



**Zoning Case #0918-01
Staples Development, LLC.**

**Rezoning for a Property at
6641 Lipes Boulevard**

Planning Commission Presentation
September 5, 2018

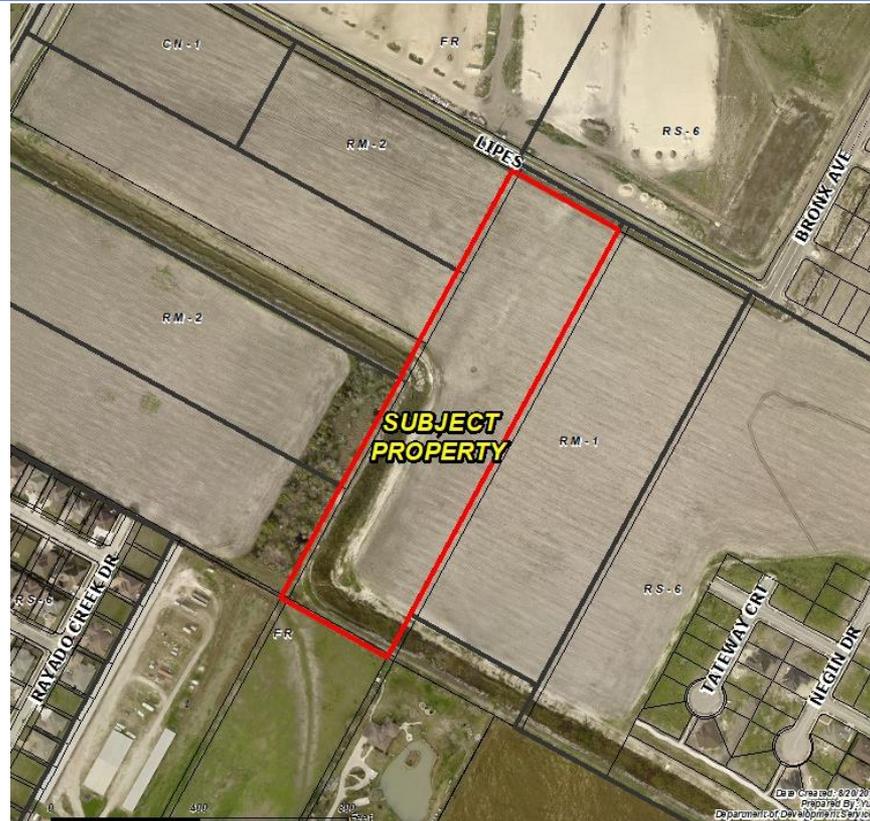


Aerial Overview





Subject Property at 6641 Lipes Boulevard



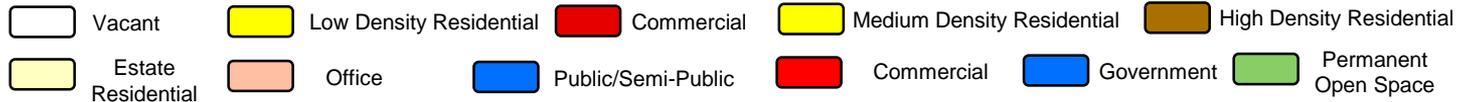
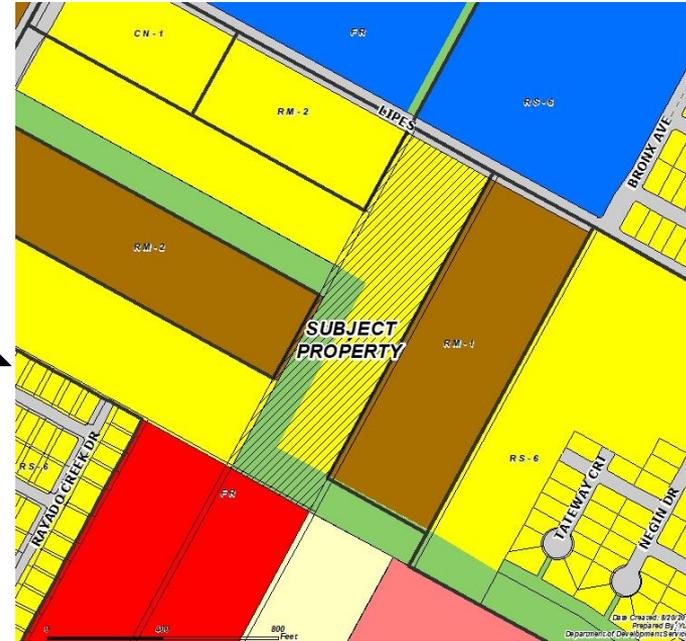


