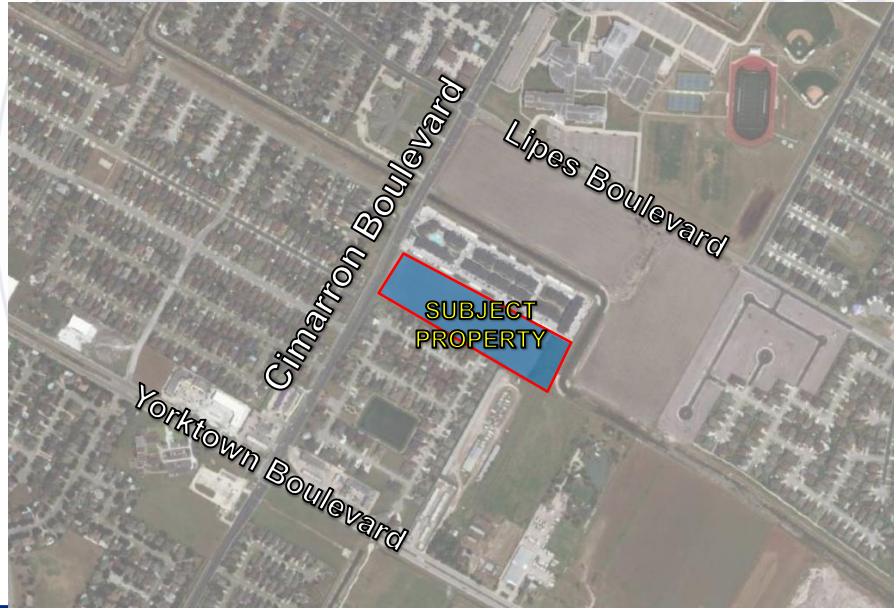


Zoning Case #0921-01

Richard Jurach, Jerry Jurach, Patricia Hunt and Paula Carter
Rezoning for a Property at 3942 Cimarron Boulevard
From “FR” To “RM-2”

