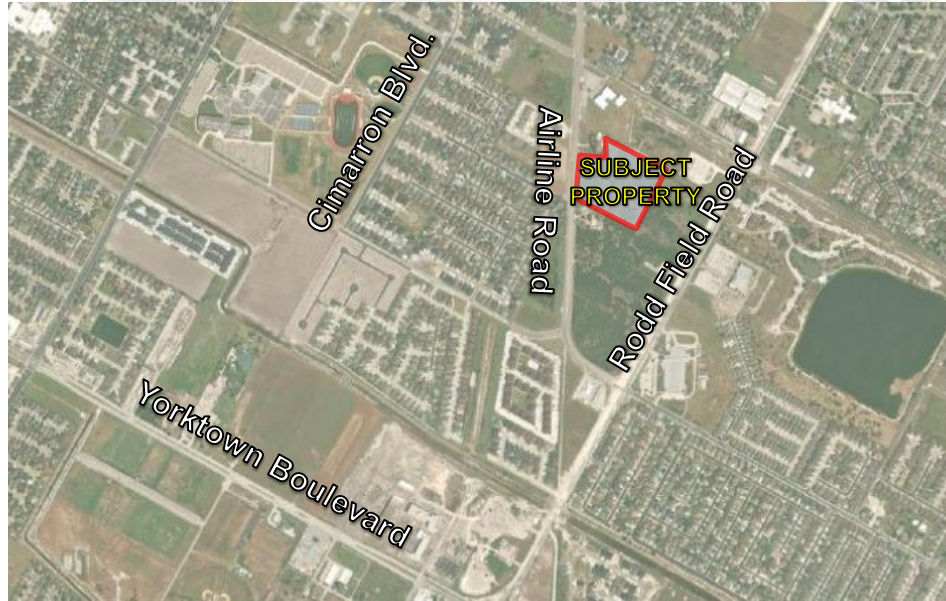


# Zoning Case #0921-03

**MVR Construction Company**  
Rezoning for a Property at 3538 Airline Road  
From “FR” To “RM-3”

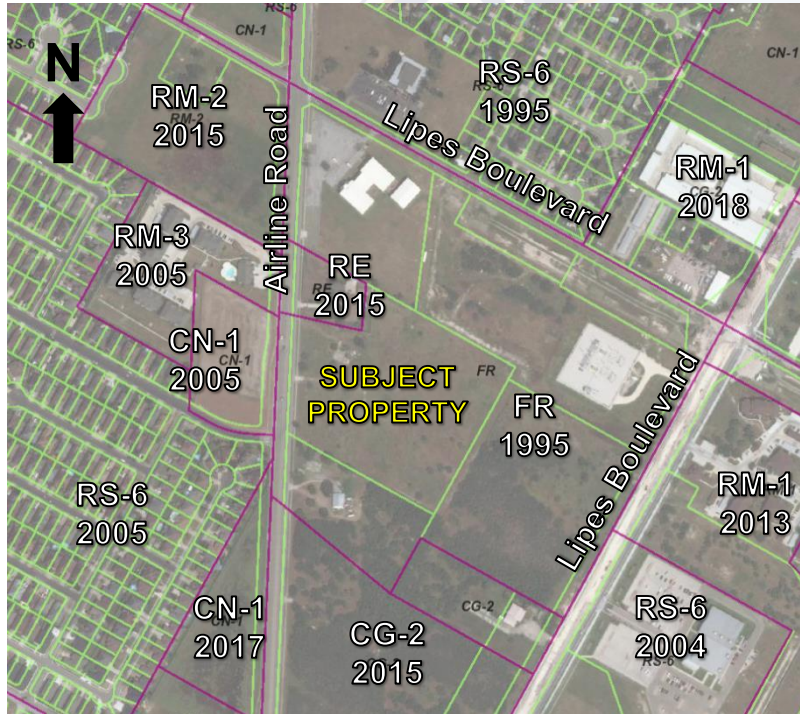


City Council  
November 16<sup>th</sup>, 2021

# Aerial Overview



# Zoning Pattern and Adjacent Development



## Buffer Yards:

RM-3 to RE: Type B: 10' & 10 pts.  
RM-3 to FR: 2<sup>nd</sup> property responsible for buffer yard  
(UDC Point Examples: 6 ft. screening fence, landscaping, etc.)

