



Zoning Case #0219-03
Mostaghasi Investment Trust

Rezoning for a Property at
3502 County Road 7B

Planning Commission Presentation
February 20, 2019



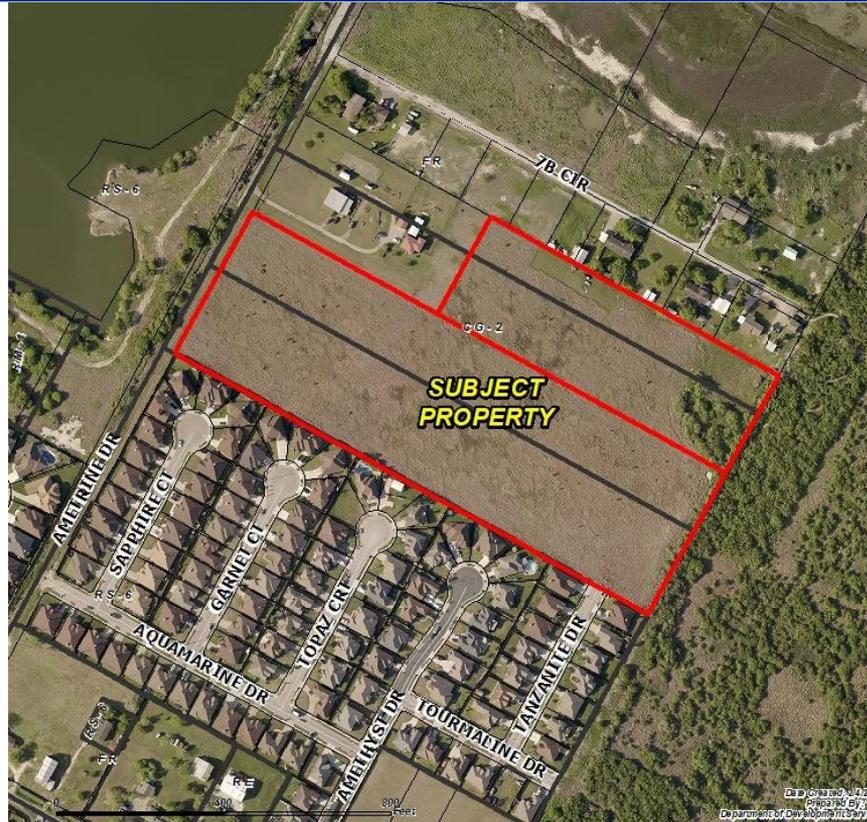
Aerial Overview



(c) OpenStreetMap and contributors.
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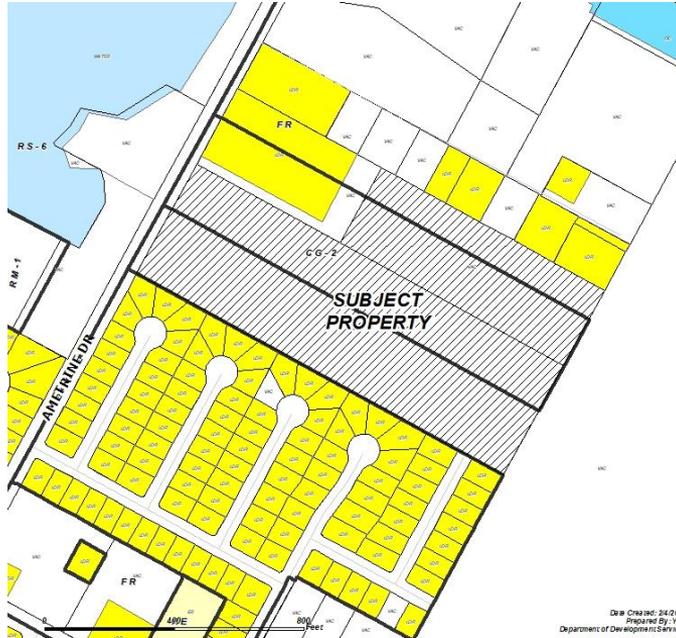
Subject Property at 3502 County Road 7B





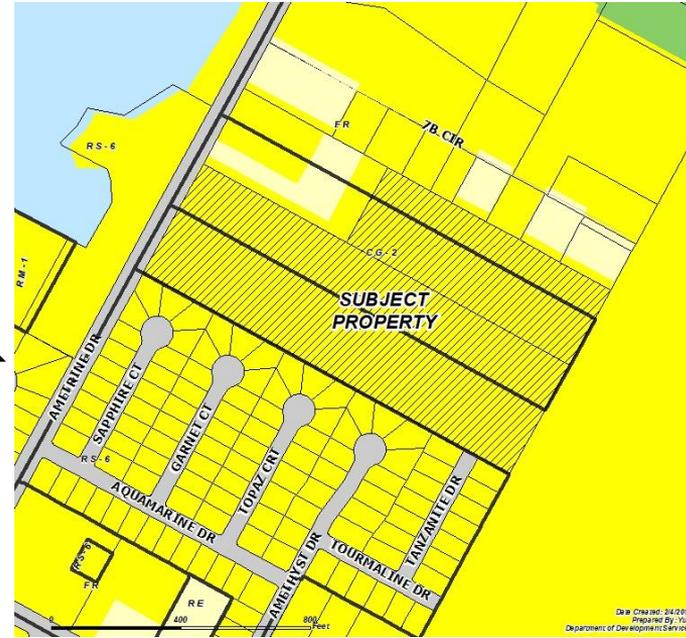
Land Use

Existing Land Use



- | | | |
|----------------------------|-------------------------|--------------------|
| Vacant | Low Density Residential | Drainage |
| Medium Density Residential | Park | Public/Semi-Public |

