



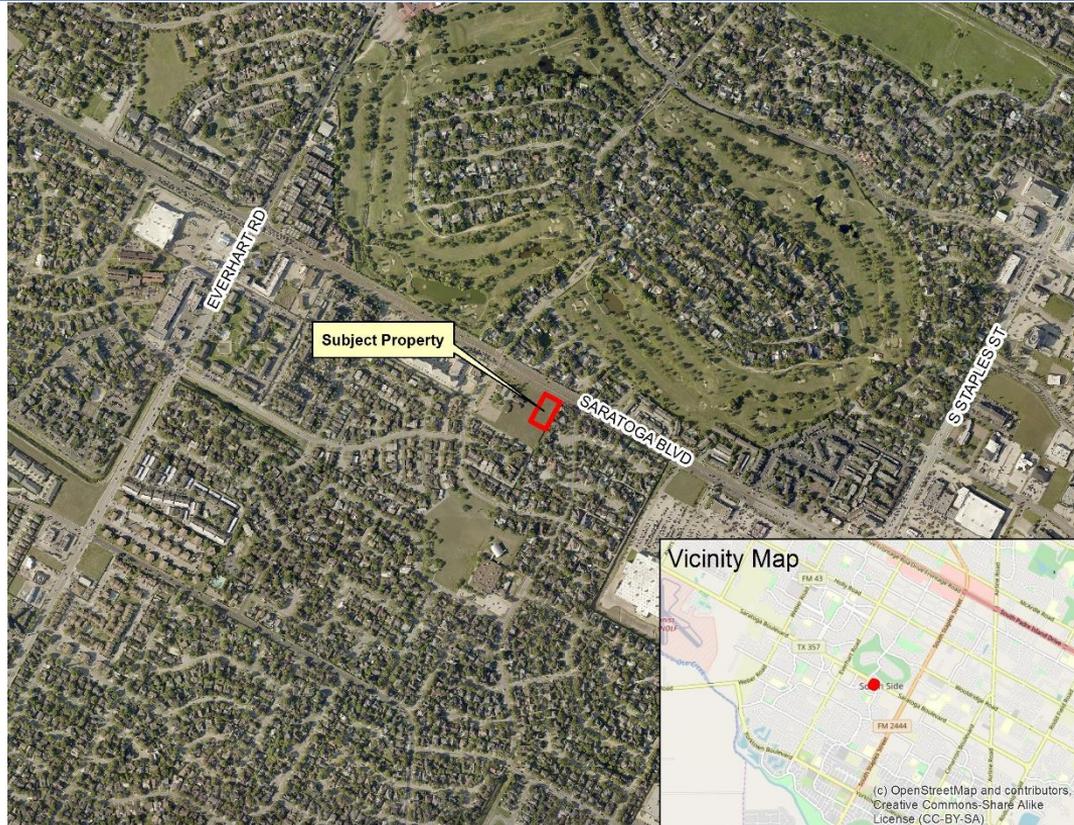
**Zoning Case #0619-01
Mt. Olive Lutheran Church**

