



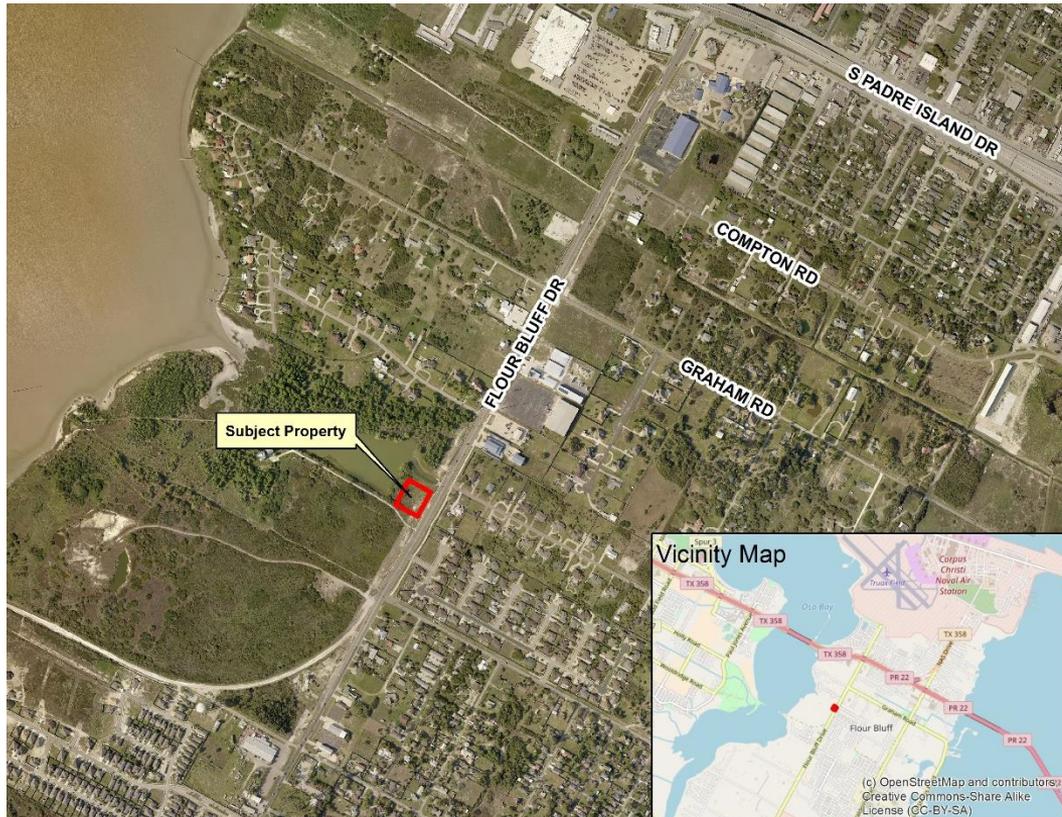
**Zoning Case #0518-02
Siecoast Development, Inc.**