Land Use

Existing Land Use



Future Land Use





Subject Property, South on Lipes Boulevard





Lipes Boulevard, West of Subject Property





Lipes Boulevard, North of Subject Property





Curtis Clark Drive, East of Subject Property





Public Notification

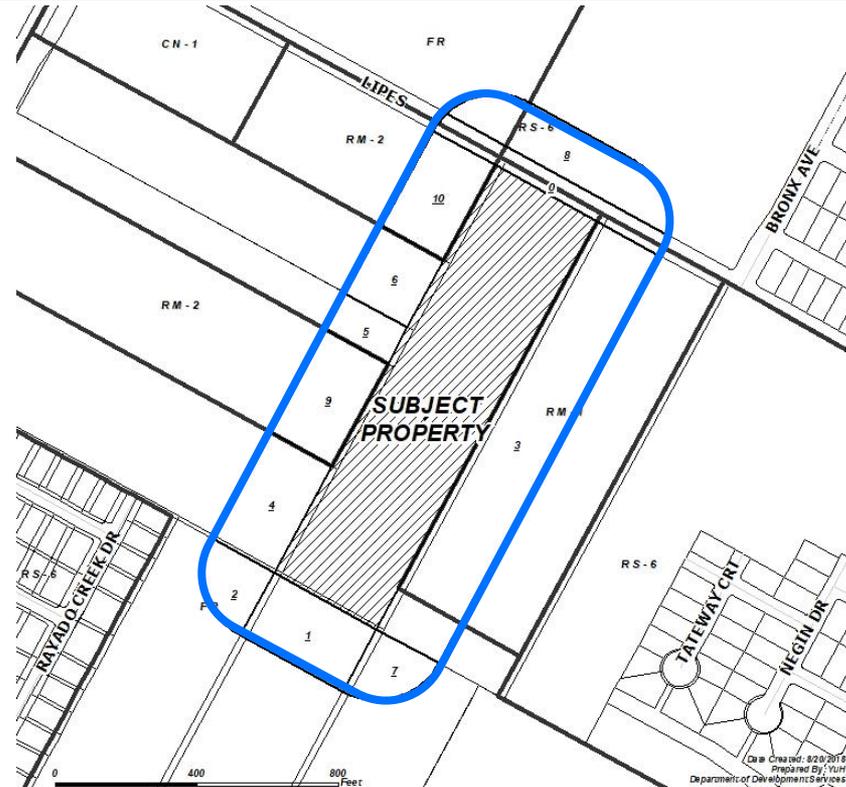
10 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

