



Zoning Case #0218-01 Dorsal Development, LLC.

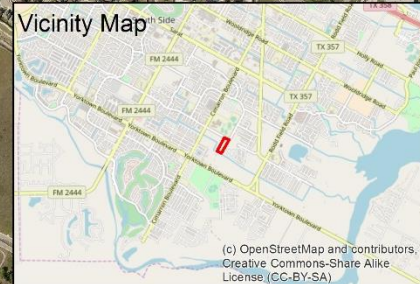
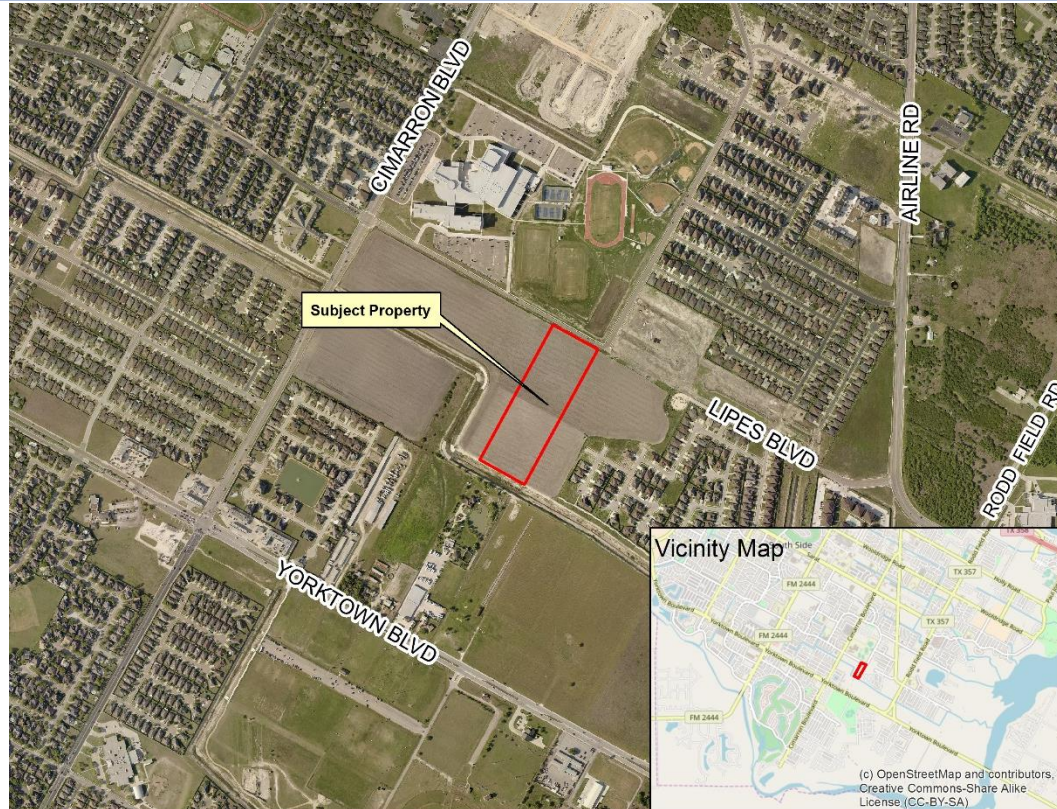
From: “FR” Farm Rural District

To: “RM-1” Multifamily 1 District

Planning Commission Presentation
February 21, 2018



Aerial Overview





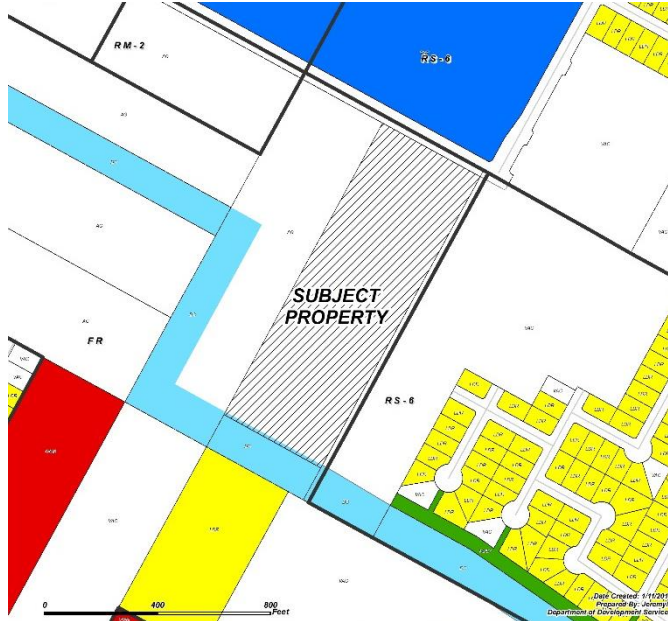
Subject Property at 6665 Lipas Boulevard