Future Land Use



- | | |
|----------------------------|----------------------|
| Medium Density Residential | Water |
| Commercial | Permanent Open Space |
| Low Density Residential | |



Subject Property, East on County Road 7B





County Road 7B, South of Subject Property



Subject Property



County Road 7B, West of Subject Property





County Road 7B, North of Subject Property





Public Notification

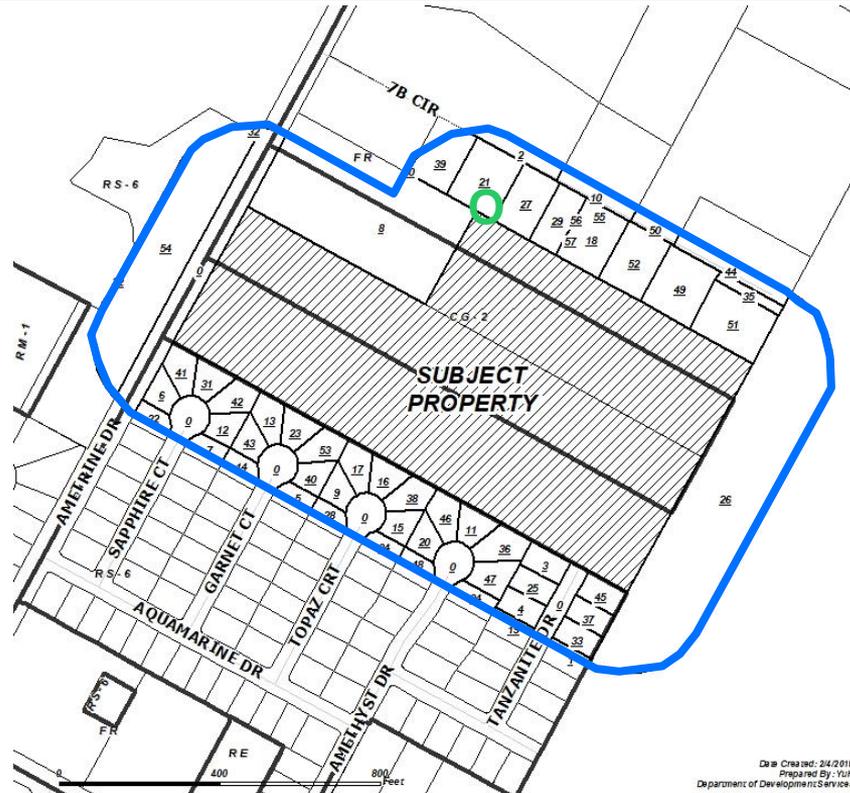
57 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



