



**Zoning Case #0719-05
Mostagashi Investment Trust.**

**Rezoning for a Property at
Northwest Blvd & CR 69**

Planning Commission Presentation
July 24, 2019



Aerial Overview



Aerial Overview





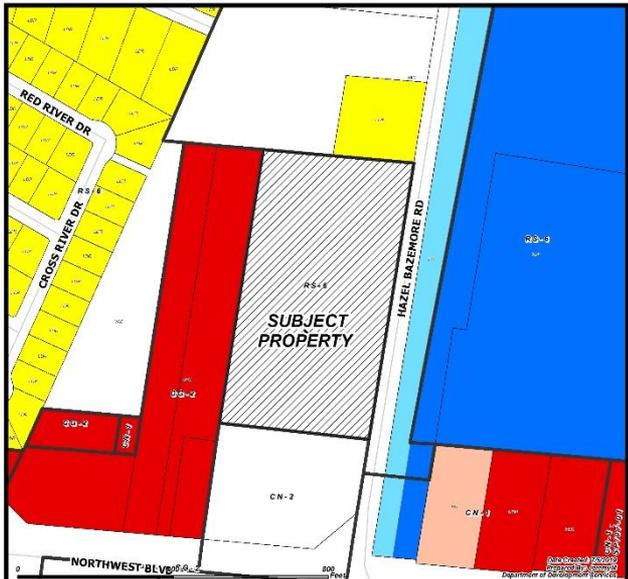
Subject Property at 3030 McKinzie Road



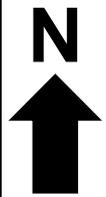
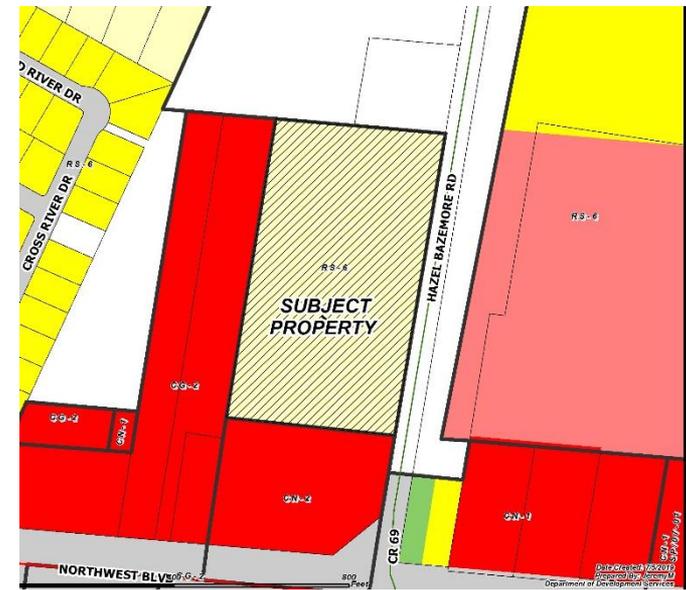


Land Use

Existing Land Use



Future Land Use



- | | | | | | | |
|-------------------------|--------------------------|---------------------|-------------------------|----------------------|--------------------------|------------|
| Vacant | Light Industrial | Commercial | Public/Semi-Public | Permanent Open Space | Commercial | Government |
| Low Density Residential | Med. Density Residential | Professional Office | Low Density Residential | Mixed Uses | Med. Density Residential | |



