



# **Zoning Case #0716-02**

## **Shaws Development Joint Venture**

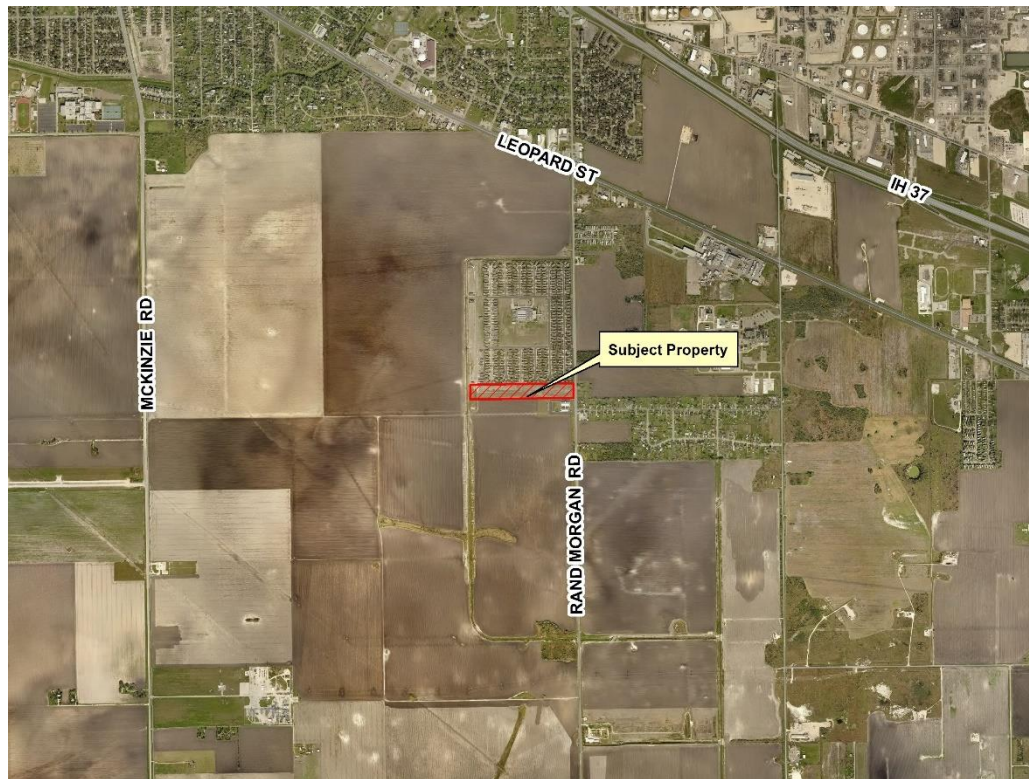
**From: “RS-6” Single-Family 6 District**