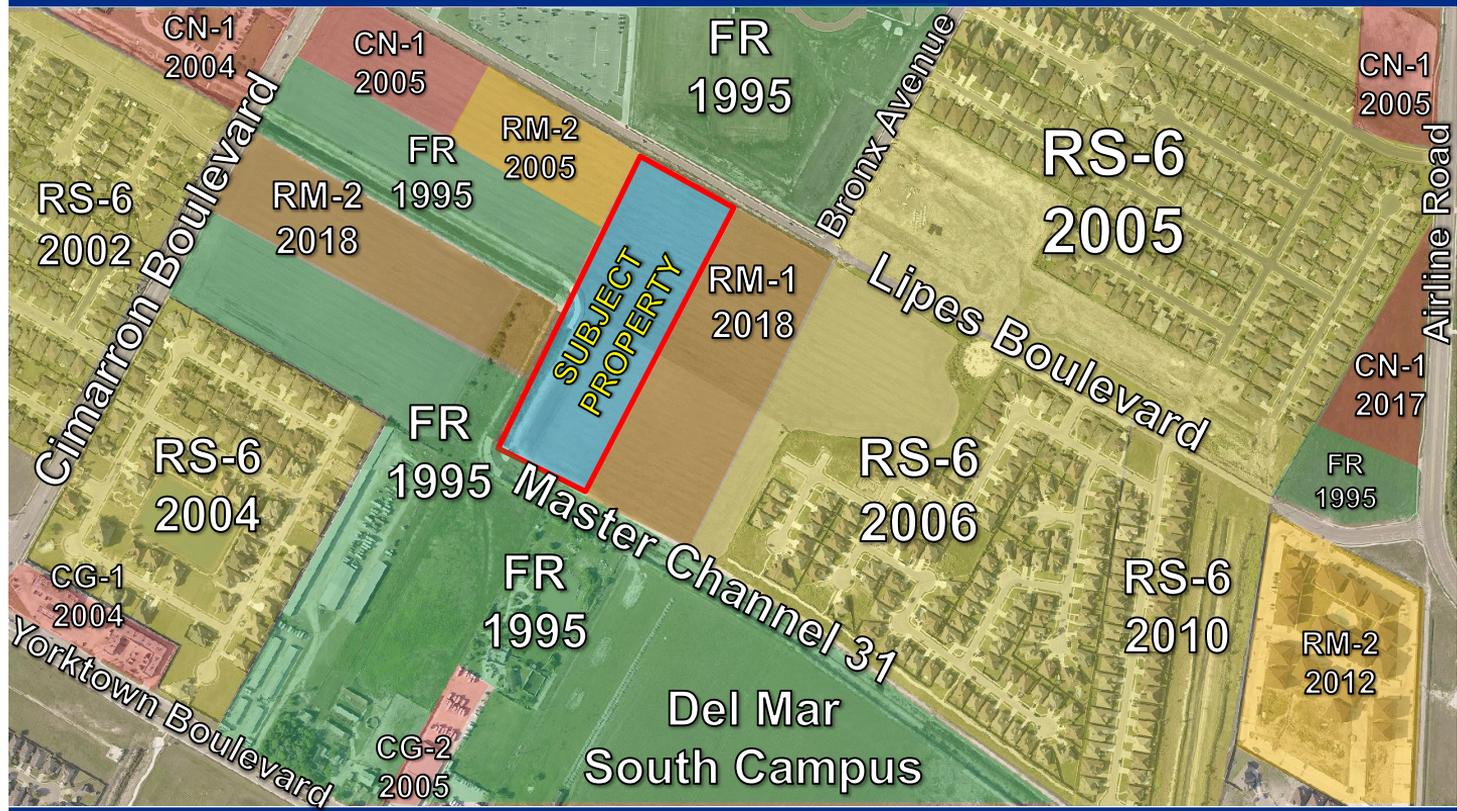


In Favor: 0



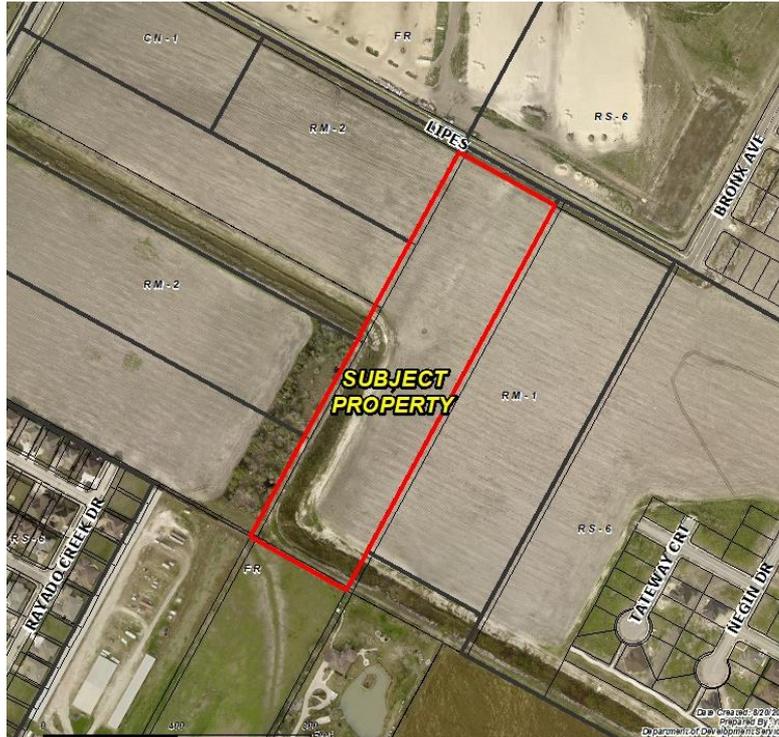


Zoning Pattern





UDC Requirements



Buffer Yards: “RM-1” to “FR”
Parcel developed second

Setbacks: Street: 20 feet
Side & Rear: 10 feet
Rear: 2:1 Setback (height)

