

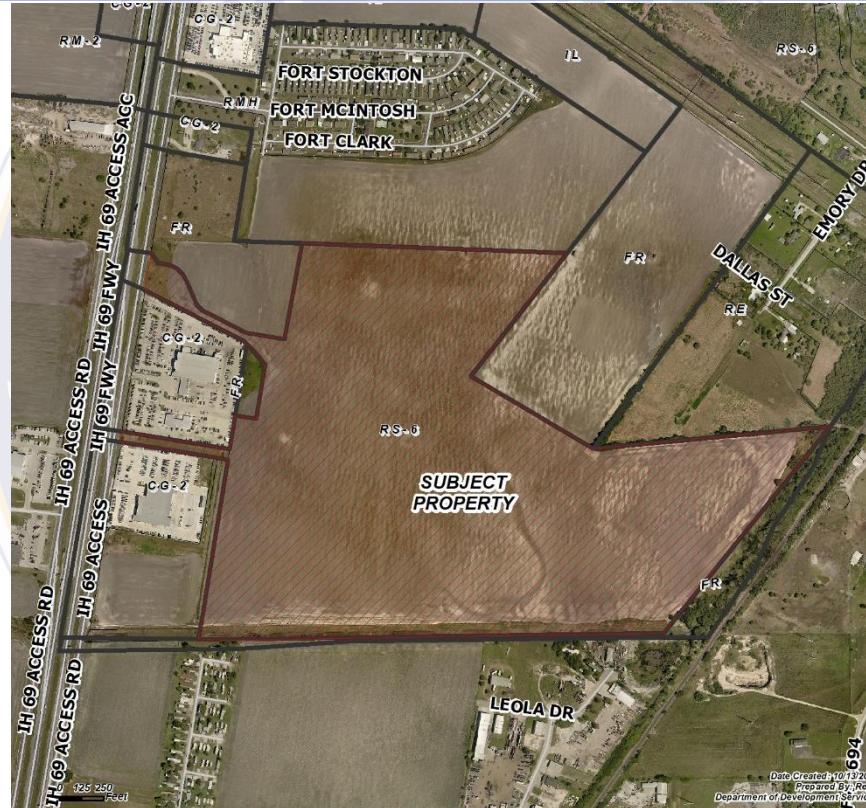
# Zoning Case #1021-06

**Walker Holdings and Development, LLC.**  
**Rezoning for a Property at 3202 Interstate 69**  
**From “RS-6” To “RS-4.5”**