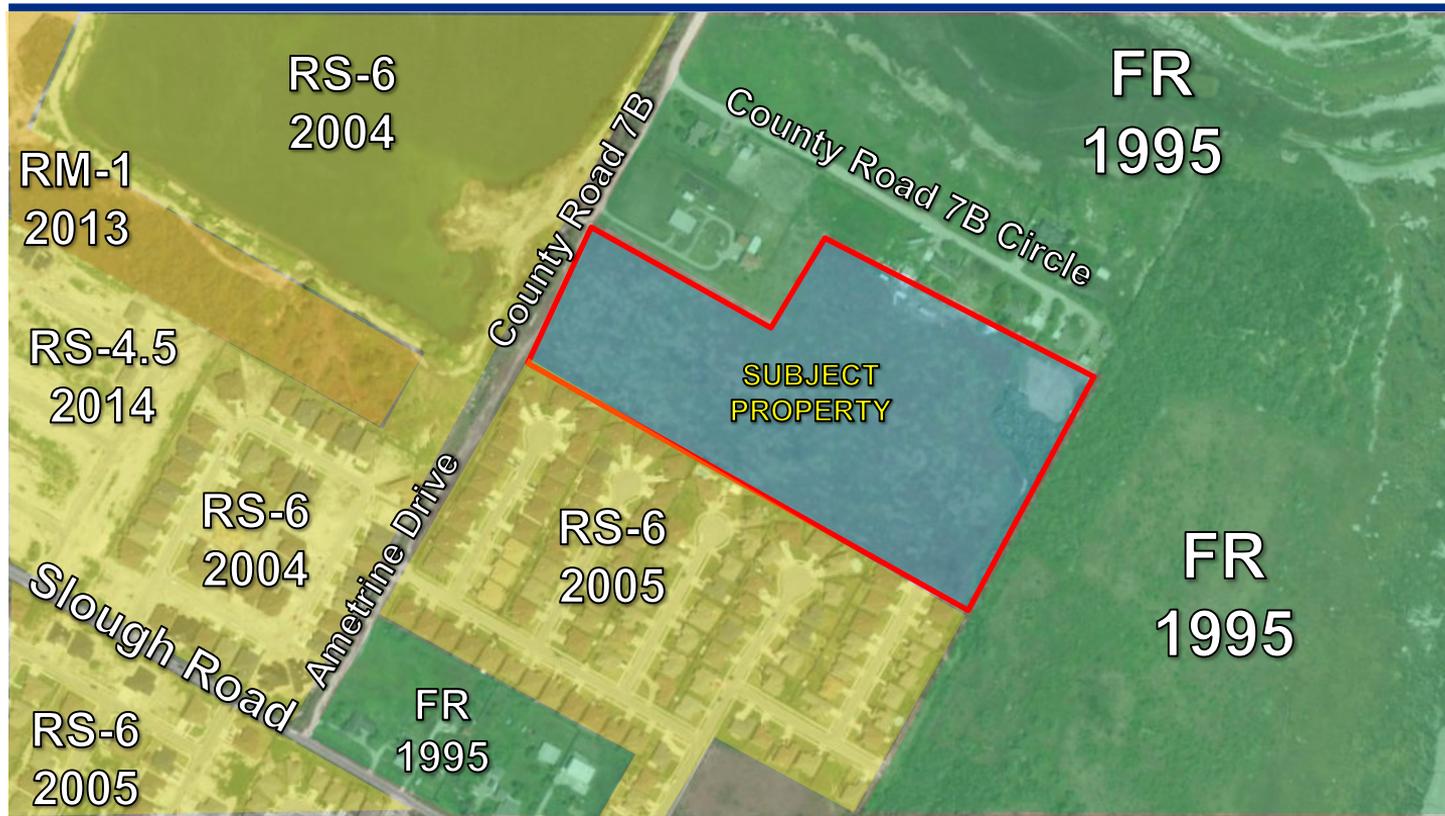
In Favor: 1



Date Created: 2/4/2011
Prepared By: Yut
Department of Development Service



Zoning Pattern





UDC Requirements



Buffer Yards:
N/A

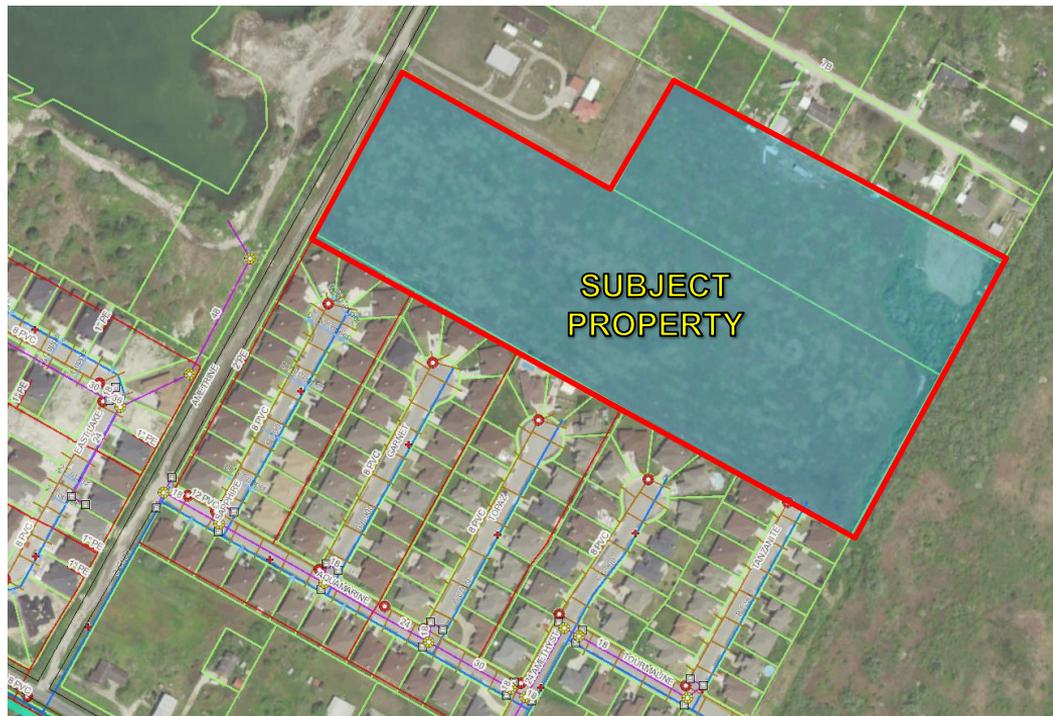
Setbacks:
Street: 25 feet
Side/Rear: 5 feet

Parking:
2 per dwelling unit

Uses Allowed:
Single-Family Homes, Home
Occupations, Group Homes.



Utilities



Water:
8-inch C900

Wastewater:
8-inch PVC

Gas:
2-inch Service Line

Storm Water:
48-inch line



Staff Recommendation

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