



**Zoning Case #1018-03
Rick's Homes, LLC.**

**Rezoning for a Property at
3426 County Road 52**

Planning Commission Presentation
October 17, 2018



Aerial Overview





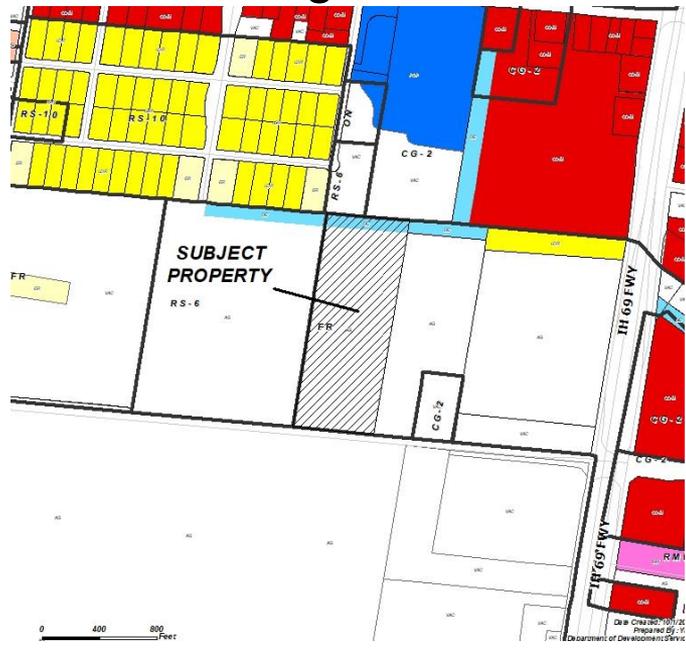
Subject Property at 3426 County Road 52



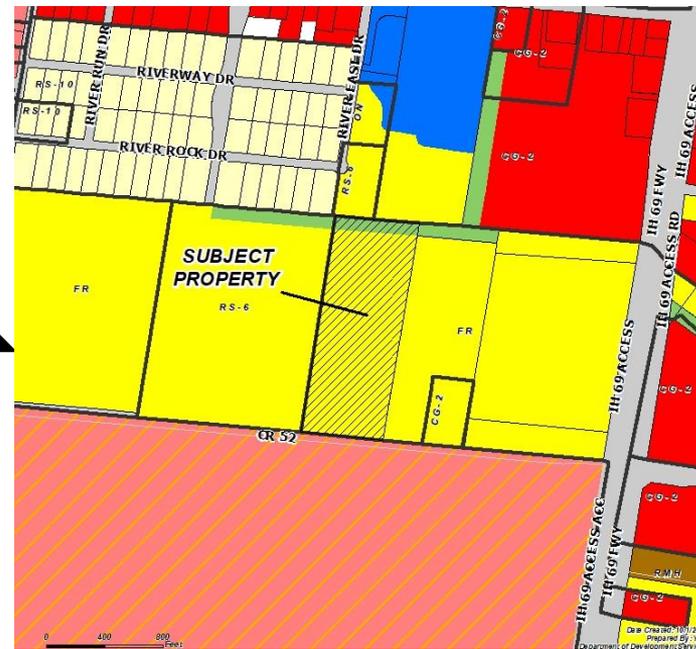


Land Use

Existing Land Use



Future Land Use



- | | | | | |
|--------------------|-------------------------|--------------------|----------------------------|-------------------------|
| Vacant | Low Density Residential | Commercial | Medium Density Residential | Low Density Residential |
| Estate Residential | Water | Public/Semi-Public | Commercial | Government |
| | | | Permanent Open Space | |



Subject Property, North on County Road 52





County Road 52, East of Subject Property





County Road 52, South of Subject Property





County Road 52, West of Subject Property





Public Notification

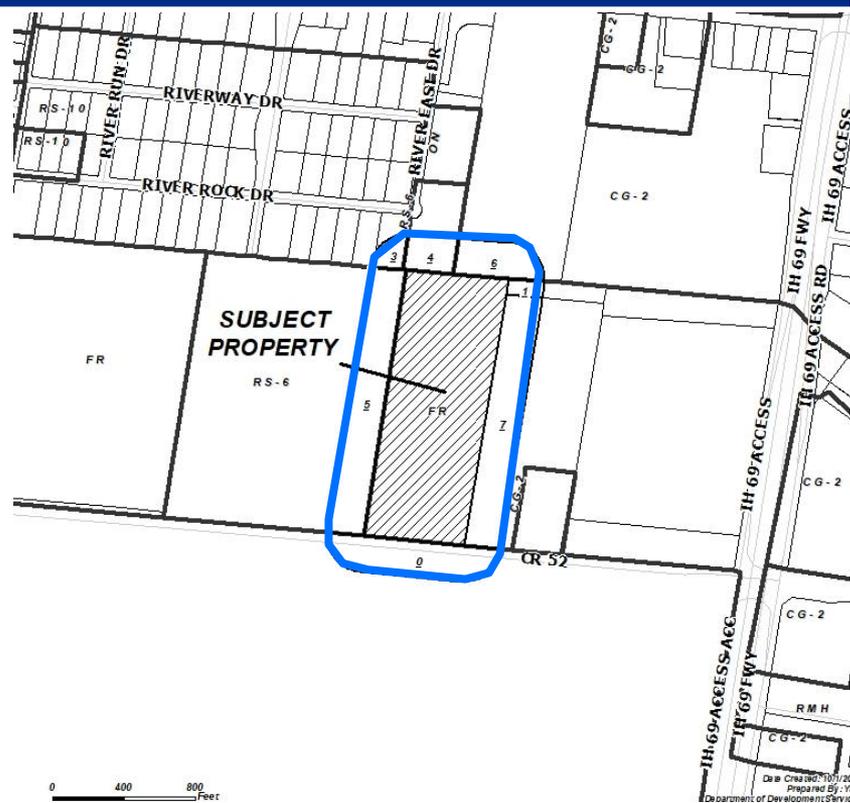
7 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

