



# **Zoning Case #0315-04**

## **NP Homes, LLC**

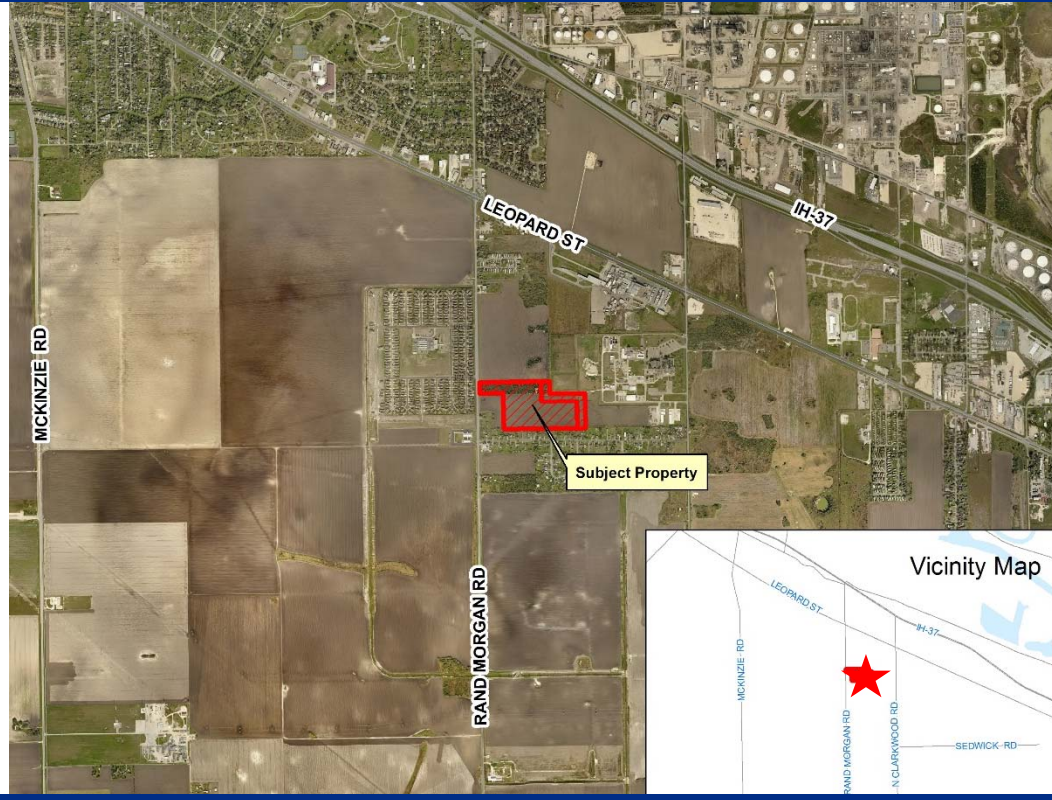
**From:** "FR" Farm Rural and "IH" Heavy Industrial Districts