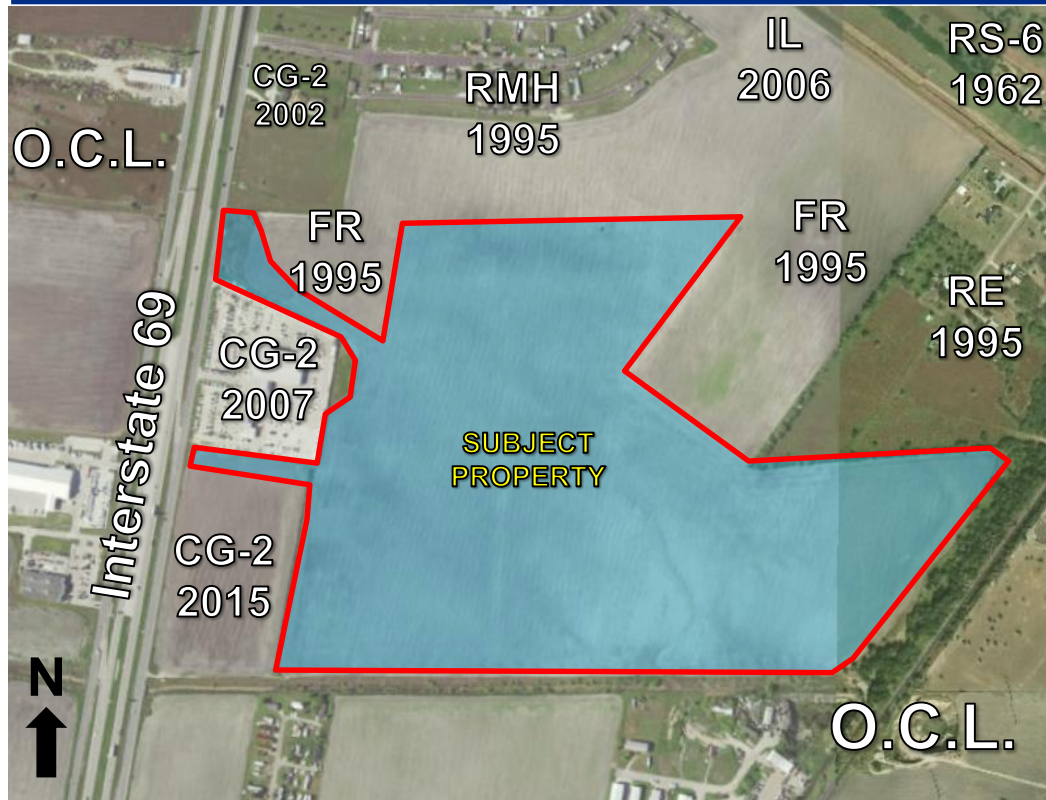


City Council  
February 8, 2021

# Aerial Overview



# Zoning Pattern and Adjacent Development



Buffer Yards:  
RS-4.5 to RMH:  
Type B: 10' & 10 pts.

RS-6 to CG-2:  
Type C: 15' & 15 pts.