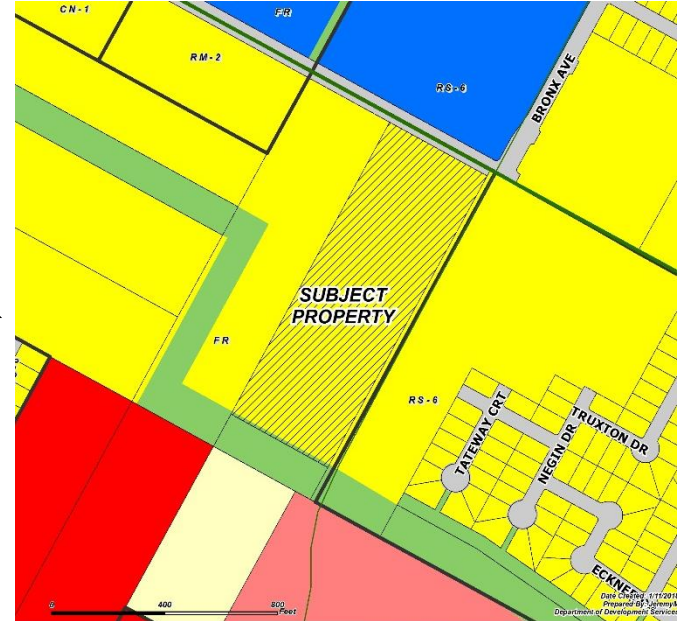


Land Use

Existing Land Use



Future Land Use



- | | | | | | |
|----------|-------------------------|-------------------------|----------------------------|------------|------------|
| Vacant | Low Density Residential | Commercial | Medium Density Residential | Commercial | Government |
| Drainage | Public/Semi-Public | Low Density Residential | Permanent Open Space | Mixed Use | |



Subject Property, South on Lipes Boulevard





Lipes Boulevard, East of Subject Property





Lipes Boulevard, North of Subject Property





Lipes Boulevard, West of Subject Property





Public Notification

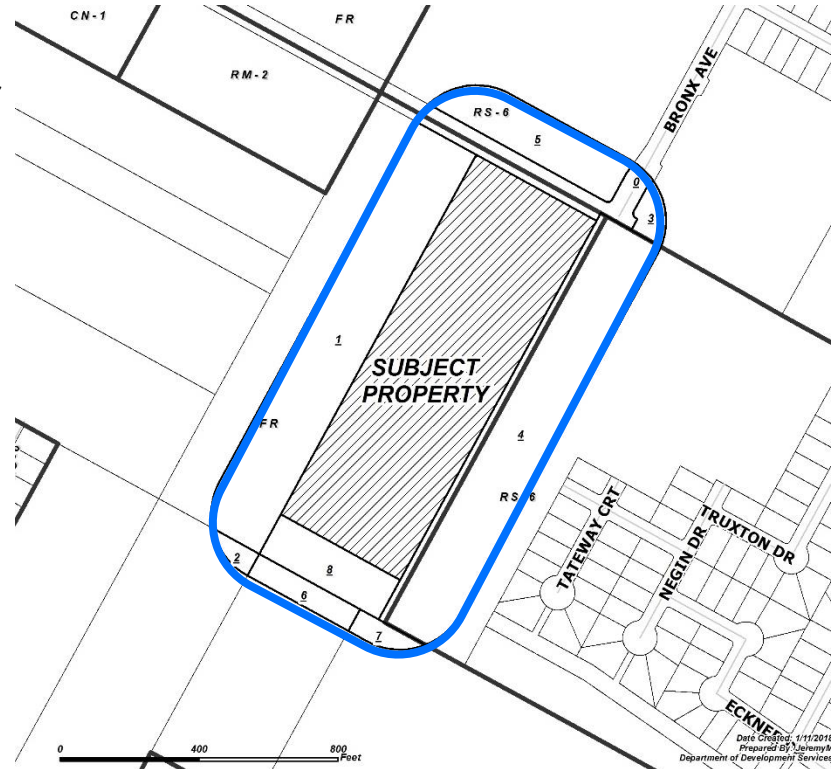
8 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