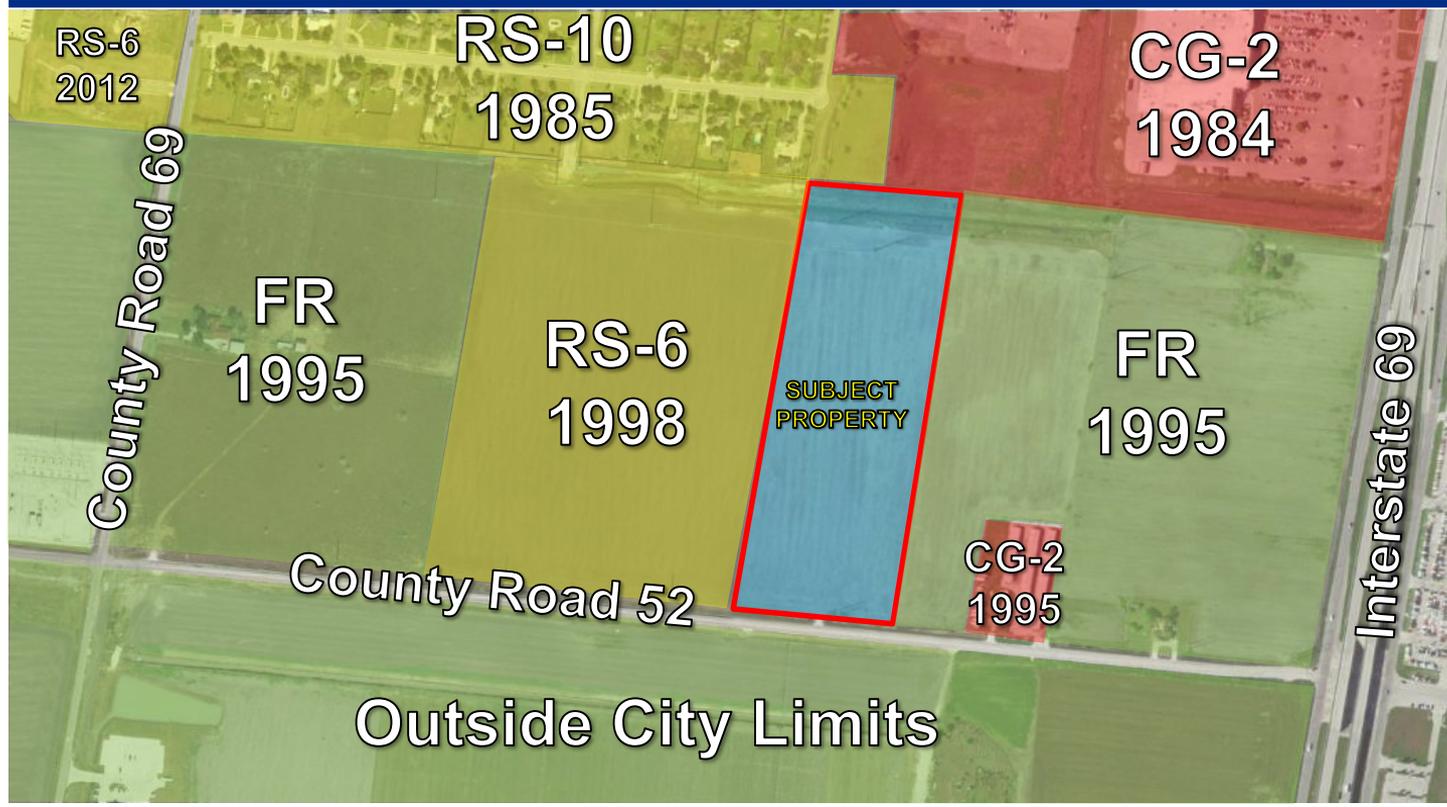


In Favor: 0





Zoning Pattern





Utilities



- **Water:** 8-inch ACP Line
- **Wastewater:** Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is approximately 330 feet to the north.
- **Gas:** 2-inch Service Line
- **Storm Water:** Road side drainage



Staff Recommendation

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