Parking: 1 BR – 1.5 spaces/unit
2 BR – 2 spaces/unit
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards

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



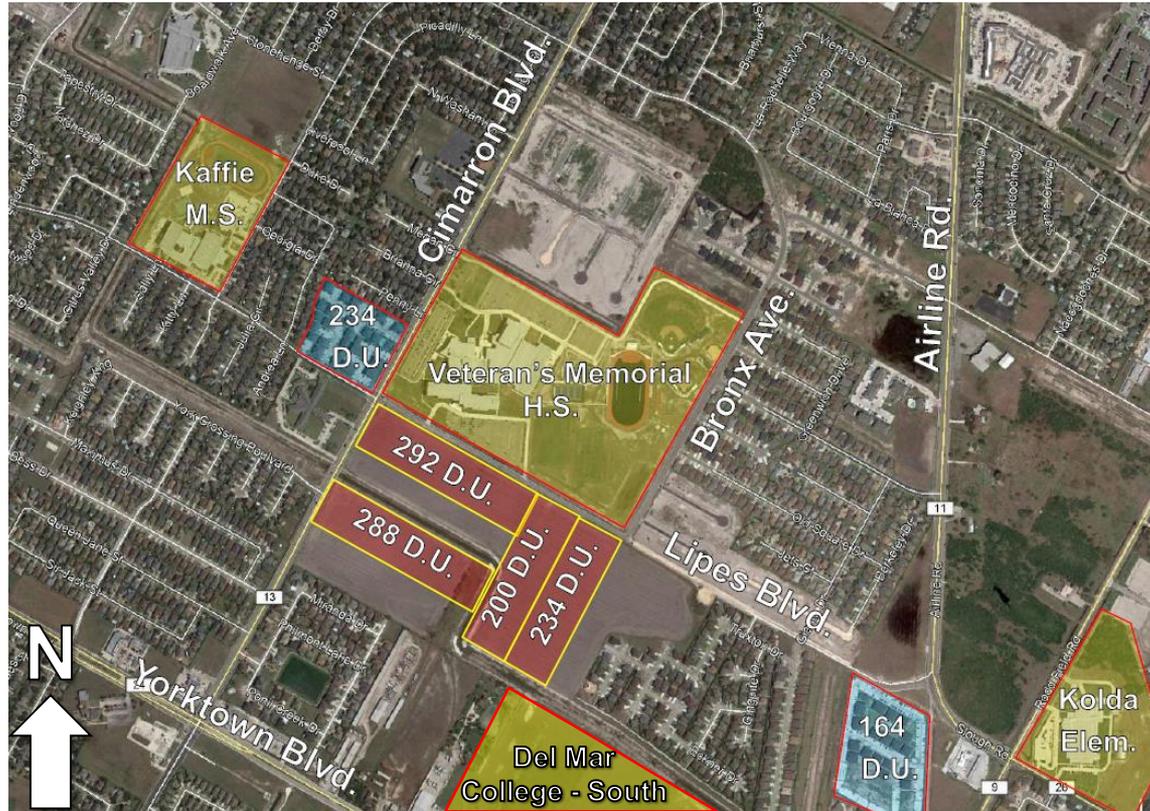
Utilities



- **Water:** 12-inch C900 Line
- **Wastewater:** No wastewater service is currently available. However, a manhole is approximately 1,200 feet to the east along Lipes Boulevard at a depth of 13.2 feet.
- **Gas:** No service available
- **Storm Water:** Storm water drainage is available along Lipes Boulevard in front of the subject property to the north or via Master Channel 31 to the west and south.



Schools and Multifamily Uses





Staff Recommendation

Approval of the change of zoning from the
“FR” Farm Rural District to the
“RM-1” Multifamily 1 District