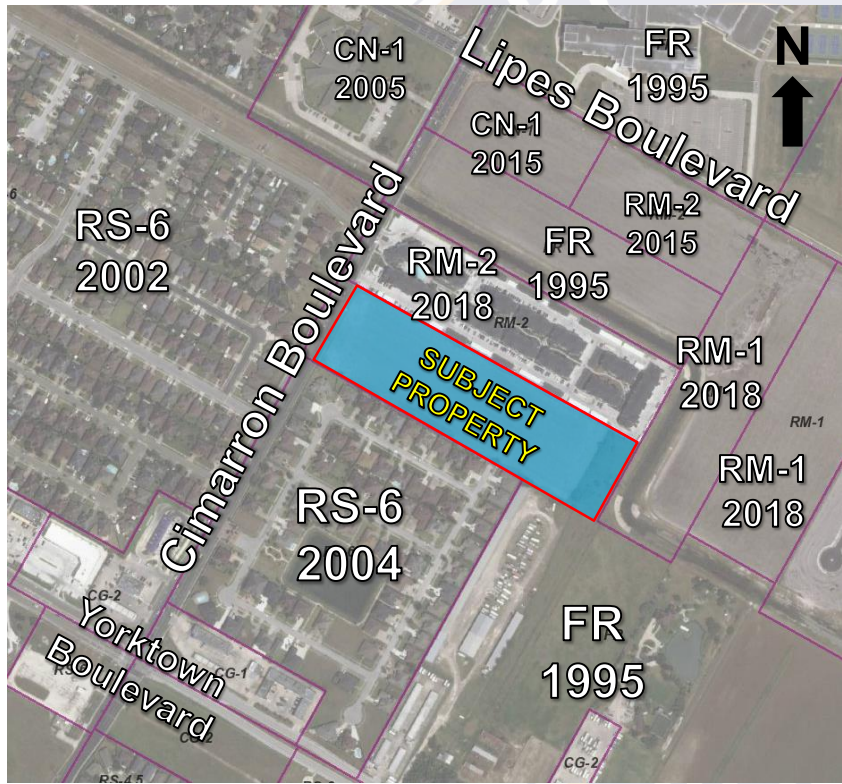


City Council
November 16, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



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

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

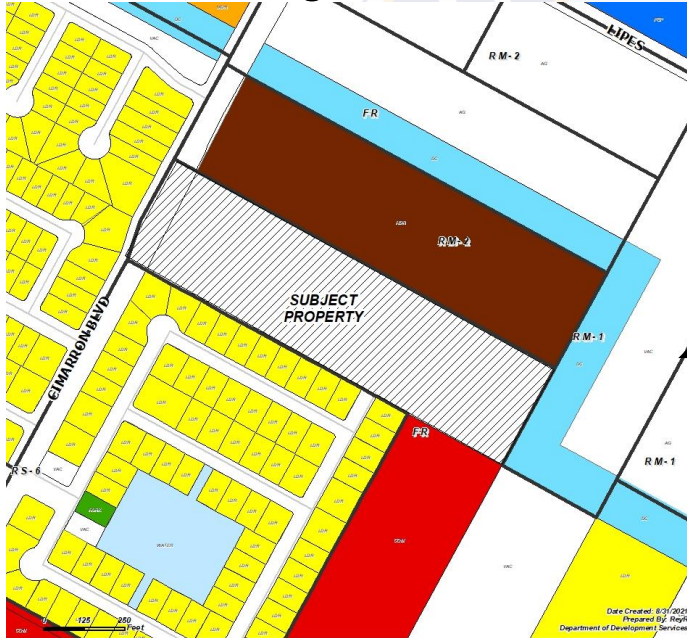
Parking:
1 Bedroom – 1.5 spaces/unit
2+ Bedroom – 2 spaces/unit
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards

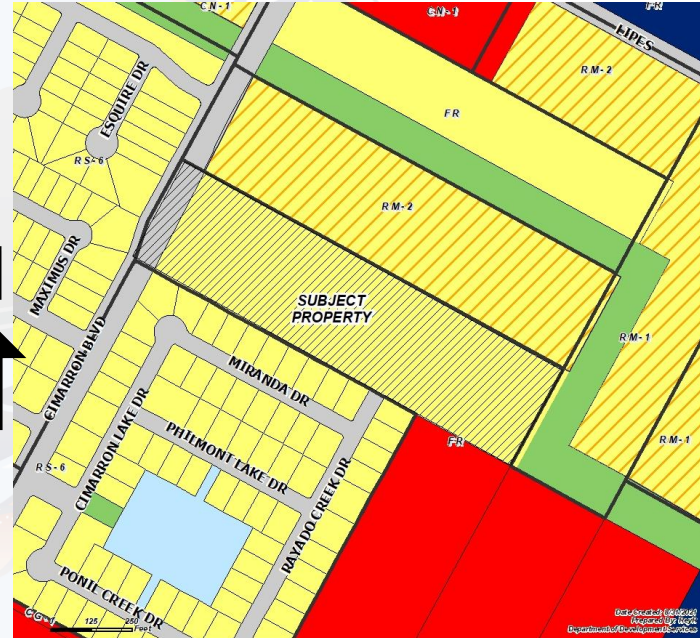
Uses Allowed: Single-Family Homes, Duplexes, Apartments, and Day Care Uses.

Land Use

Existing Land Use



Future Land Use



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

Public Notification

38 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

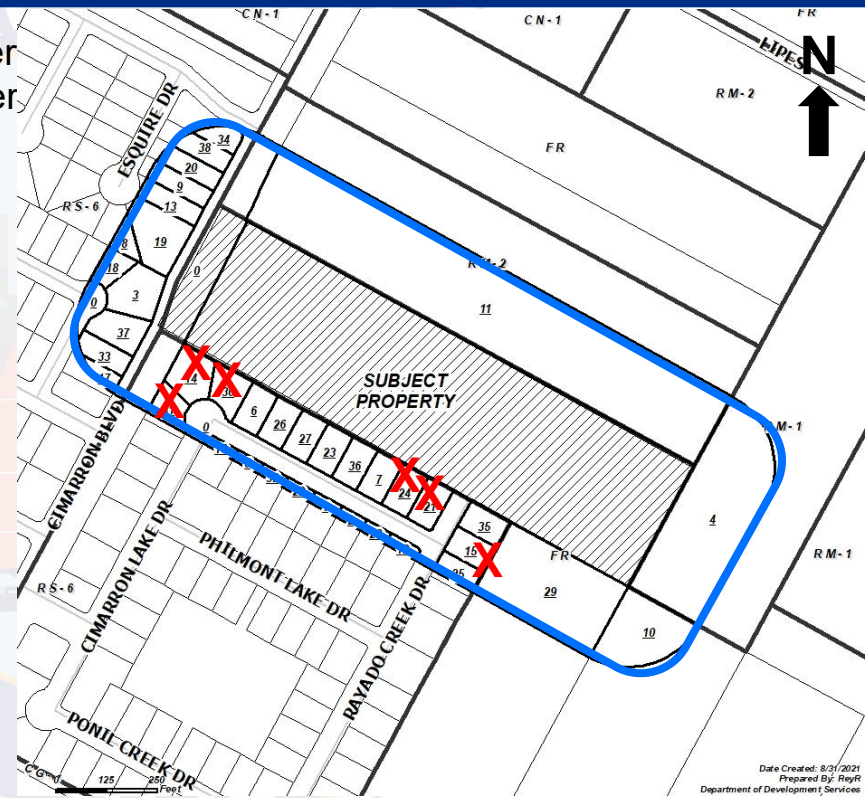
Opposed: 6 (6.45%)
Separate Opposed Owners: 6