**To: “RS-4.5” Single-Family 4.5 District**

Planning Commission Presentation  
July 13, 2016

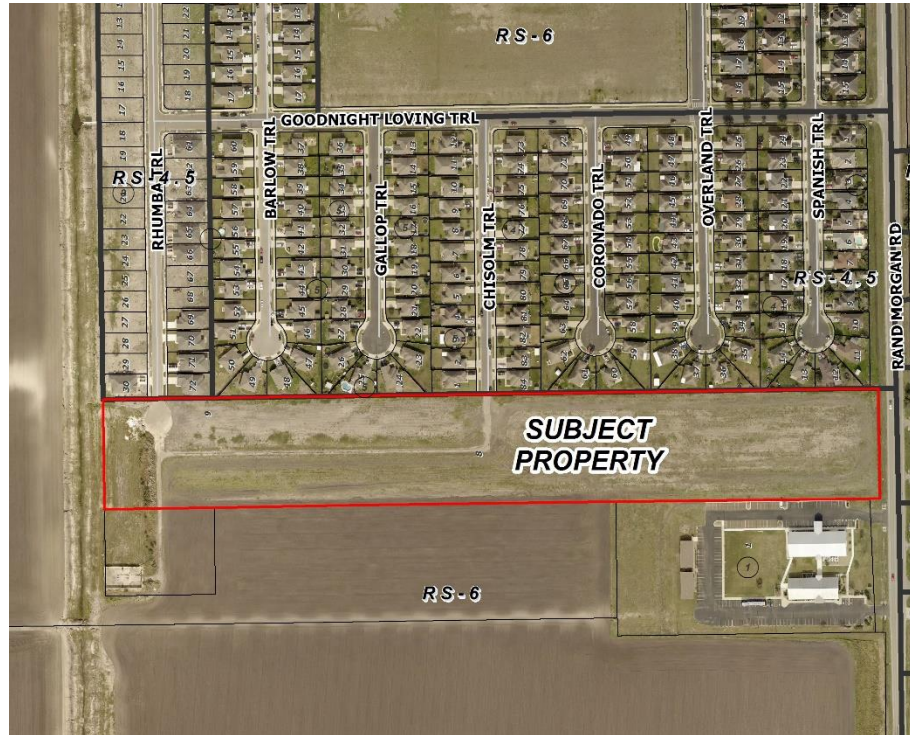


# Aerial Overview



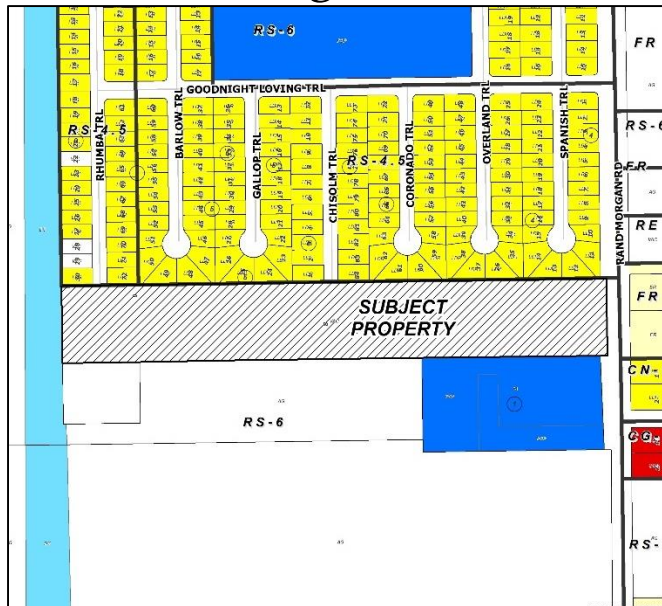


