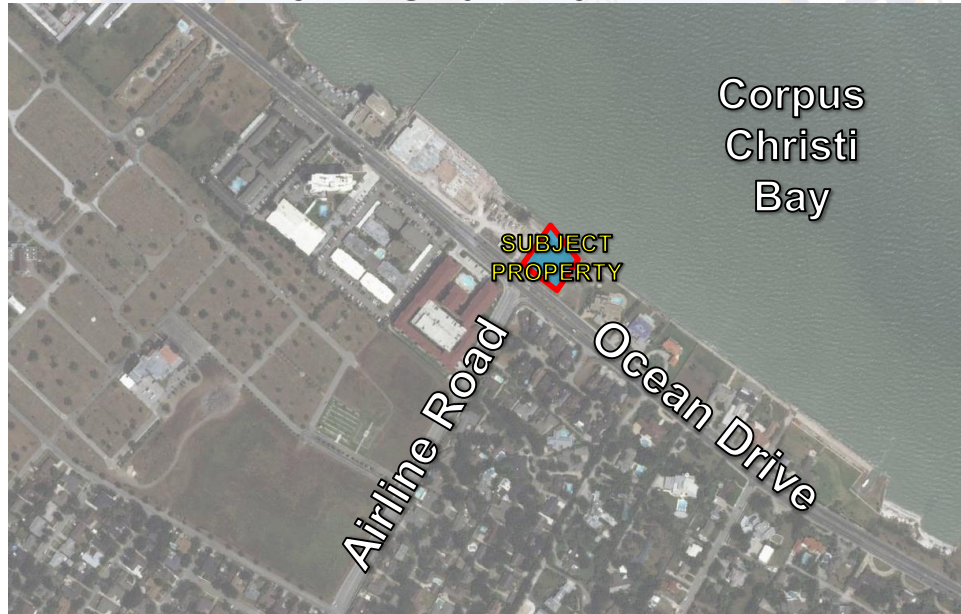


# Zoning Case #1021-05

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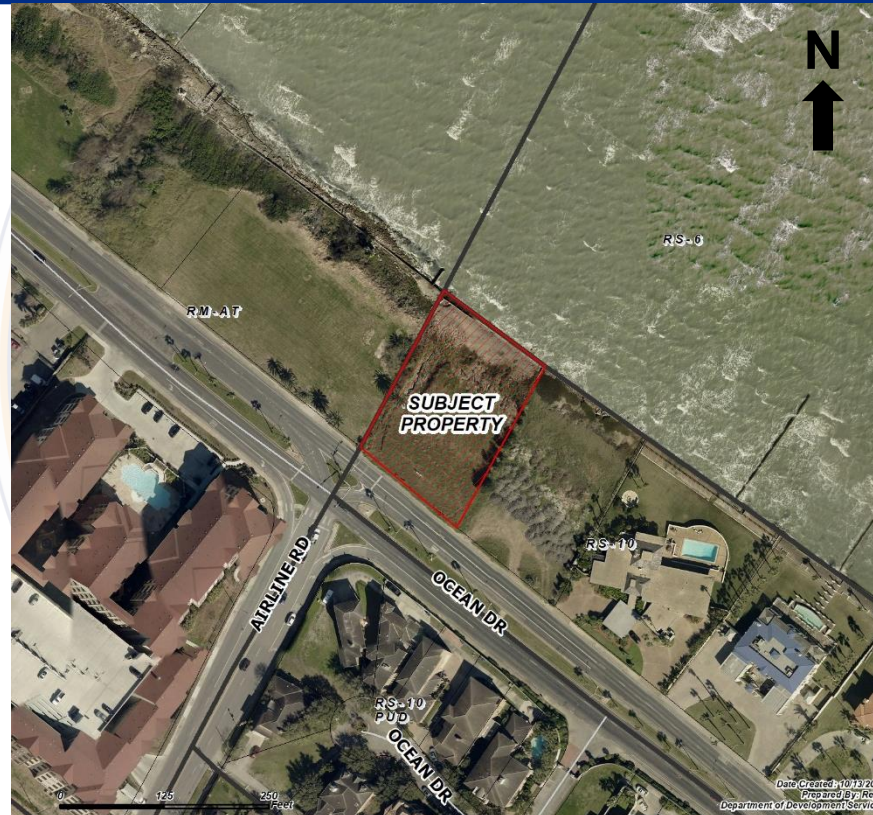
**Shekhar Siddappa Raj**

**Rezoning for a Property at 4716 Ocean Drive  
From “RS-10” To “RM-1”**



Planning  
Commission  
Dec. 8, 2021

# Aerial Overview



# Zoning Pattern and Adjacent Development



## Buffer Yards:

RM-1 to RS-10: Type B: 10' & 10 pts.

Points: Setbacks, Fencing, Landscaping, etc.

