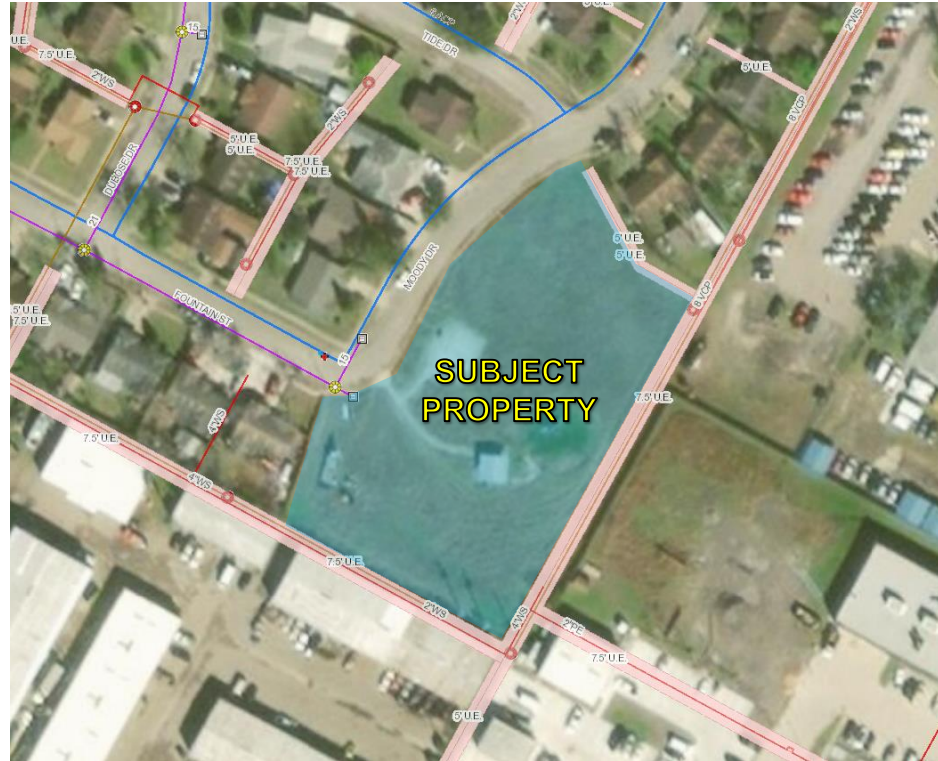
2+ Bedroom – 2 spaces/unit

1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards

Uses Allowed: Single-Family Homes, Duplexes, Apartments, and Day Care Uses.

Utilities



Water:
6-inch ACP



Wastewater:
8-inch VCP



Gas:
2-inch Service Line



Storm Water:
15-inch Line

Public Notification

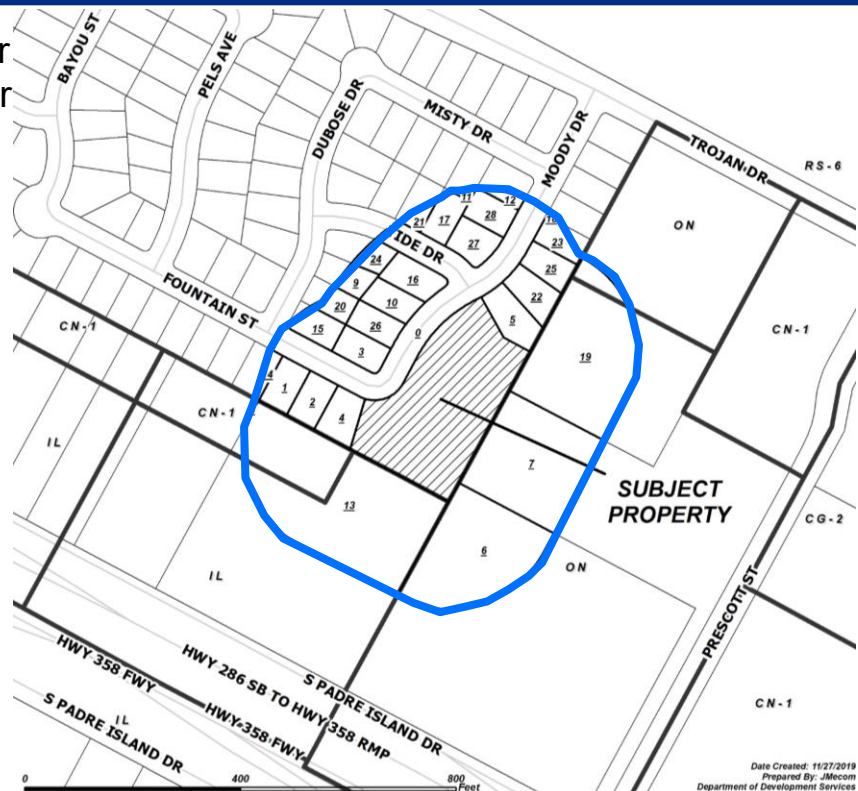
28 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