**To:** "RS-6" Single-Family 6 (21.568 acres) and "FR" Farm Rural  
(6.660 acres)

Planning Commission Presentation  
April 6, 2016

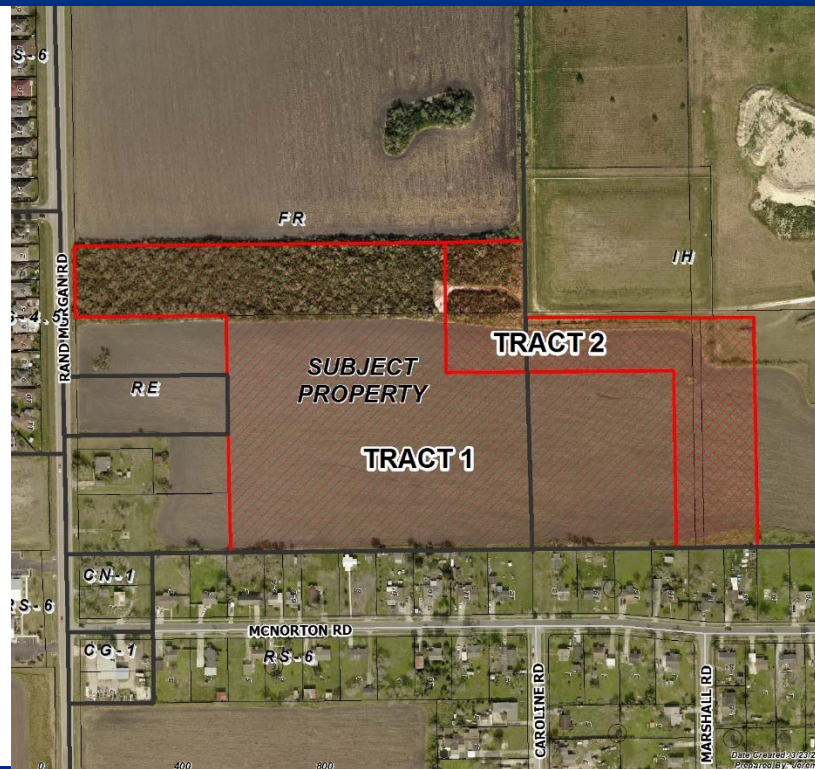


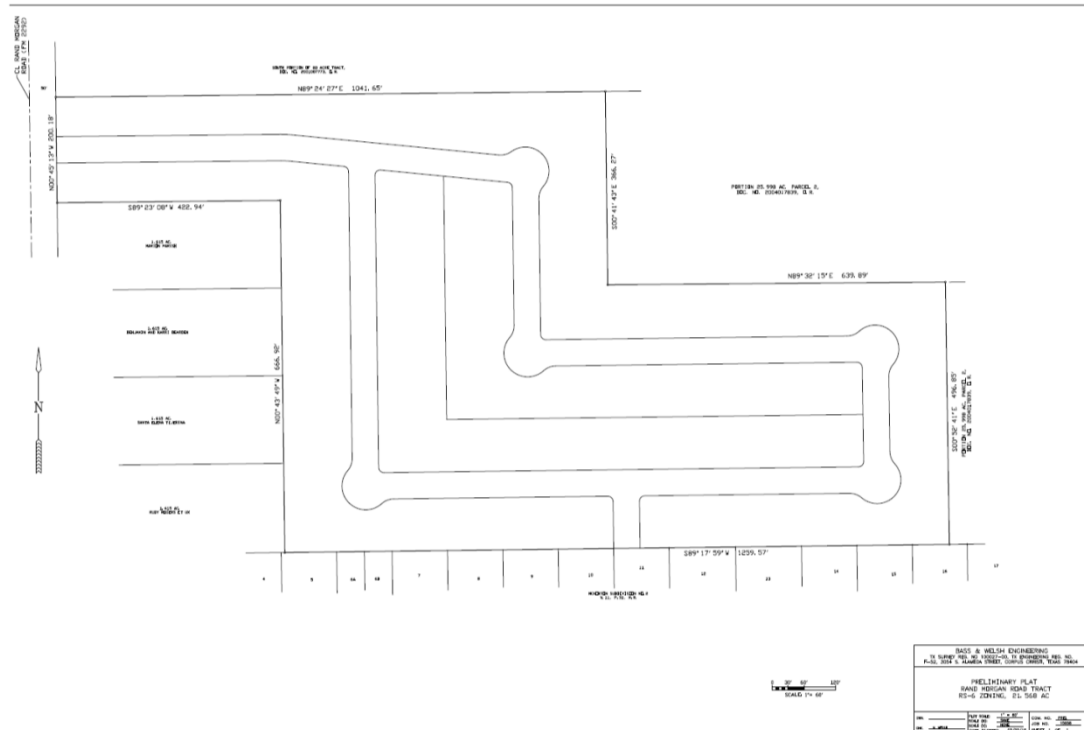
# Aerial Overview





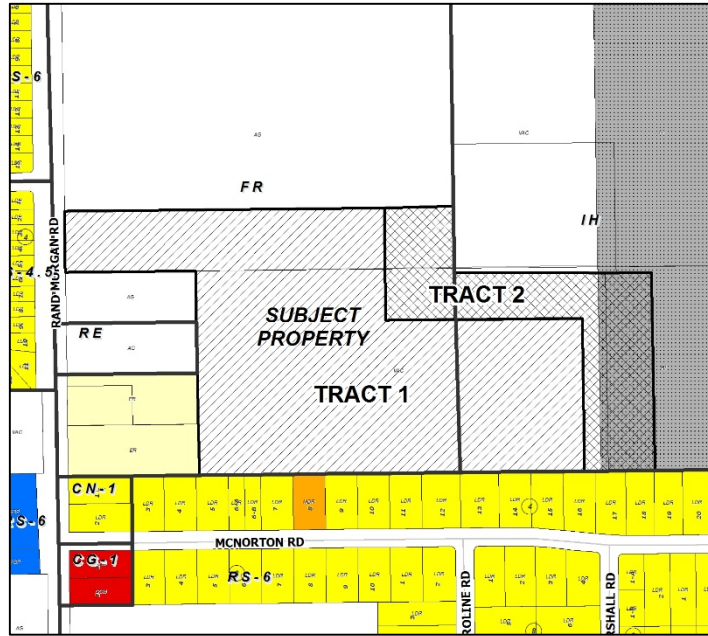
# Aerial





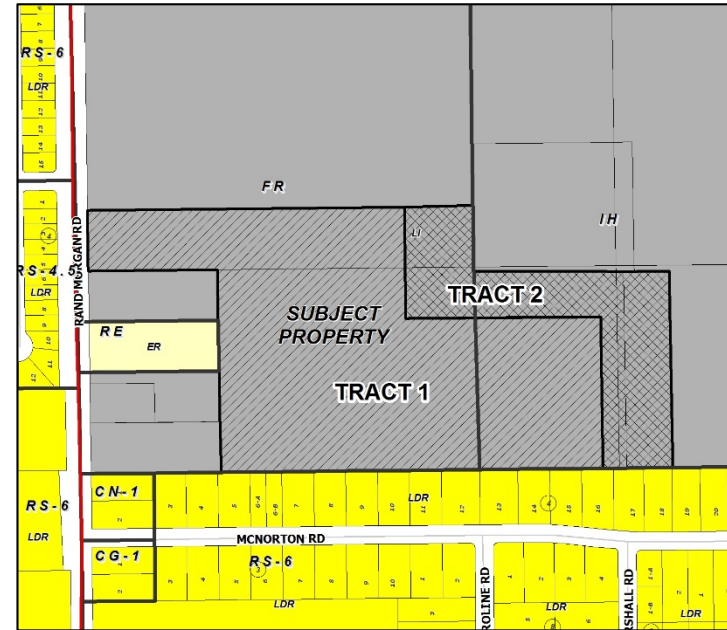