**Rezoning for a Property at
5101 Saratoga Boulevard (SH 357)**

Planning Commission Presentation
June 12, 2019

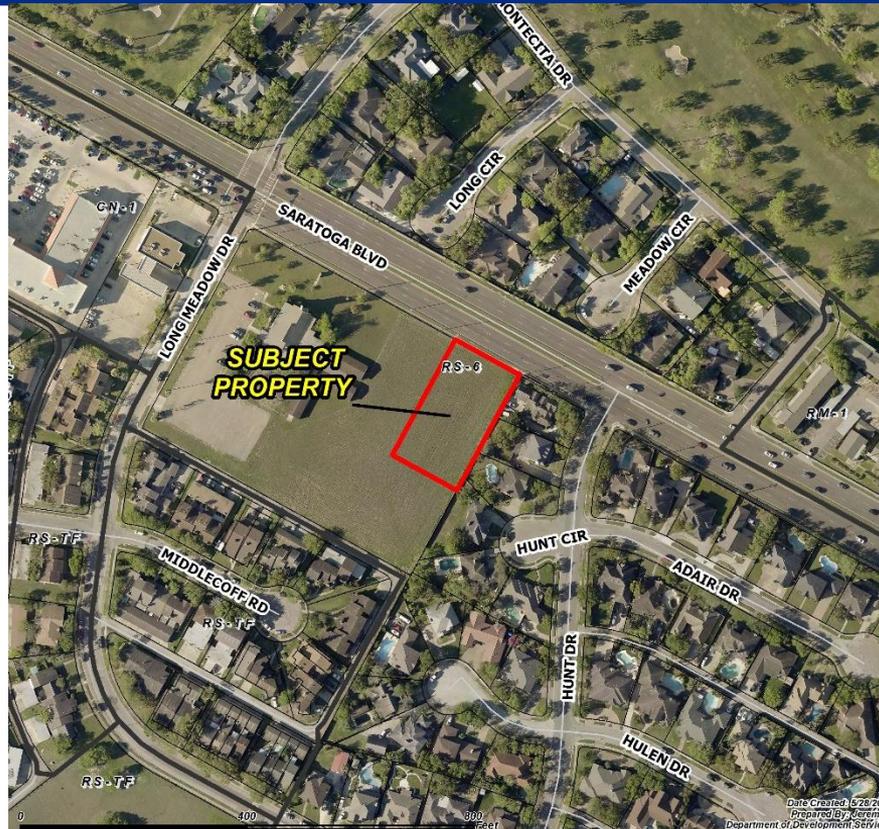


Aerial Overview





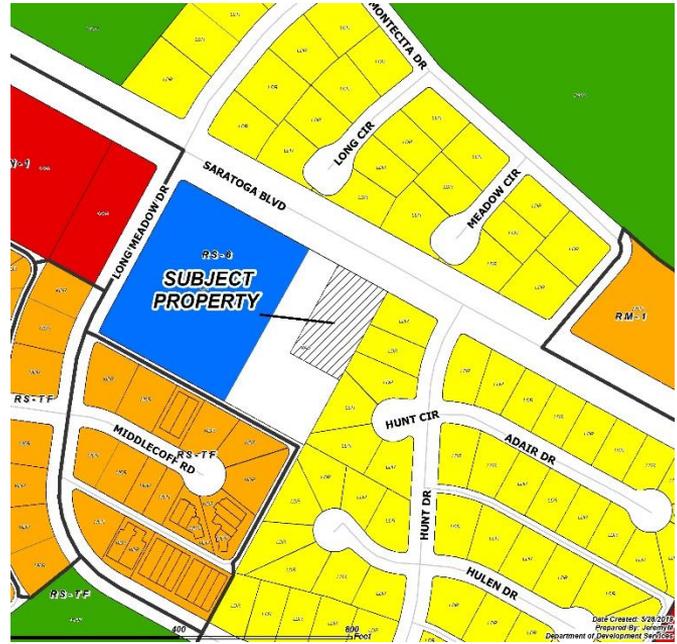
Subject Property at 5101 Saratoga Boulevard (SH 357)





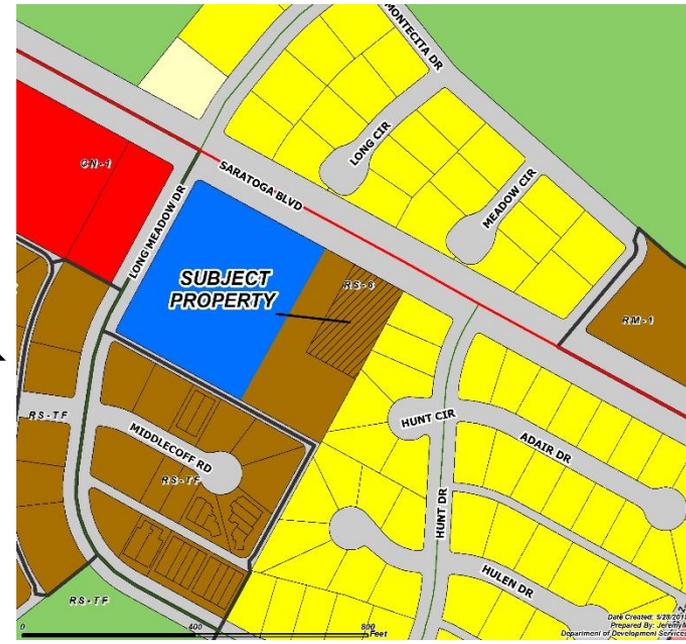
Land Use

Existing Land Use



- Vacant
- Light Industrial
- Commercial
- Park
- Low Density Residential
- Med. Density Residential
- Public/Semi-Public

Future Land Use



- High Density Residential
- Commercial
- Government
- Permanent Open Space
- Low Density Residential
- Med. Density Residential





Subject Property, South on Saratoga Boulevard (SH 357)