## 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

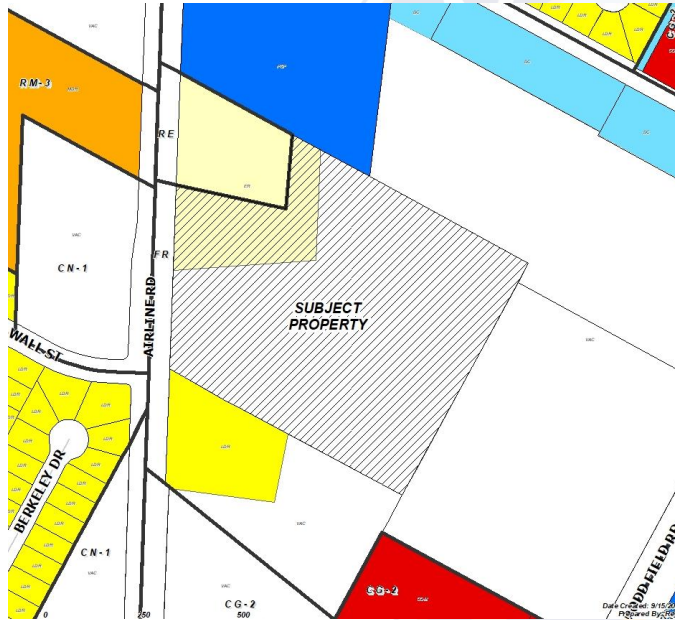
## Landscaping, Screening, and Lighting Standards

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

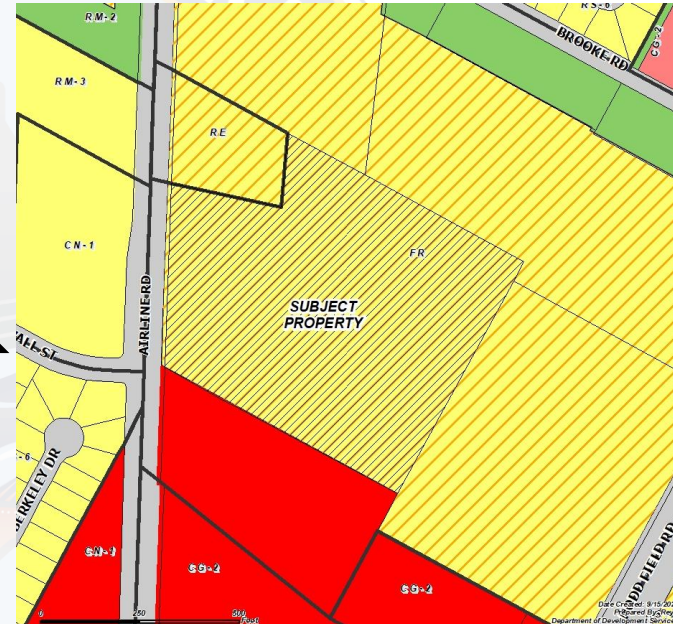


# Land Use

## 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              | High Density Residential | Permanent Open Space |

# Public Notification

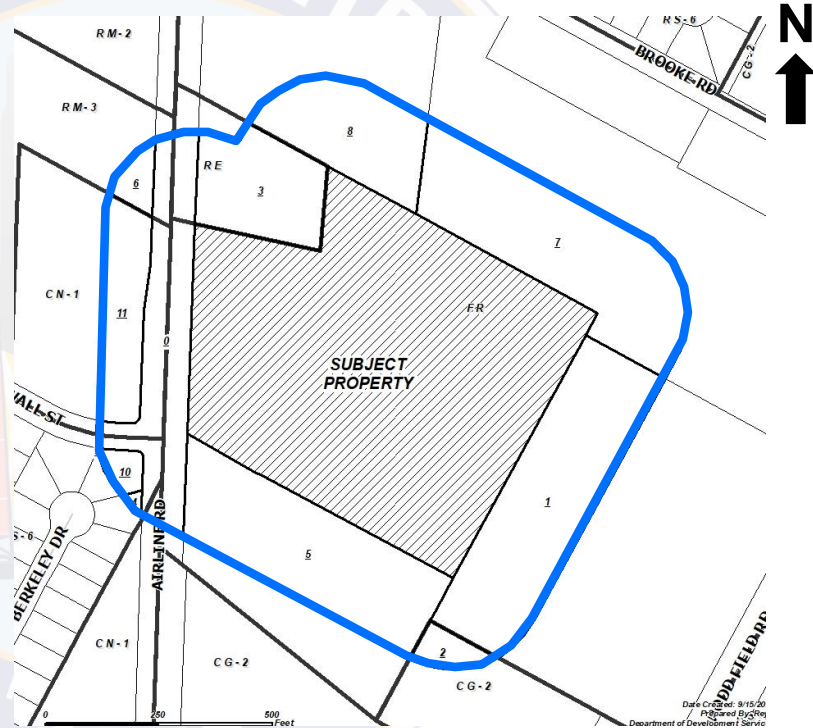
11 Notices mailed inside 200' buffer  
4 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)  
Separate Opposed Owners: 0

In Favor: 0 (0.00%)

