

# **Zoning Case #0515-03 Kapavik Builders, Inc.**

**From:** “RS-6” Single-Family 6 District

**To:** “RS-4.5” Single-Family 4.5 District



Planning Commission  
May 20, 2015





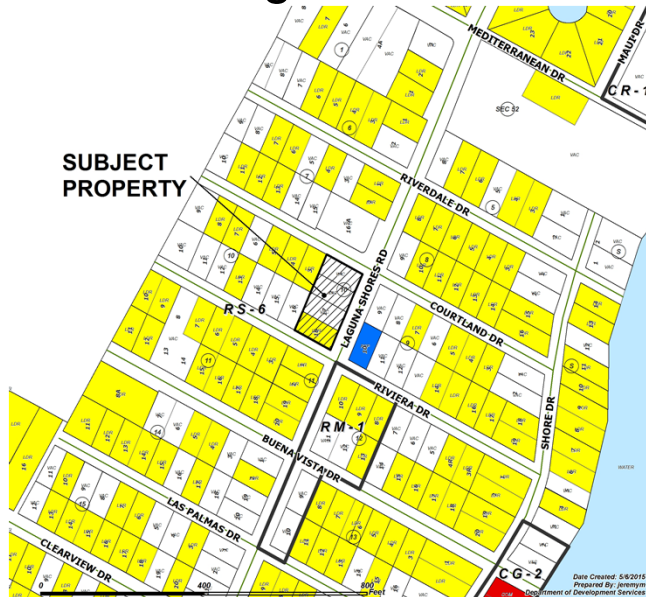
# Aerial



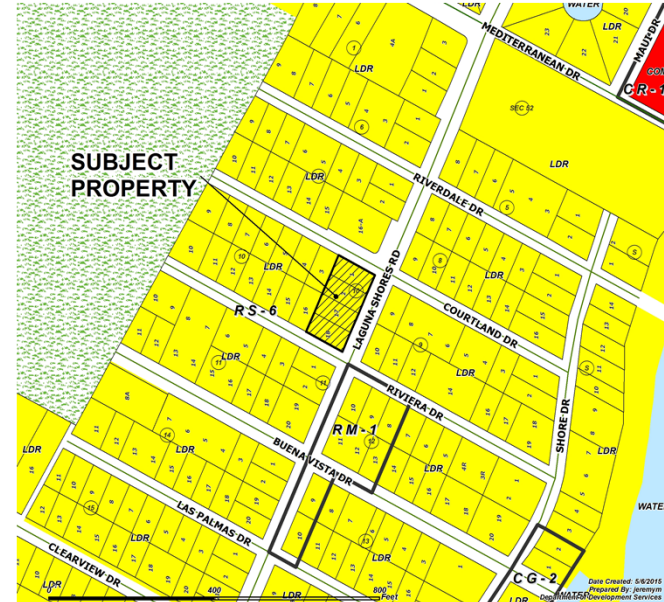





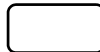


# Land Use

## Existing Land Use



## Future Land Use



- |   |            |   |                            |   |                     |
|---|------------|---|----------------------------|---|---------------------|
|  | Commercial |  | Medium Density Residential |  | Professional Office |
|  | Vacant     |  | Low Density Residential    |  | Public/Semi-Public  |



# Site Photos

North from Laguna Shores Road and Riviera Drive

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# Site Photos

## West from Laguna Shores Road

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# Site Photos

South from Laguna Shores Road and Courtland Drive

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# Public Notification

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

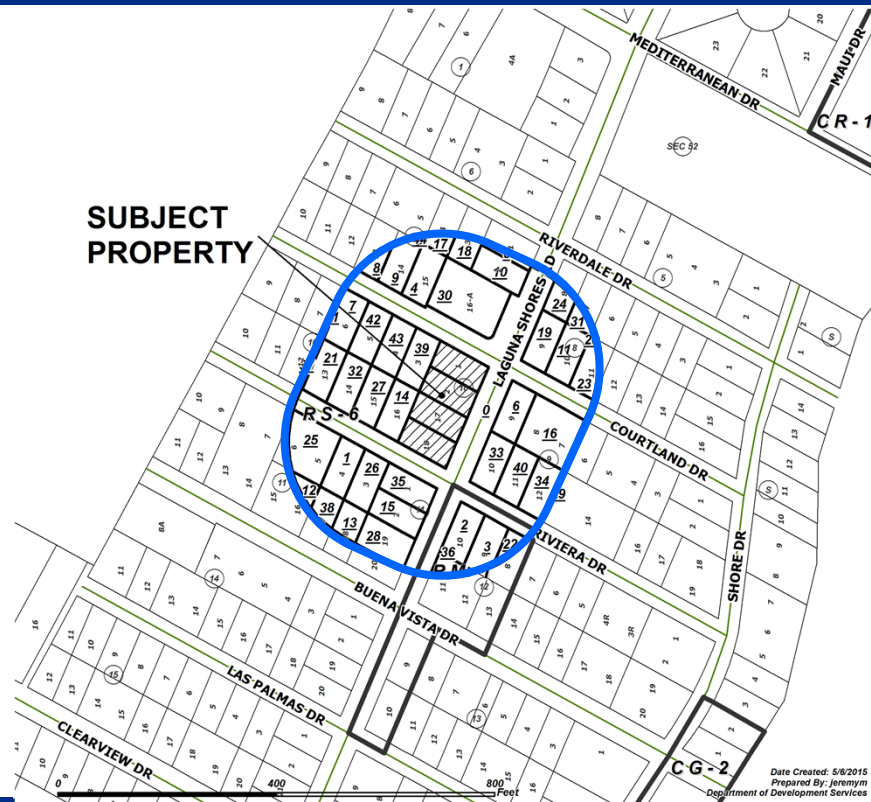
Notification Area



Opposed: 0



In Favor: 0







# Staff Recommendation

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Approval of the  
“RS-4.5” Single-Family 4.5 District.