**Rezoning for a Property at
1752 Flour Bluff Drive**

Planning Commission Presentation
May 30, 2018

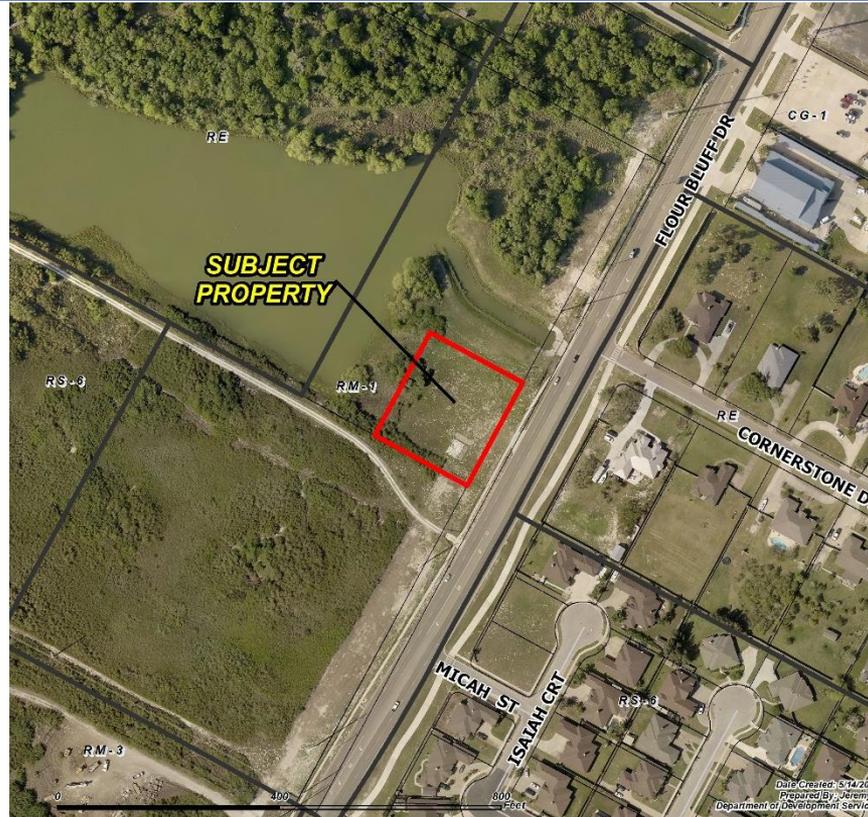


Aerial Overview





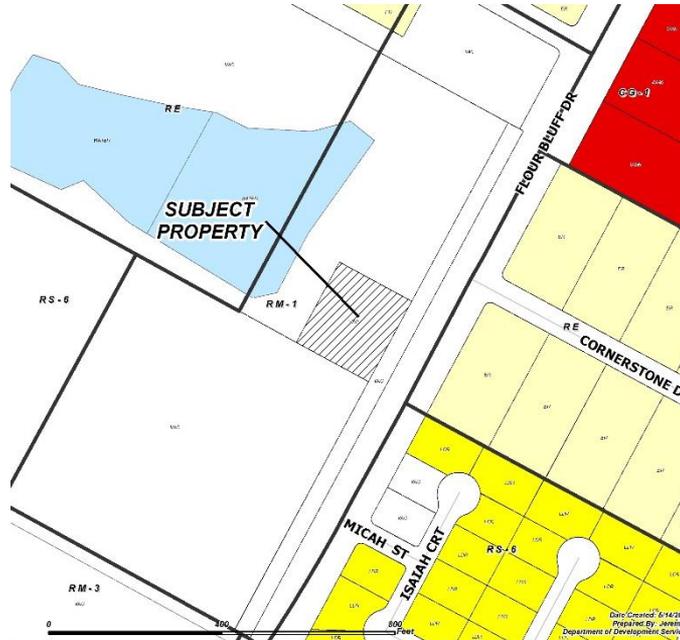
Subject Property at 1752 Flour Bluff Drive