Subject Property, East on CR 69





CR 69, West of Subject Property





CR 69, South of Subject Property





CR 69, North of Subject Property





Public Notification

9 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

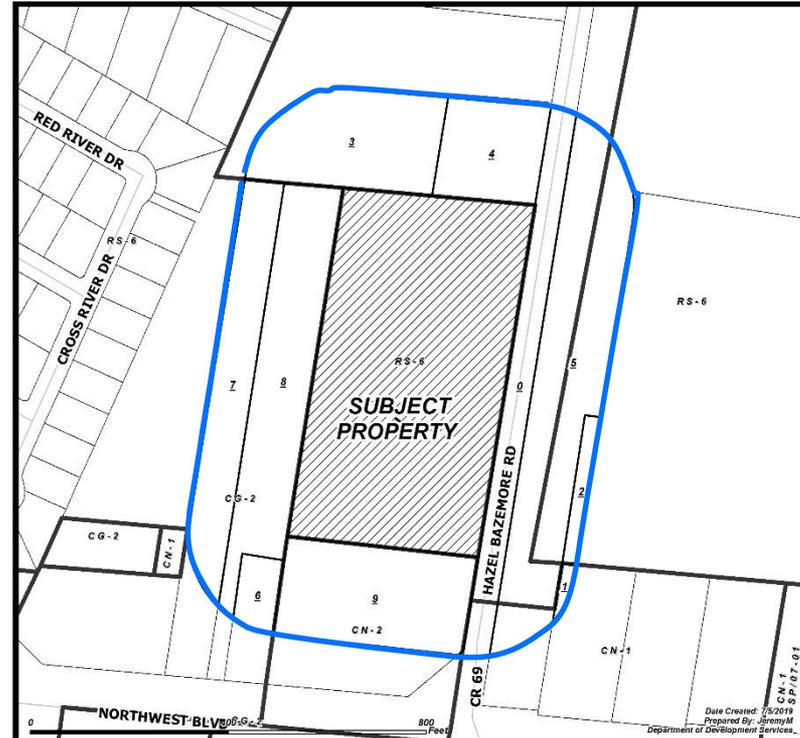
Notification Area



Opposed: (0.0%)

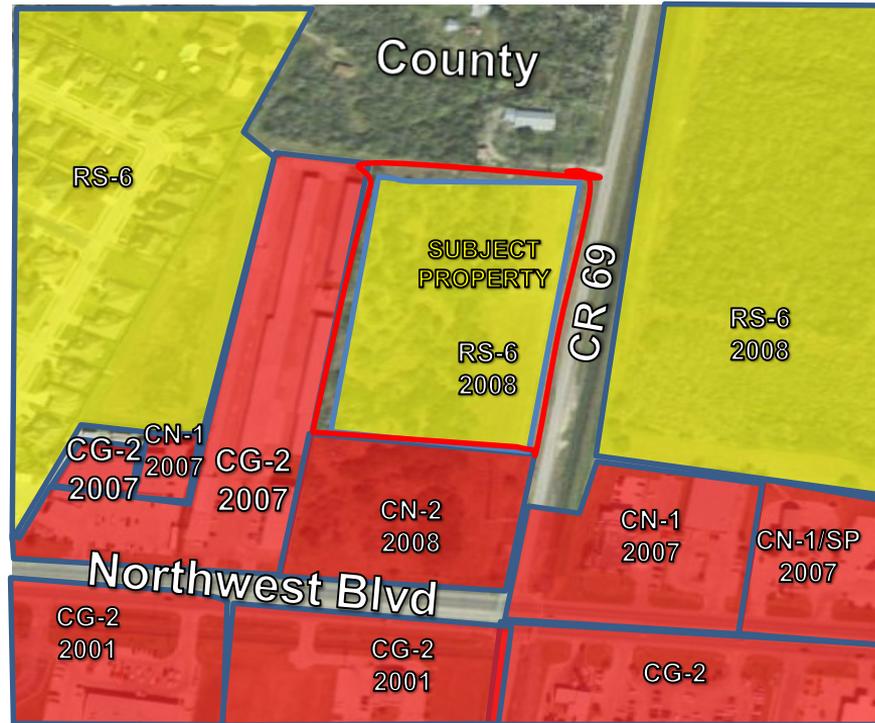


In Favor:





Zoning Pattern





UDC Requirements



Buffer Yards: None

Setbacks:

CN-2: Street: 20'; Side/Rear: 10'

Parking:

1:250 sq. ft. GFA (Retail)

Landscaping, Screening, and Lighting Standards.

Uses Allowed:

Retail, Offices, and Restaurants



Utilities



Northwest Blvd

Water:

12-inch C900

Wastewater:

16-inch PVC

Gas:

6-inch Service Line

Storm Water:

On-street inlets;

24-inch Line



Staff Recommendation

Approval of the change of zoning from:
“RS-6” Single-Family 6 District
To
“CN-2” Neighborhood Commercial District