## Existing Land Use



Vacant
  Residential Estate
  Low Density Residential

## Future Land Use

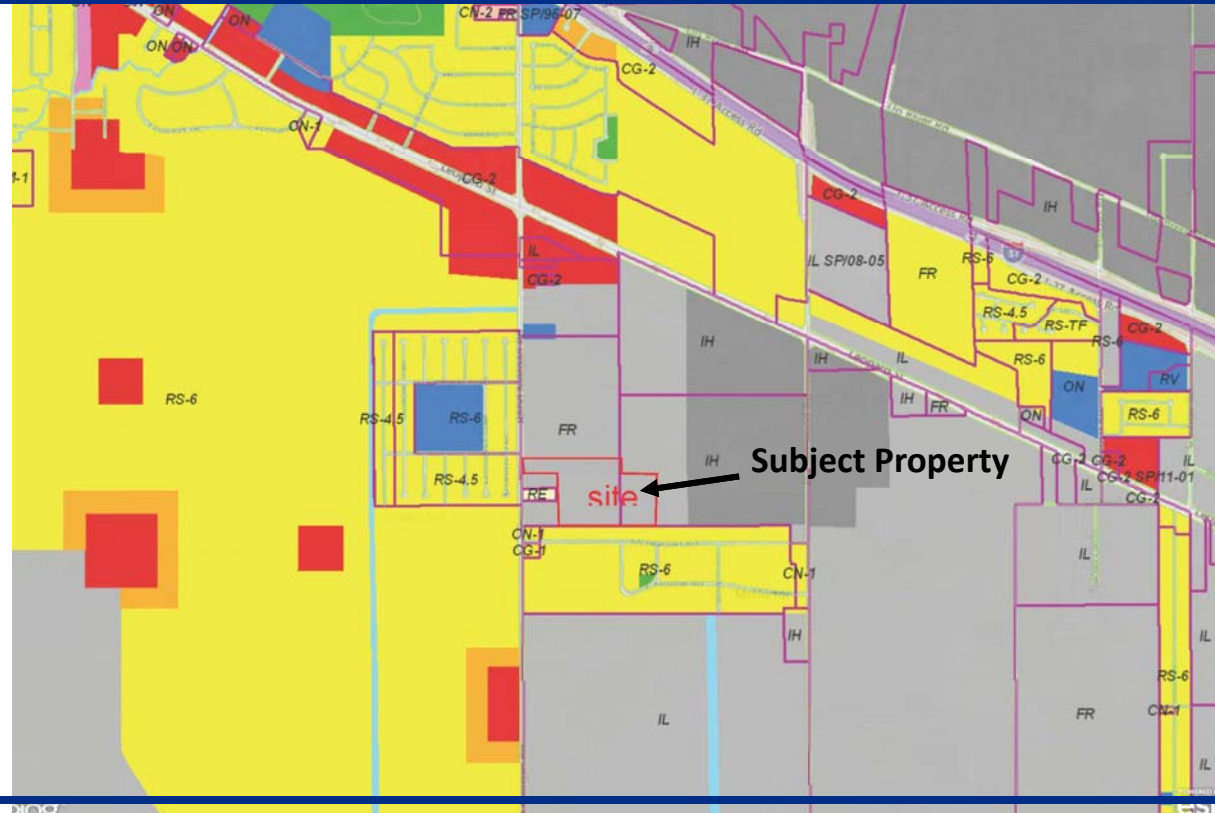


Heavy Industrial
  Commercial
  Public/Semi-Public



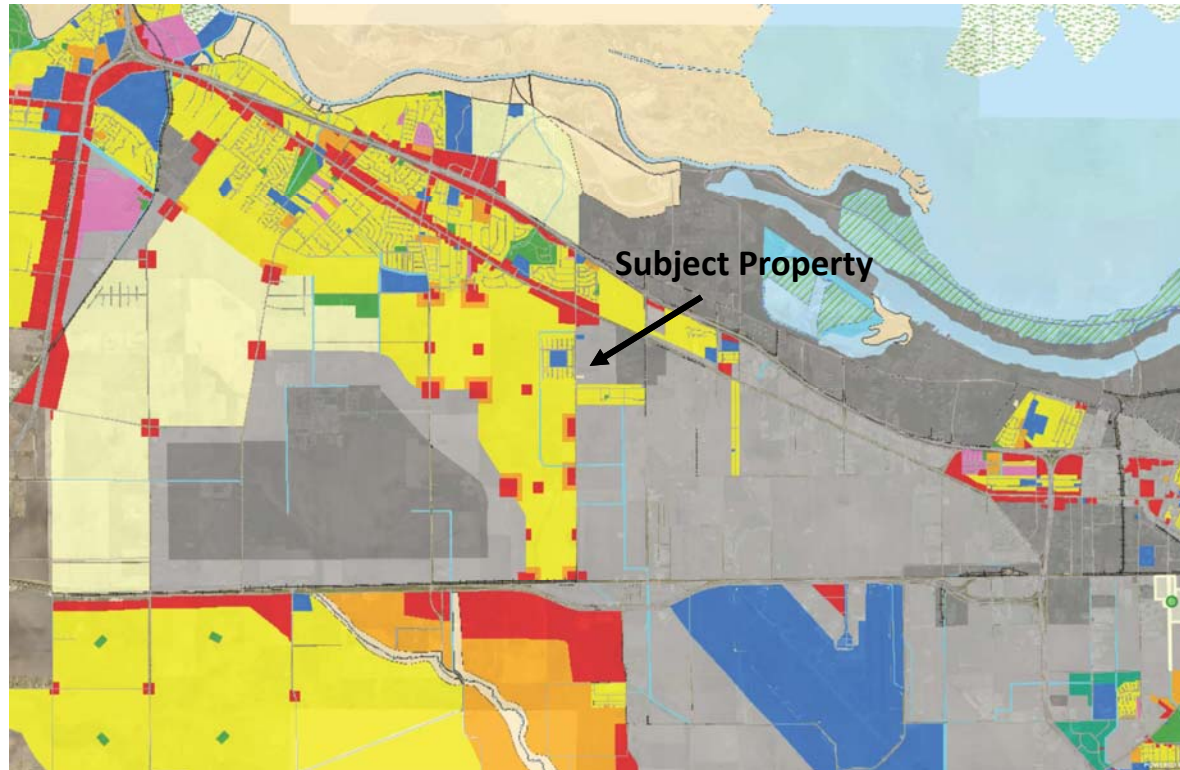


# Future Land Use Map





# Future Land Use Map





# Frontage Along Rand Morgan Road