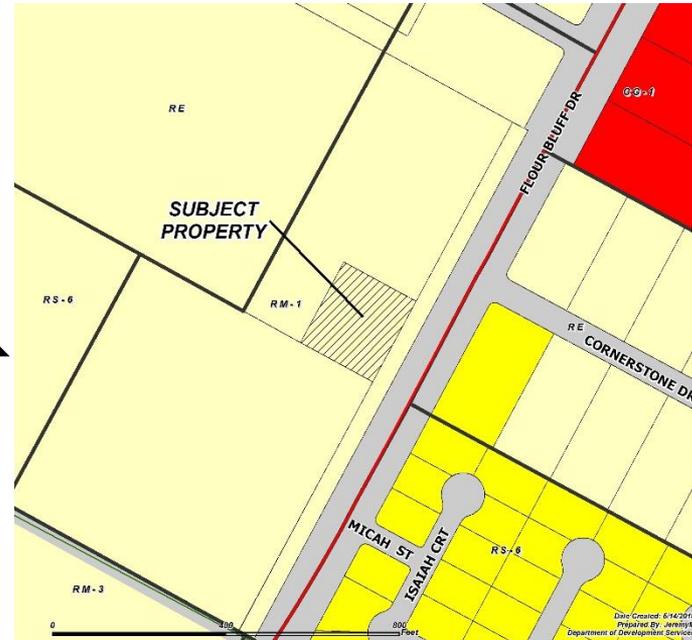


Land Use

Existing Land Use



Future Land Use



- | | | |
|--------------------|-------------------------|--------------------|
| Vacant | Low Density Residential | Commercial |
| Estate Residential | Office | Public/Semi-Public |

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



Subject Property, West on Flour Bluff Drive





Flour Bluff Drive, North of Subject Property





Flour Bluff Drive, East of Subject Property





Flour Bluff Drive, South of Subject Property





Public Notification

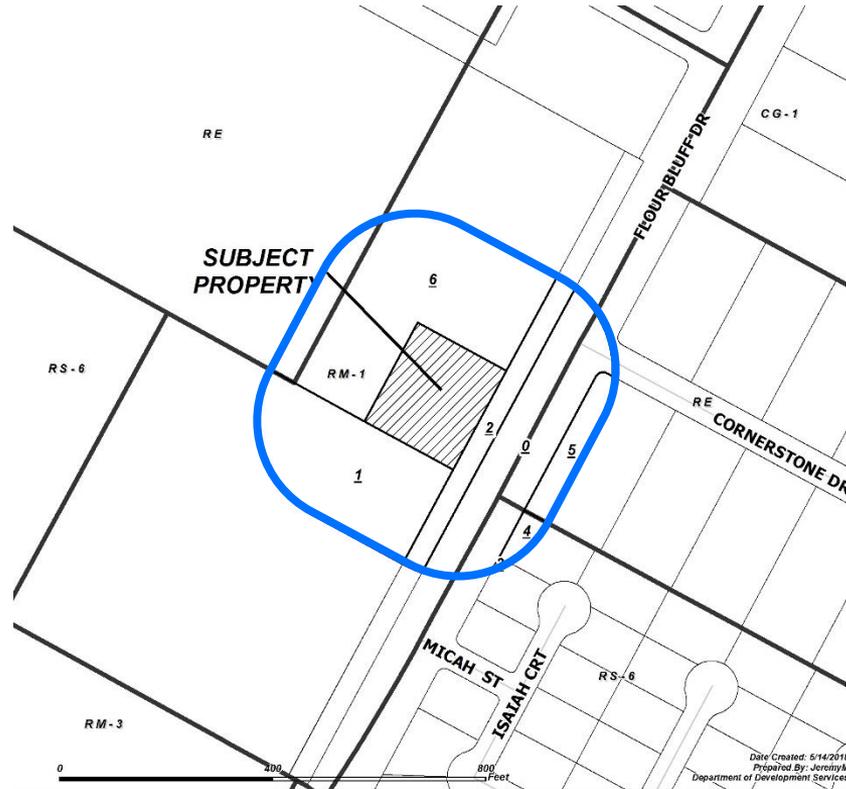
6 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