Staff Recommendation

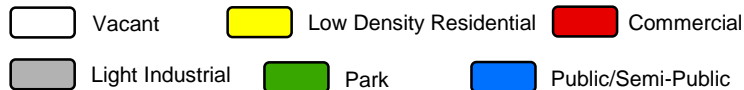
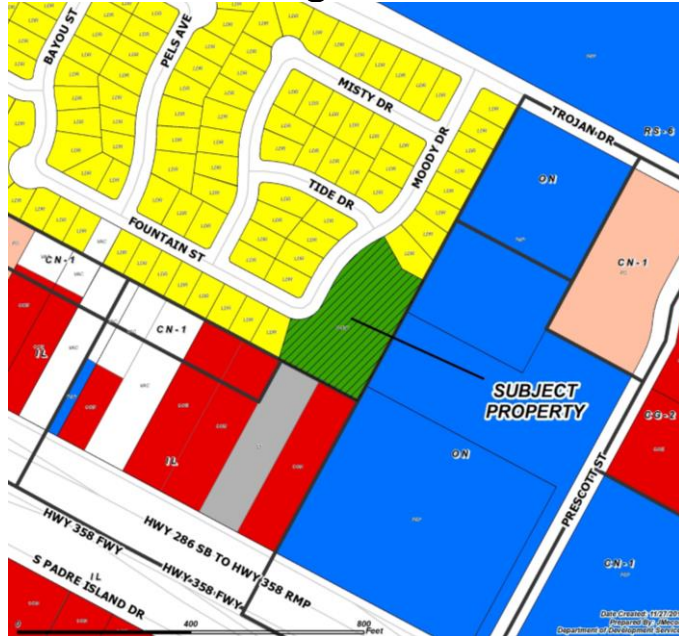
Denial of the
“RM-1” Multifamily 1 District

In lieu thereof,

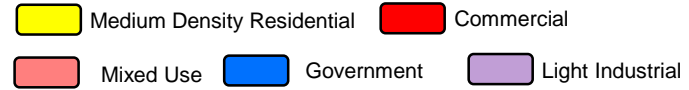
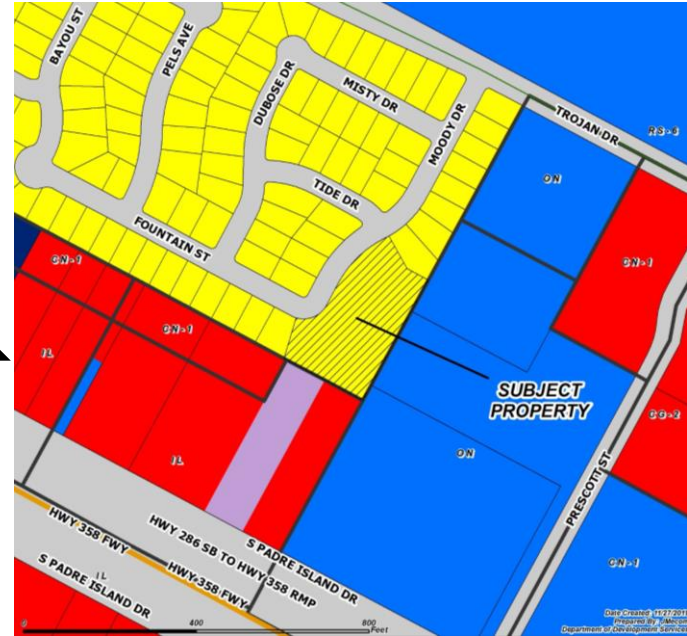
Approval of the
“RS-TF” Two Family District

Land Use

Existing Land Use



Future Land Use



Subject Property, East on Moody Drive



Moody Drive, South of Subject Property



Moody Drive, West of Subject Property



Moody Drive, North of Subject Property