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## Facing North from McNorton Street Toward Back of Subject Property

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# South on Rand Morgan Road





# North on Rand Morgan Road

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# Public Notification

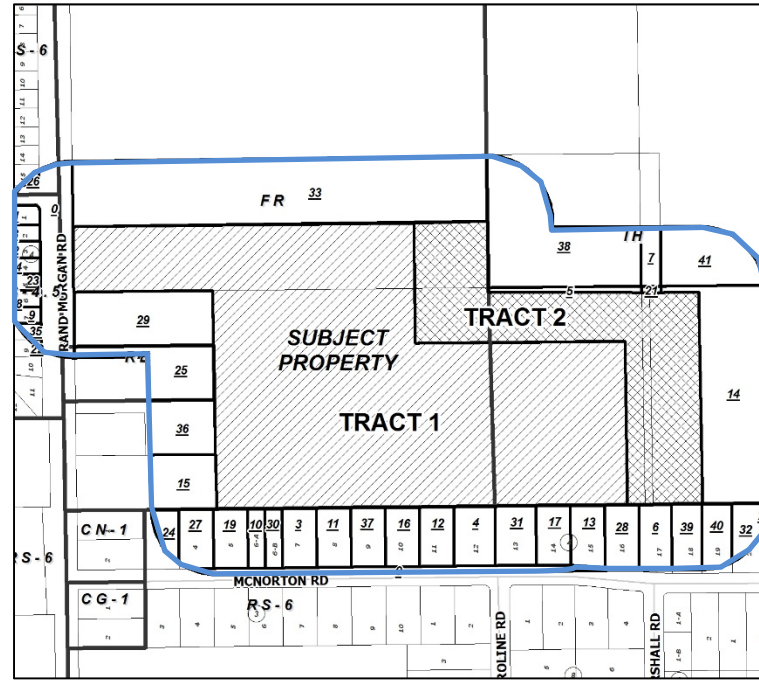
41 Notices mailed inside 200' buffer  
2 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Staff Recommendation

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**Approval of the  
"RS-6" Single-Family 6 District  
(21.568 acres) and "FR" Farm  
Rural District (6.660 acres)**

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