



Zoning Case #0719-02
B&A Terra Firma Development, LLC.

Rezoning for a Property at
2110 Laguna Shores Road

From: "RE" To: "RS-6"

City Council Presentation
October 29, 2019



Aerial Overview



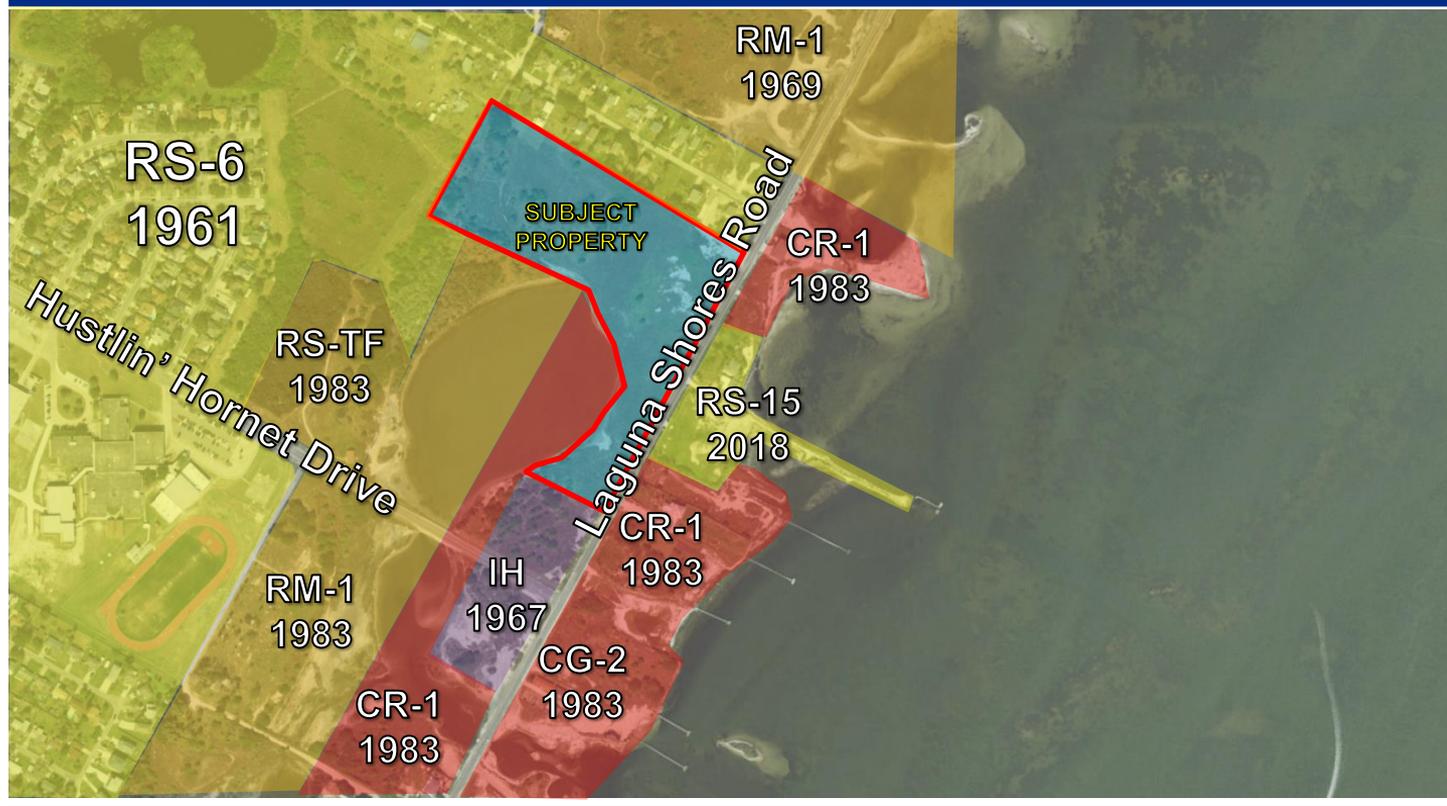


Subject Property at 2110 Laguna Shores Road





Zoning Pattern





RS-6 vs. RS-15

	RS-6	RS-15
Min. Lot Area (sq. ft.)	6,000	15,000
Min. Lot Width (ft.)	50	50
Min. Street Yard (ft.)	25	25
Min. Side Yard (ft.)	5	5
Min. Open Space	30%	30%
Max. Height (ft.)	35	35
Max. Density (du/ac)	7.26	2.90



Planning Commission and Staff Recommendation

Approval of the
“RS-6” Single Family 6 Residential District



Public Notification

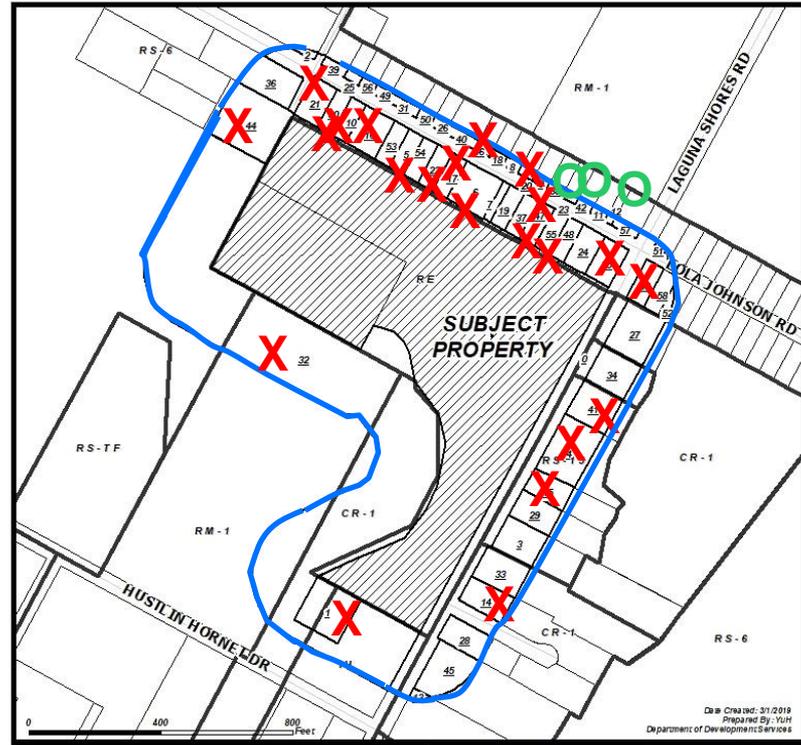
58 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 22 (59.75%)



In Favor: 3





UDC Requirements



Buffer Yards:

RS to IH: Type E: 50' and 50 points

Setbacks: Street: 25 feet
Side & Rear: 5 feet

Parking: 2 spaces/unit

Landscaping: 30% of street yard required

Uses Allowed: Single-Family Homes,
Educational facility, Places of Worship,
Group Home (6 or fewer)



Utilities



Water: 12-inch ACP Line

Wastewater: 16-inch PVC Force Main located along Laguna Shores Road. Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is accessible through Jamaica Drive which connects to a lift station. The lift station can accommodate the proposed development

Gas: 2-inch Service Line

Storm Water: Road side drainage along Laguna Shores Road.