In Favor: 0 (0.00%)



Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition



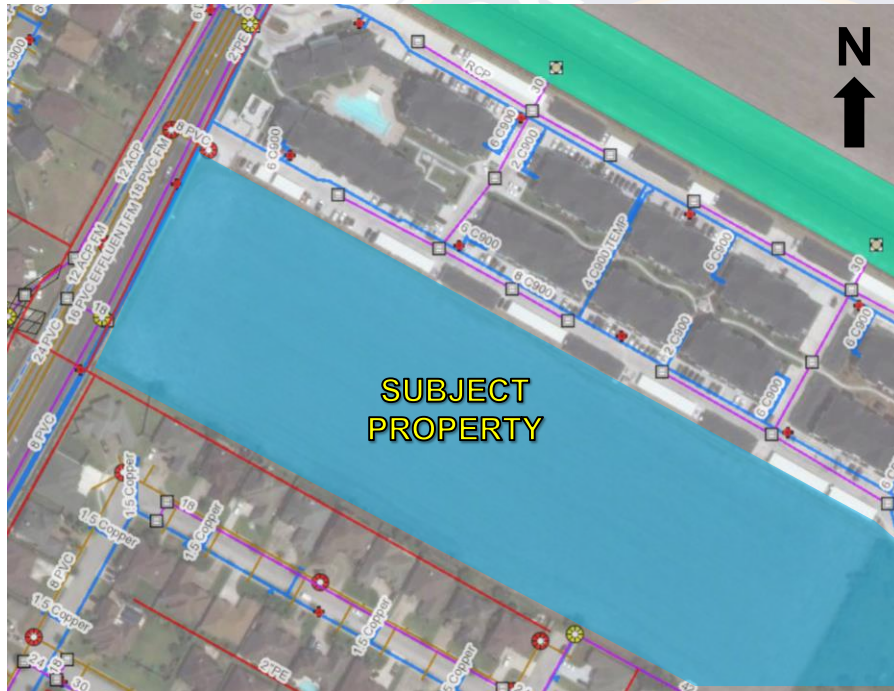
Date Created: 8/31/2021
Prepared By: ReyR
Department of Development Services

Planning Commission and Staff Recommendation

Denial of the “RM-2” District in lieu of “RS-6/SP” District with Special Permit

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a multifamily apartment complex with a density not to exceed 30 dwelling units per acre and consistent with the attached site plan.
2. **Setbacks:** No structure shall be greater than two stories in elevation within 80-feet of the southern property line. Any two-story buildings must have a pitched roof with the ridge extending at least 6 feet above the eave of the roof.”
3. **Buffer Yard:** When adjacent to the “RS-6” Single-Family 6 District, the buffer yard requirement shall be 10-feet, with the required points and screening fence satisfied by including a row of canopy trees with a minimum caliper size of 2.5 inches every 30 linear feet and a 7-foot-tall screening fence or a 6-foot-tall masonry wall.
4. **Lighting:** All lighting must adhere to the standards set in the Unified Development Code (UDC).
5. **Dumpster:** No dumpster shall be placed within 80-feet of the southern property line.
6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Utilities



Water:
8-inch PVC



Wastewater:
24-inch PVC



Gas:
2-inch Service Line



Storm Water:
24-inch Line

Apartment Density