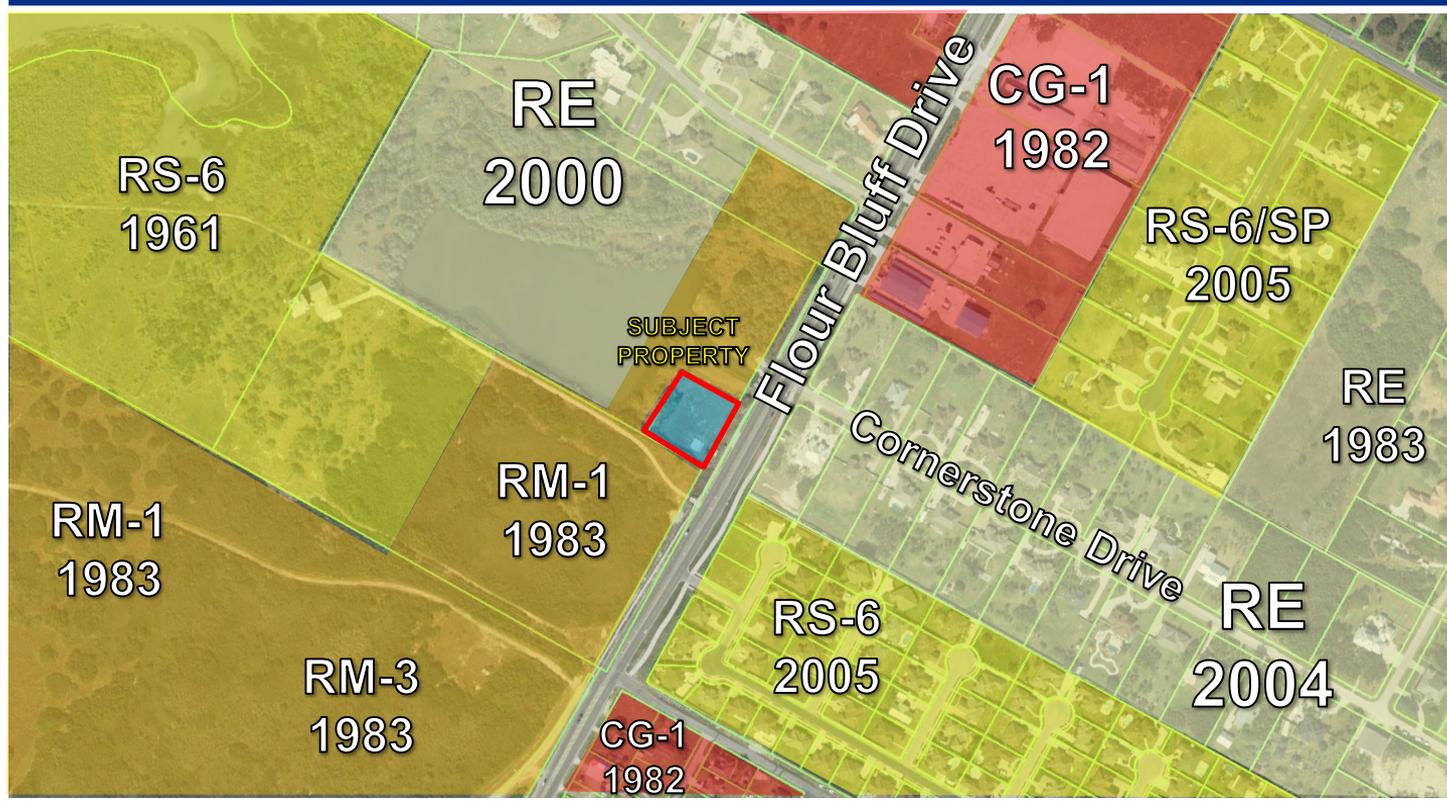


In Favor: 0



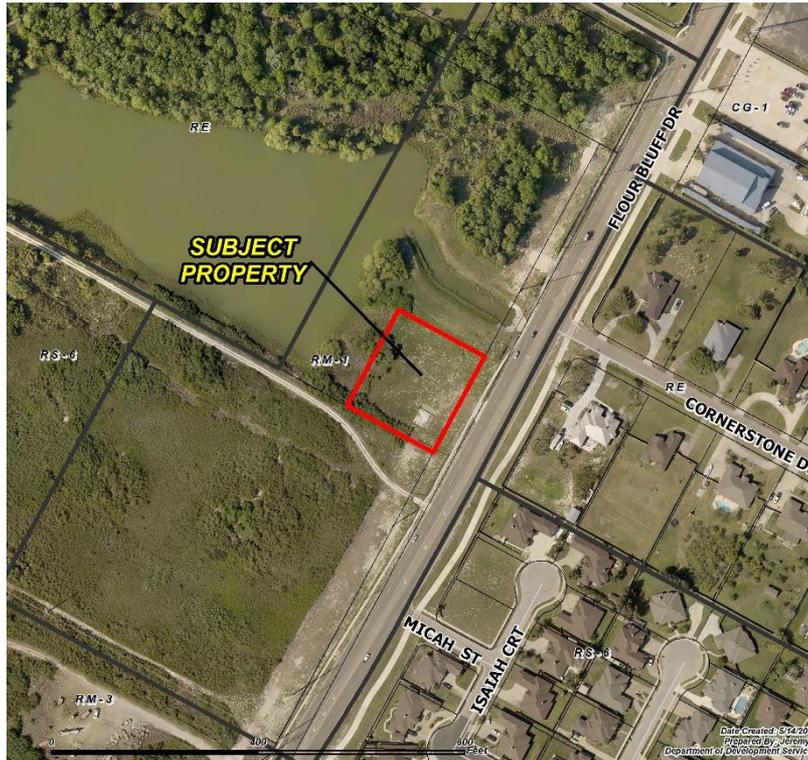


Zoning Pattern





UDC Requirements



Buffer Yards: “CN-1” to “RM-1”
Type A: 10’ & 5 pts.

Setbacks: Street: 20 feet
Side: 0 feet (no adj. res.)
Rear: 0 feet (no adj. res.)