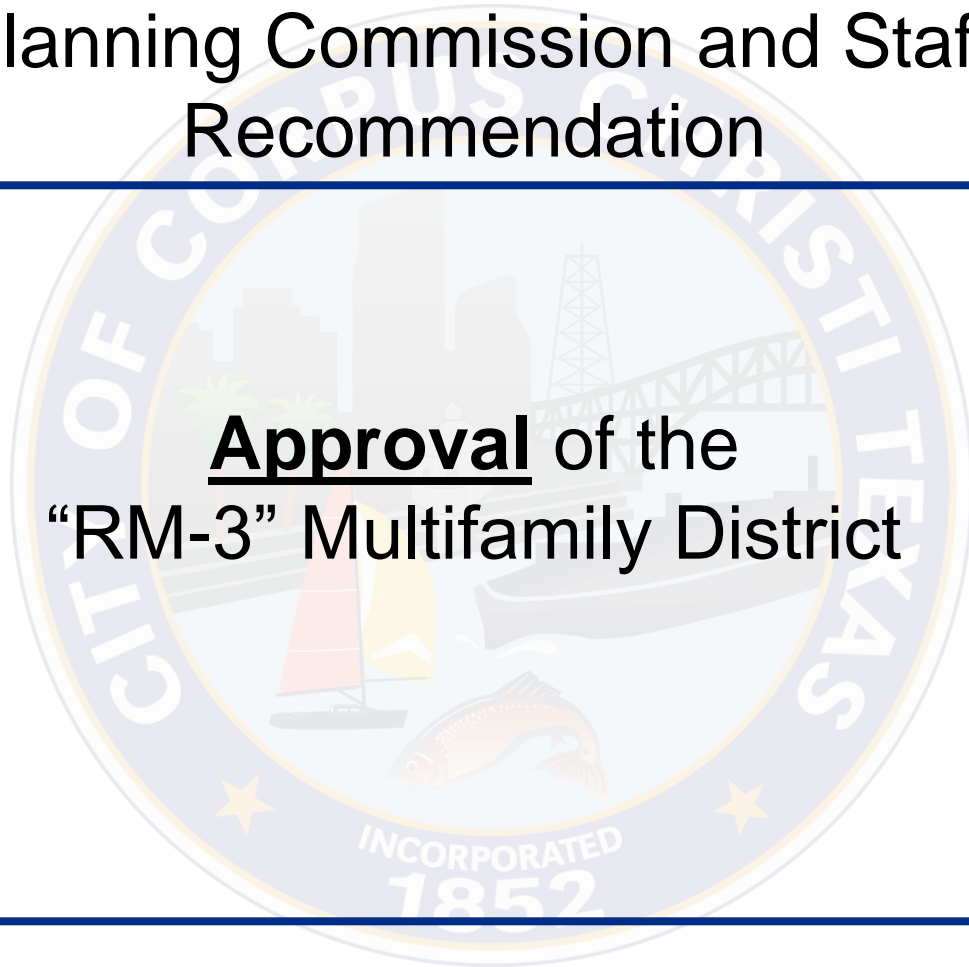
*Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition*



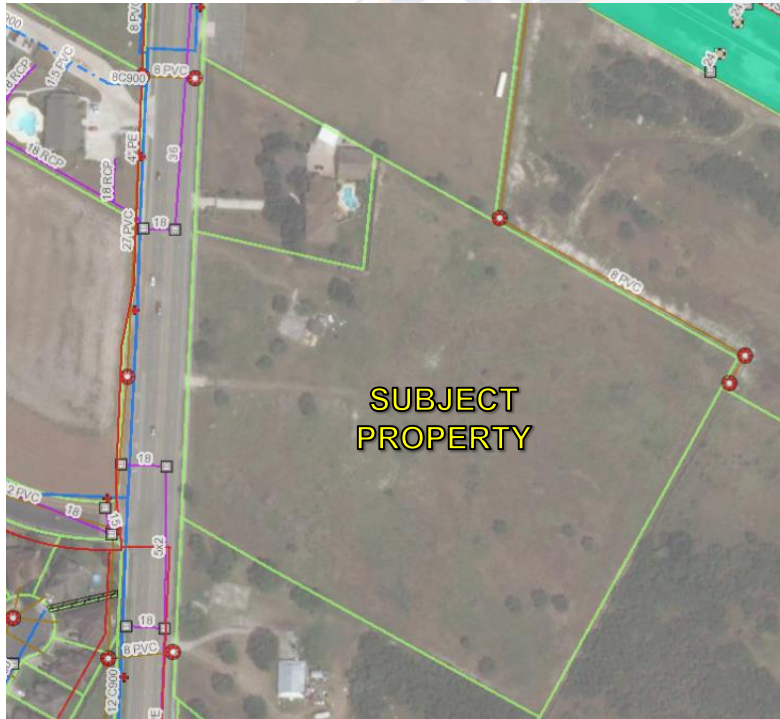
# Planning Commission and Staff Recommendation

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**Approval** of the  
“RM-3” Multifamily District



# Utilities



**Water:**  
12-inch C900



**Wastewater:**  
24-inch PVC



**Gas:**  
4-inch Service Line



**Storm Water:**  
36-inch Line