# Aerial

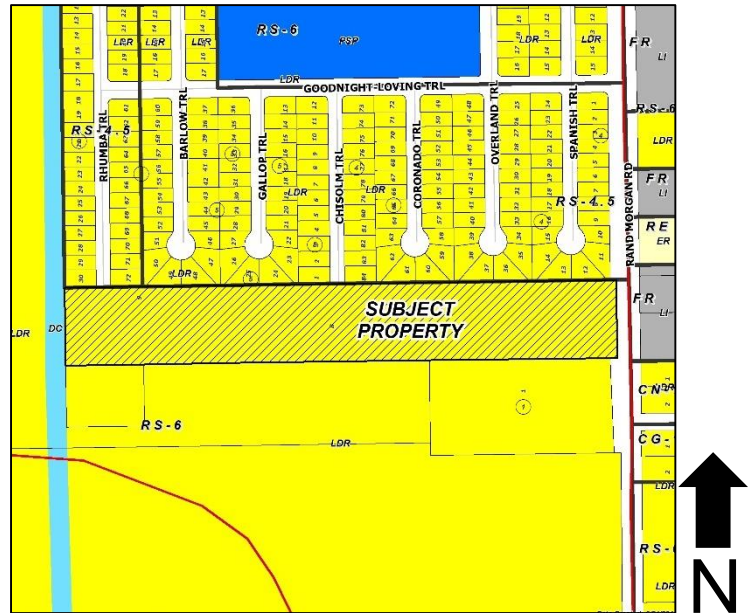




## Existing Land Use



## Future Land Use



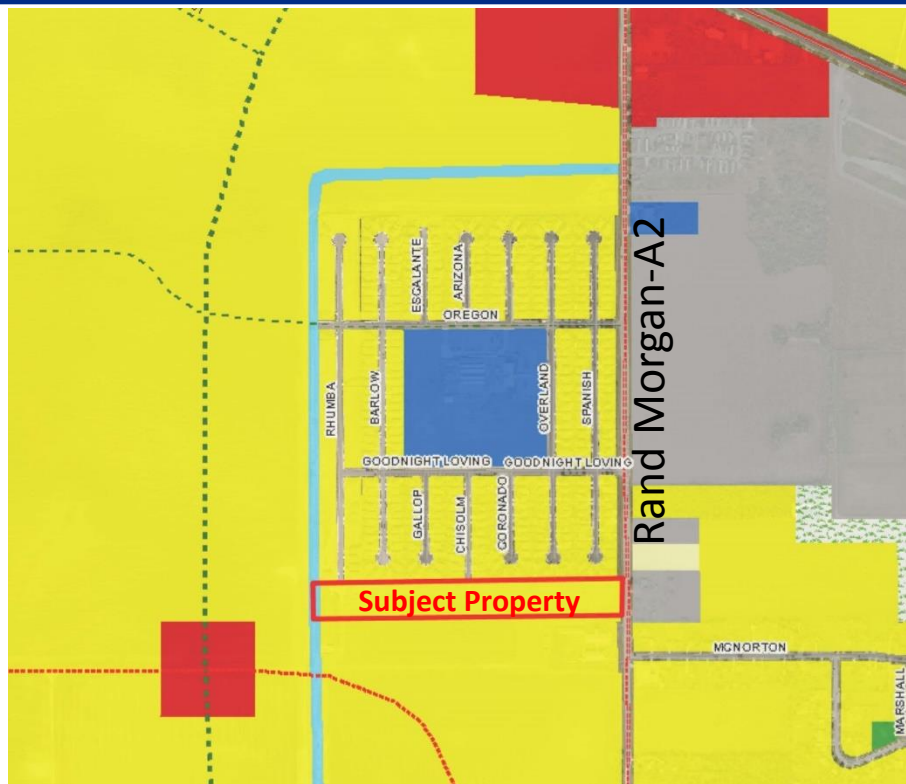
Vacant
  Low Density Residential
  Residential Estate