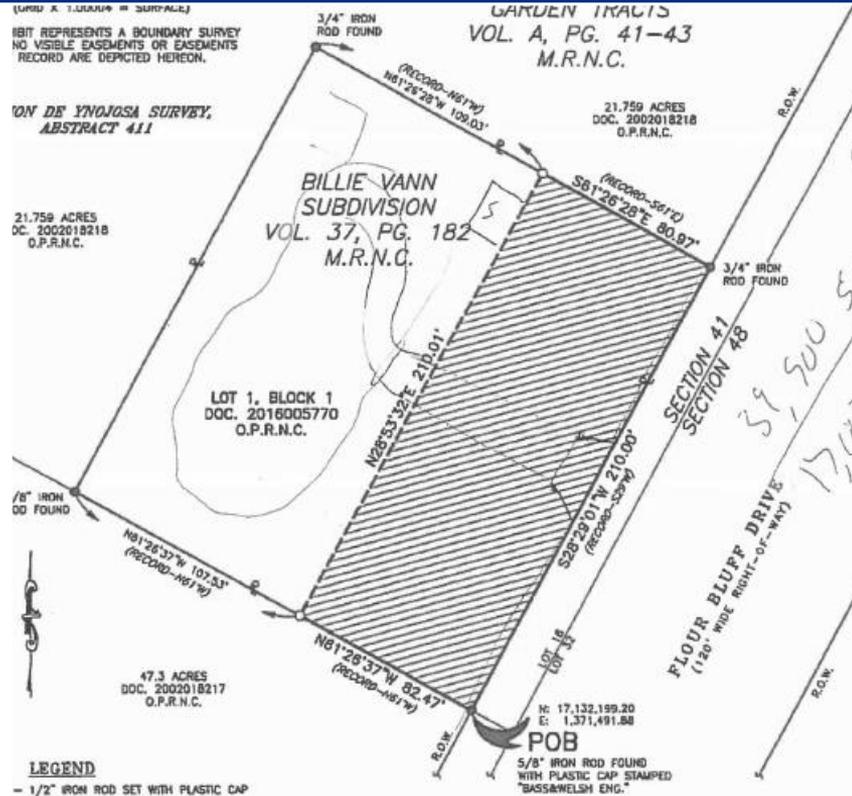
Parking: 1:250 net floor area

Uses Allowed: Retail, Offices, and
Multifamily.

*Bars/Nightclubs Not Allowed in
“CN-1”



Plat





Staff Recommendation

Approval of the change of zoning from the “RM-1” Multifamily 1 District to the “CN-1” Neighborhood Commercial District .