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

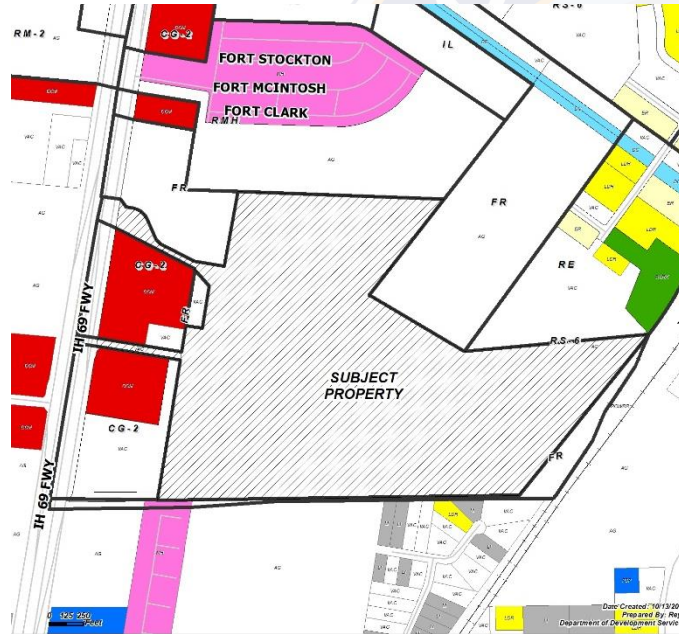
Parking:  
2 per dwelling unit

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

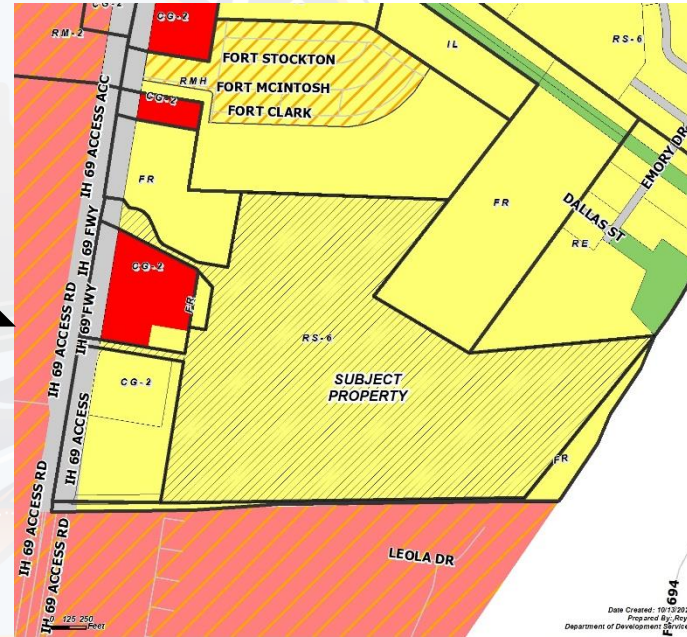


# Land Use

## Existing Land Use



## Future Land Use



# Public Notification

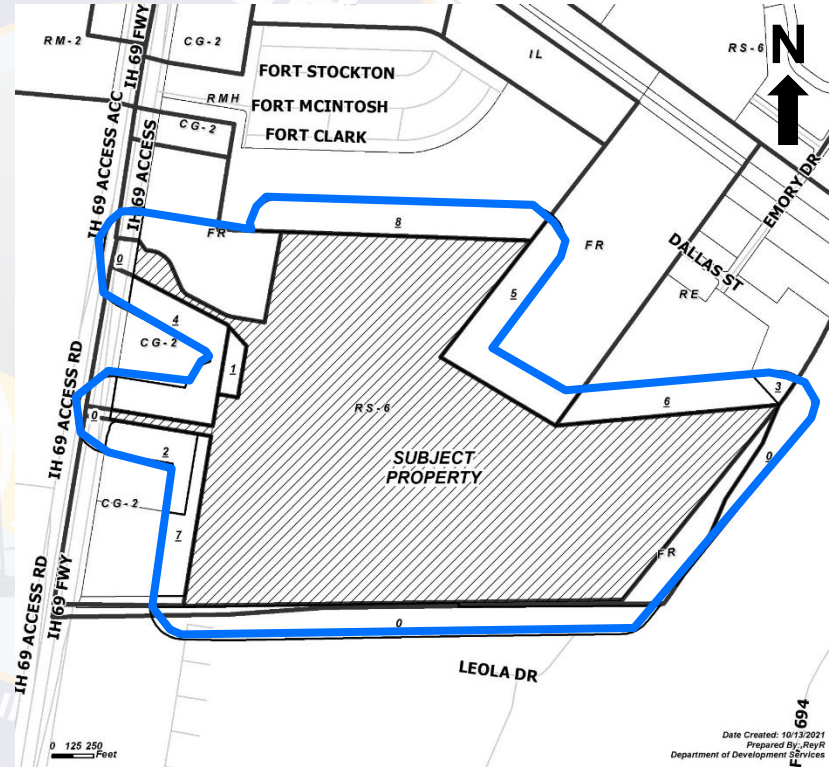
9 Notices mailed inside 200' buffer  
7 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)  
Separate Opposed Owners: 0

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

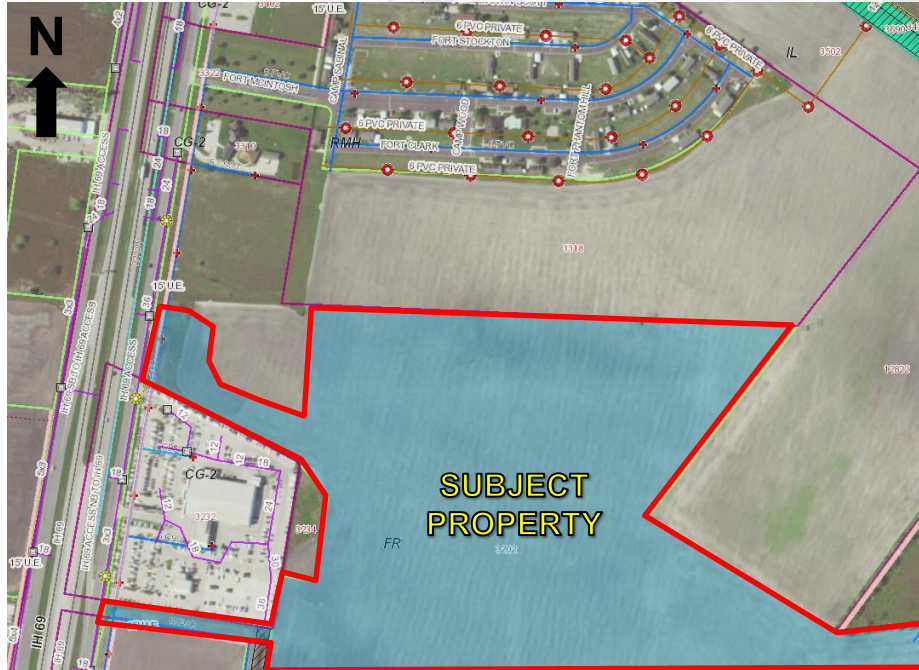


# Planning Commission and Staff Recommendation

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

# Utilities



**Water:**  
6-inch PVC



**Wastewater:**  
12-inch PVC



**Gas:**  
2-inch Service Line



**Storm Water:**  
36-inch along  
Interstate 69