## Setbacks:

Street: 20 feet

Side & Rear: 10 feet

Rear: 2:1 Setback (height)

## Parking:

1 Bedroom – 1.5 spaces/unit

2+ Bedroom – 2 spaces/unit

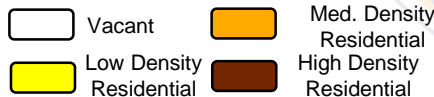
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards

Uses Allowed: Single-Family Homes, Duplexes, Apartments, and Day Care Uses.

# Land Use

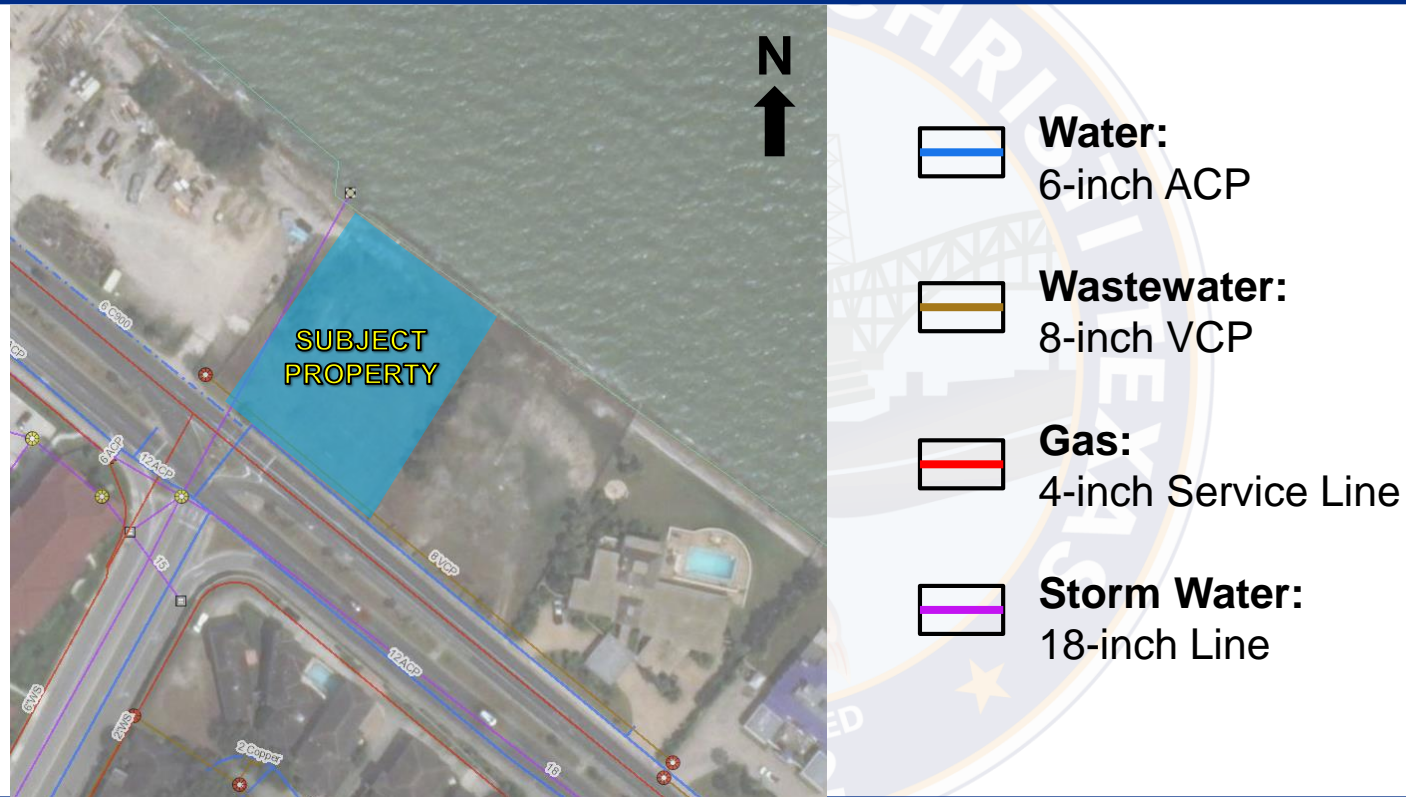
## Existing Land Use



## Future Land Use



# Utilities



# Public Notification

8 Notices mailed inside 200' buffer  
2 Notices mailed outside 200' buffer

## Notification Area

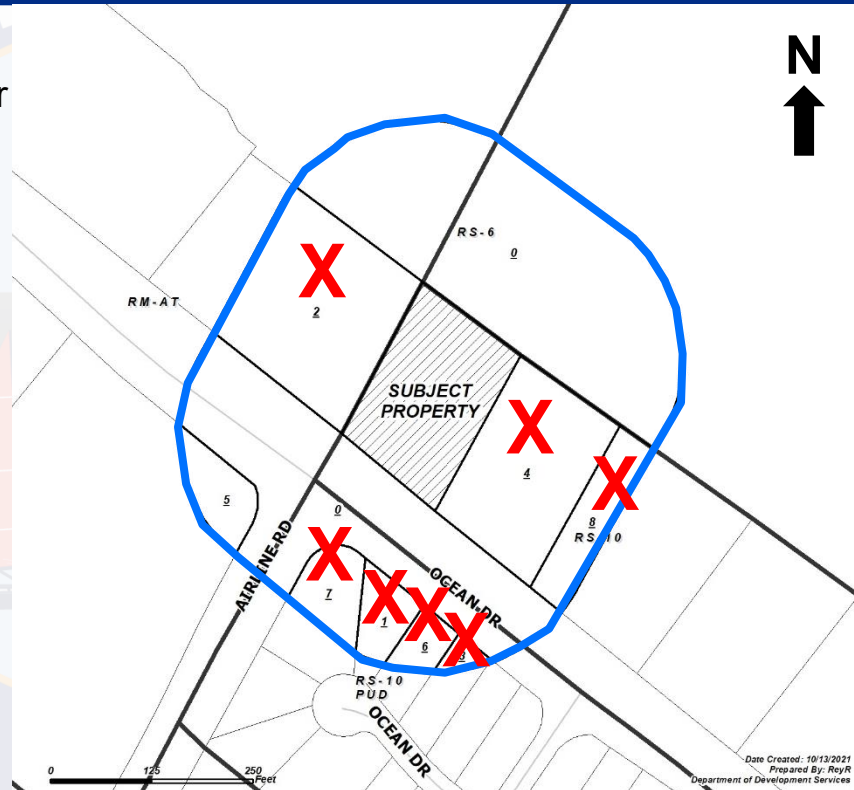
Opposed: 7 (39.33%)  
Separate Opposed Owners: 7



In Favor: 0 (0.00%)



*Notified property owner's land in square feet / Total square footage of all property in the notification area =*  