Saratoga Boulevard (SH 357), East of Subject Property





Saratoga Boulevard (SH 357), North of Subject Property





Saratoga Boulevard (SH 357), West of Subject Property





Public Notification

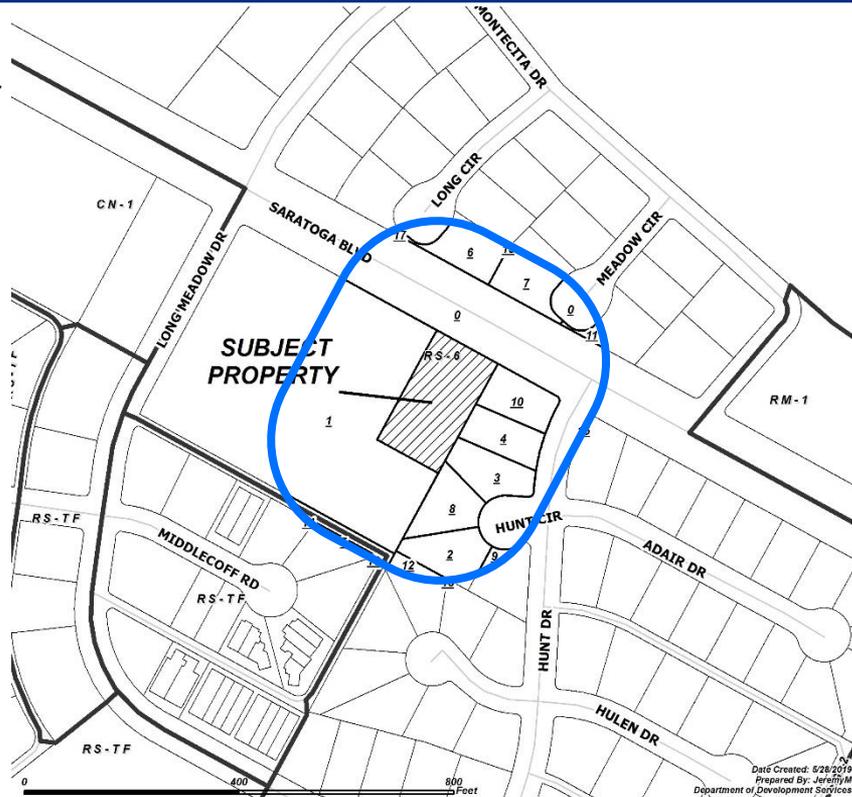
18 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

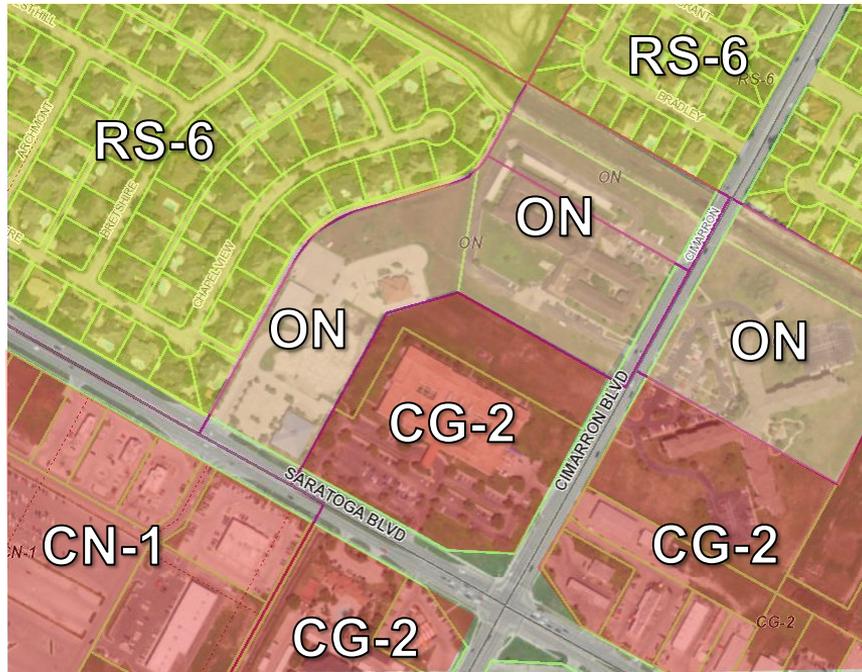


In Favor: 0





“ON” Neighborhood Office District



“ON” District:

- Serves as a transitional district between residential and commercial zoning districts.

Example:

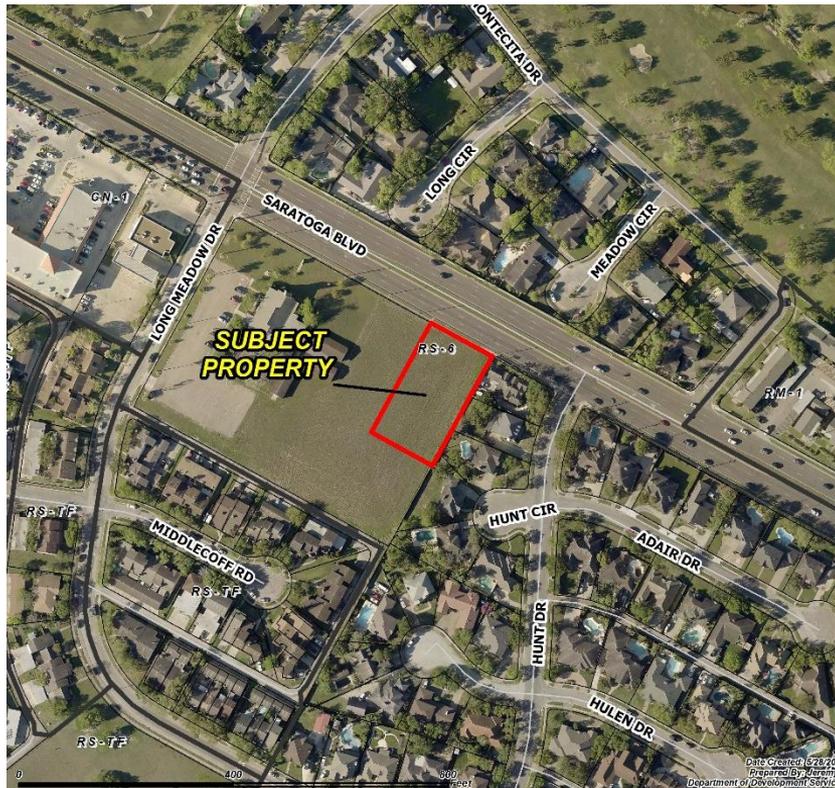
- Saratoga Boulevard (SH 357) and Cimarron Boulevard

Uses Allowed:

- Multifamily
- Overnight Accommodations
- Offices and Medical
- Limited Retail/Restaurants



UDC Requirements



Buffer Yards:
ON to RS-6:
Type B: 10' & 10 pts.

Setbacks:
Street: 20 feet
Sides/Rear: 10 feet

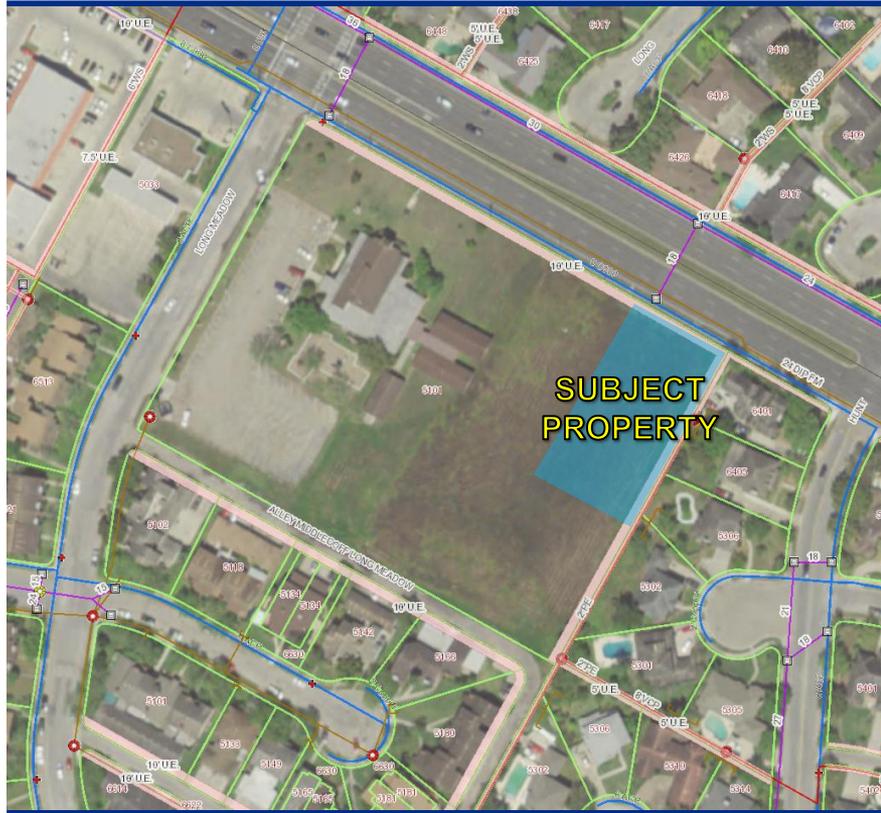
Parking:
2.4 per 1,000 SF GFA

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Retail, Office,
Restaurants, Hotel, and
Multifamily Uses.



Utilities



Water:

8-inch C900

- Water Main
- Distribution

Wastewater:

8-inch VCP

- WASTEWATER
- WASTEWATER MANHOLE

Gas:

2-inch Service Line

- GAS DIST MAIN
- <all other values>

Storm Water:

On-street inlets

- STORMWATER
- STORM MANHOLE



Staff Recommendation

Approval of the
“ON” Neighborhood Office District