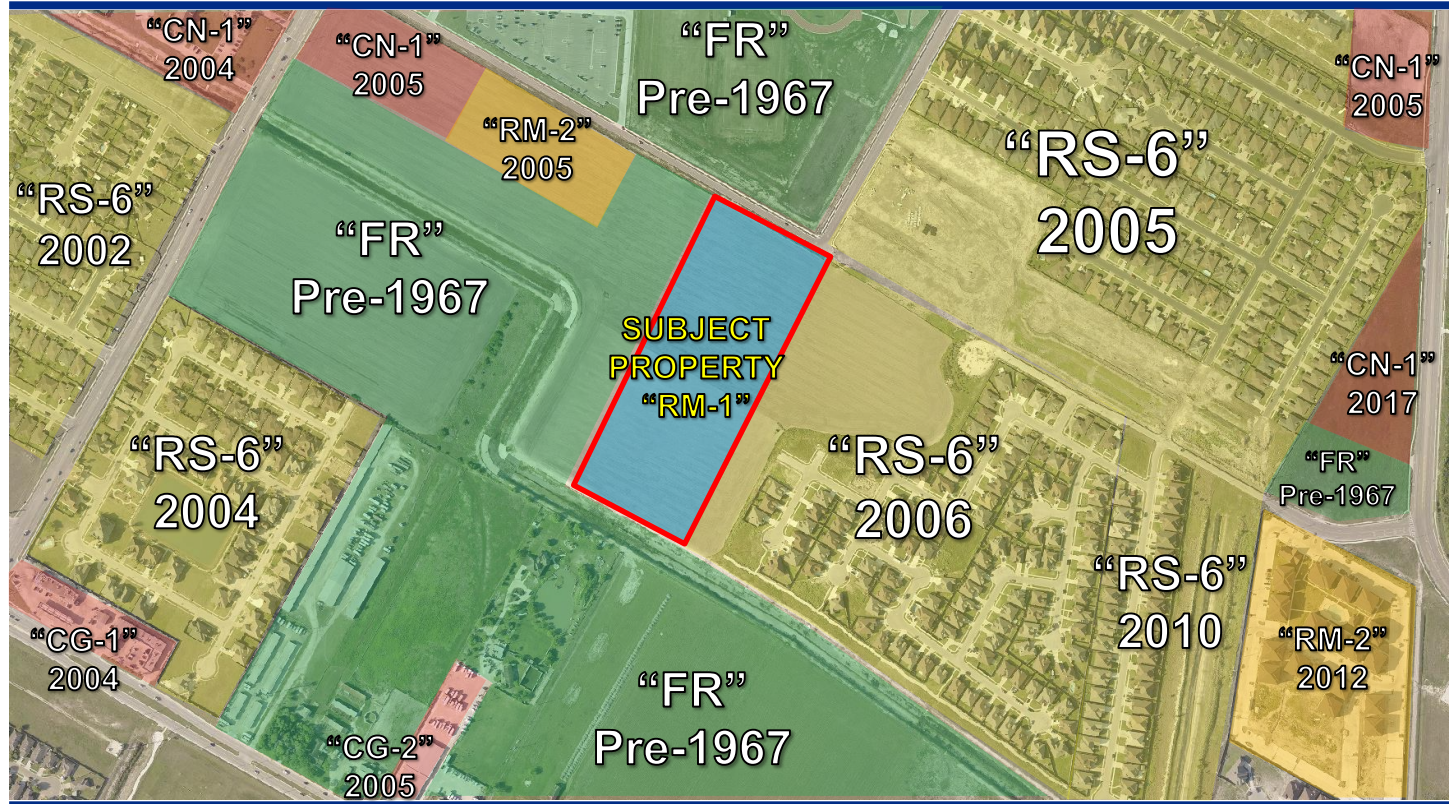


In Favor: 0





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.



Staff Recommendation

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