*Percentage of public opposition*

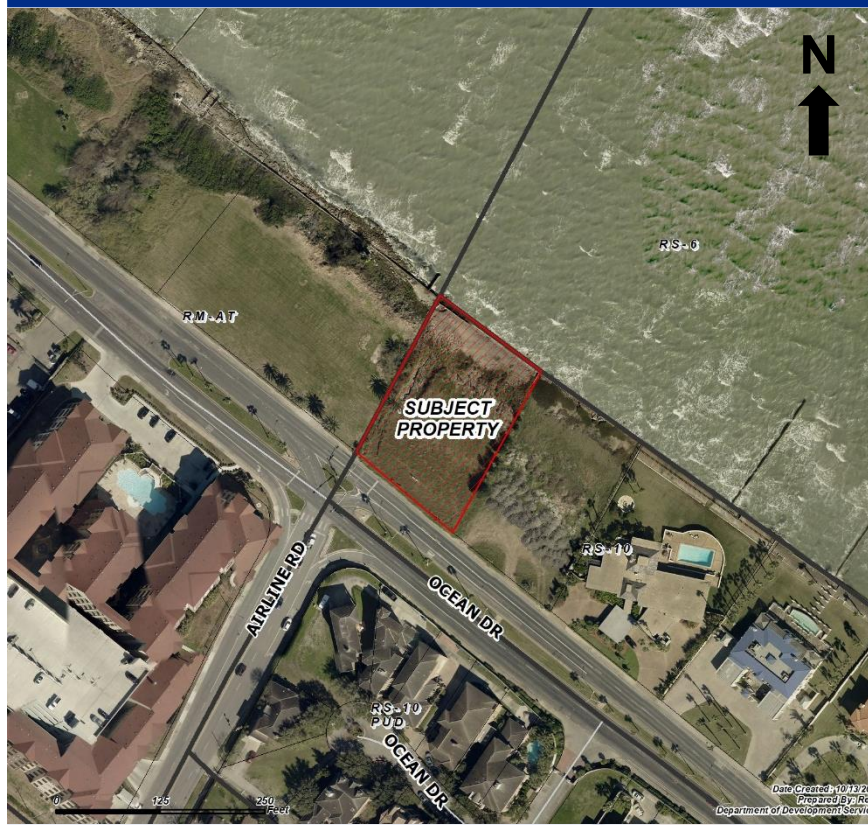


# Staff Recommendation

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**Approval** of the  
“RM-1” Multifamily District

# Potential Development



22 du/ac maximum @ 0.72 ac = 15 units  
Parking: 2 BR/Visitor = 33 Parking spaces

Buffer Yards:  
RM-1 to RS-10: Type B: 10' & 10 pts.  
Points: Setbacks, Fencing, Landscaping, etc.

Setbacks:  
Street: 20 feet  
Side & Rear: 10 feet  
Rear: 2:1 Setback (height)

Max Height: 45 feet

Parking:  
1 Bedroom – 1.5 spaces/unit  
2+ Bedroom – 2 spaces/unit  
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards. Allowed Uses: Single-Family, Duplex, Apartments, and Townhomes