Public/Semi-Public
  Commercial
  Light Industrial





# Future Land Use Map





# West from Rand Morgan Road

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# North on Rand Morgan Road

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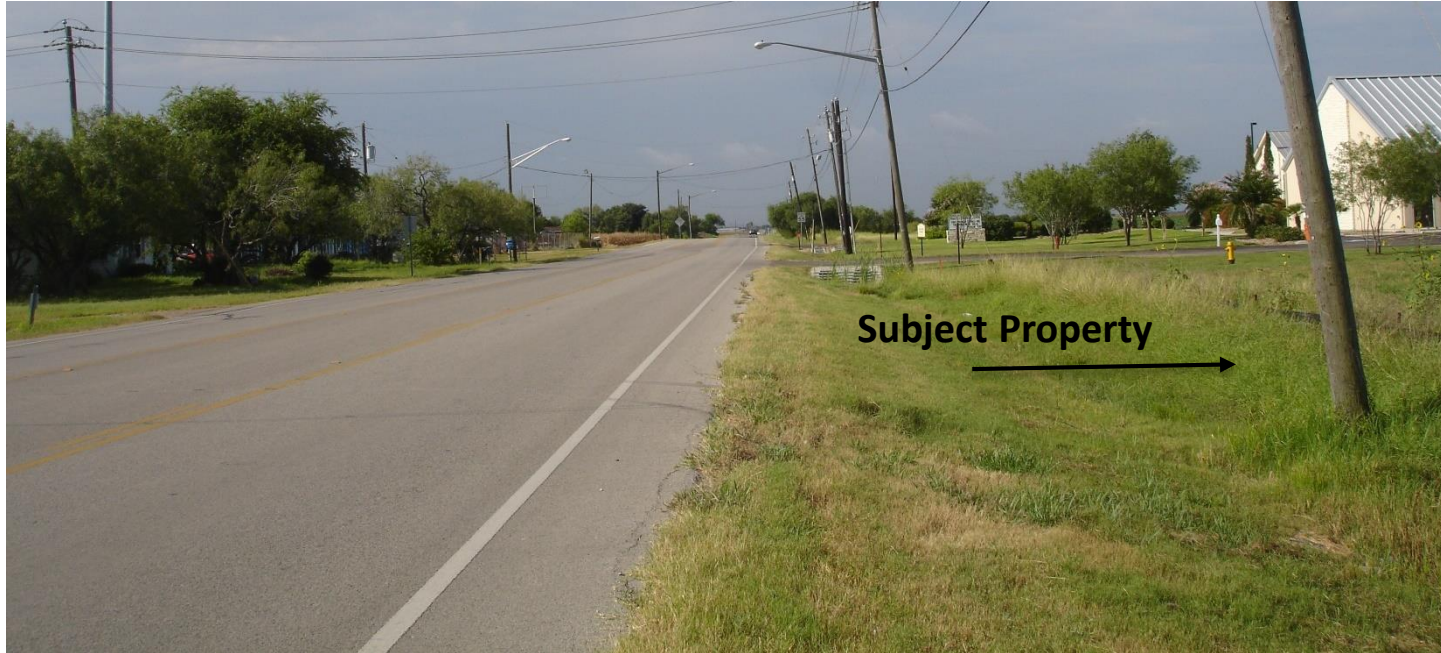






# South on Rand Morgan Road

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## Adjacent on South Property Line

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# Across Rand Morgan Road

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# Public Notification

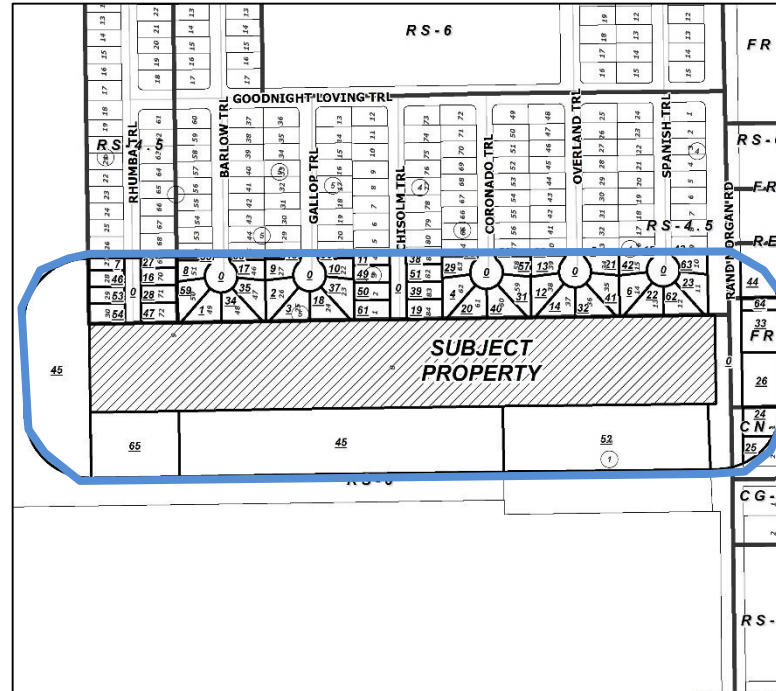
65 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Staff Recommendation

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Approval of the change of zoning to the  
“RS-4.5” Single-Family 4.5 District