



# **Zoning Case #0316-02**

## **Alex Azali**

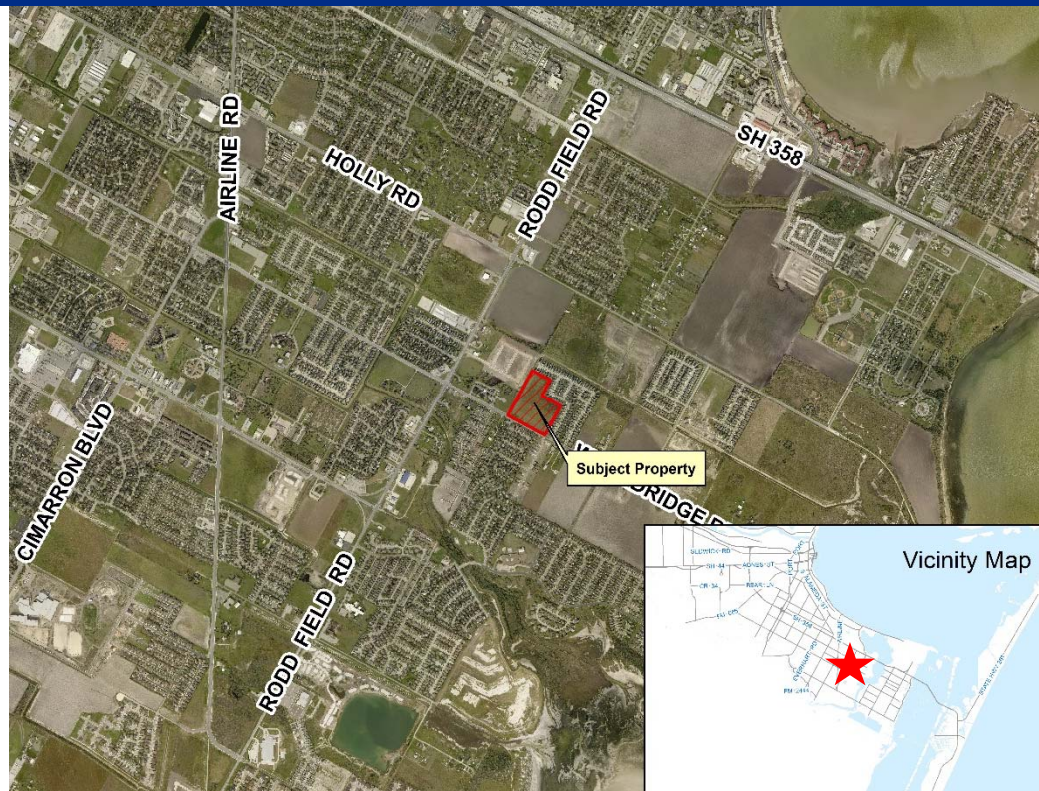
**From:** “RM-1” Multifamily 1 District

**To:** “RM-2” Multifamily 2 District

Planning Commission Presentation  
April 6, 2016  
(Tabled From March 23, 2016)

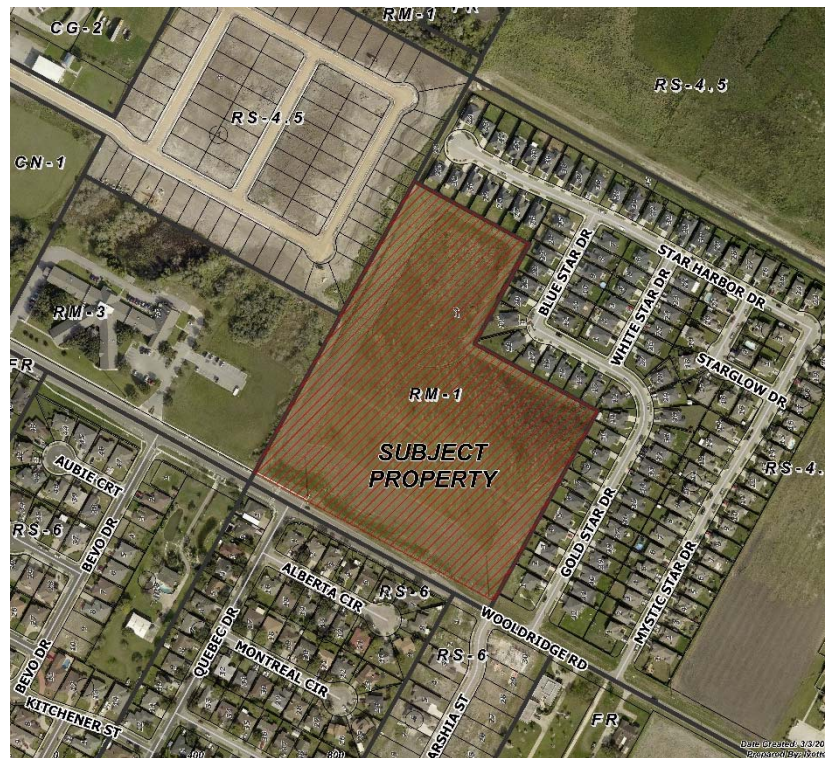


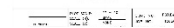
# Aerial Overview





# Aerial

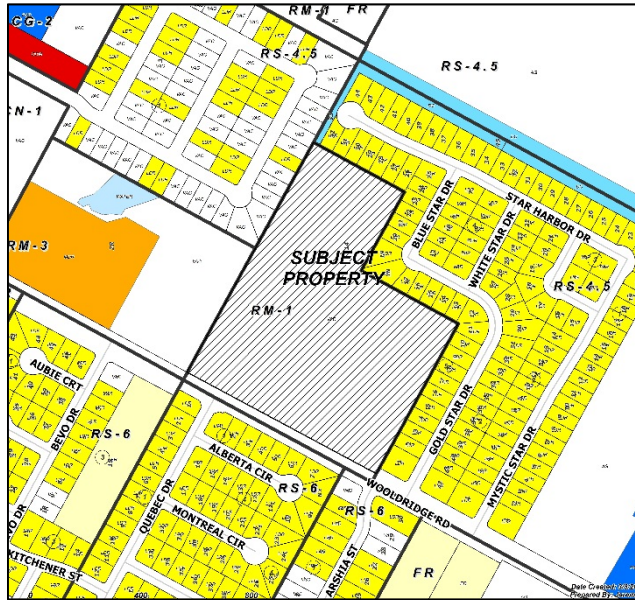




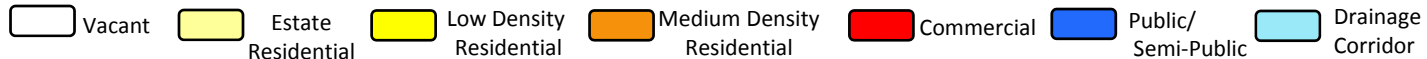
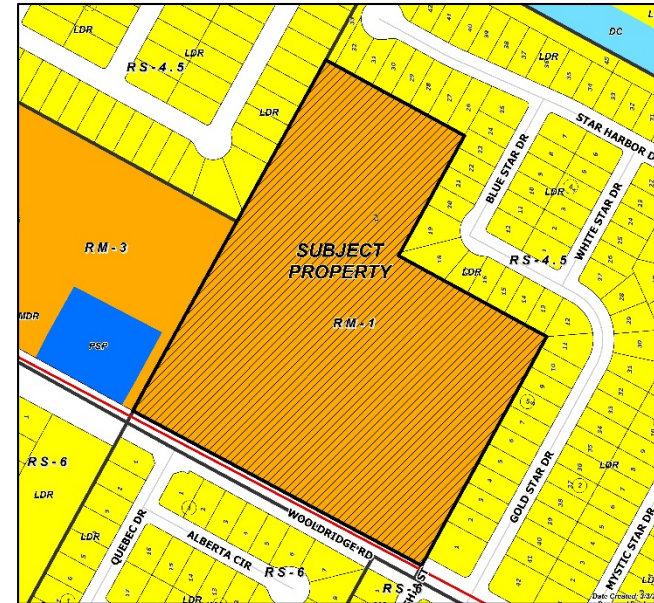




## Existing Land Use



## Future Land Use







# Subject Property, North of Wooldridge Road







# Wooldridge Road, East of Subject Property



**Subject Property**





# Across Wooldridge Road, South of Subject Property





# Facing West On Wooldridge Road



**Subject Property**



# Facing East On Wooldridge Road







# East End of Wooldridge Road





# Public Notification

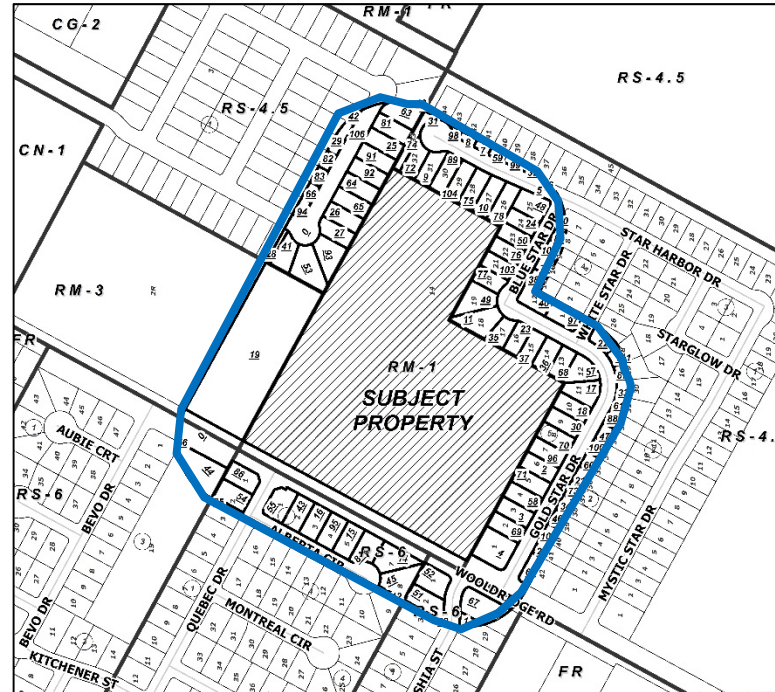
108 Notices mailed inside 200' buffer  
2 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





## Staff Recommendation

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**Denial of the  
“RM-2” Multifamily 2 District, and  
In lieu thereof,  
Approval of the “RM-1/SP”  
Multifamily 1 District with a  
Special Permit  
Subject to a Site Plan and Conditions**

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# Special Permit Conditions

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1. **Uses:** All uses allowed in the “RM-1” Multifamily 1 District.
2. **Density:** The maximum density shall be 26.51 units per acre.
3. **Height:** The maximum height of any structure shall not exceed 3 stories or 45 feet, whichever is most restrictive.
4. **Balconies:** No balcony on the most northern buildings shall face adjacent single-family development.
5. **Lighting:** All lighting shall be shielded and meet all requirements of the UDC. Lighting may not exceed 15 feet in height in the parking area where north and east property lines are abutting single-family development.



# Special Permit Conditions

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6. **Solid Waste Containers:** No solid waste container shall be installed within 50 feet of the property lines adjacent to single-family development.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, and Building and Fire code Requirements.
8. **Time Limit:** The Special Permit shall expire in 24 months after approval of this ordinance unless a complete building permit application has been submitted.