



# **Zoning Case #0617-01**

## **MVR Construction Company**

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

**To:** “RS-6/PUD” Single-Family 6 District  
with a Planned Unit Development

Planning Commission Presentation  
June 14, 2017



# Aerial Overview





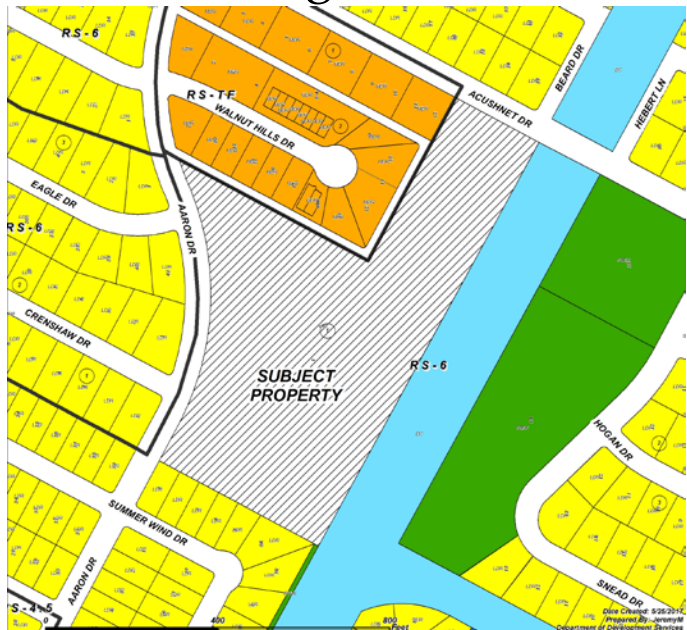
# Subject Property at 6746 Aaron Drive





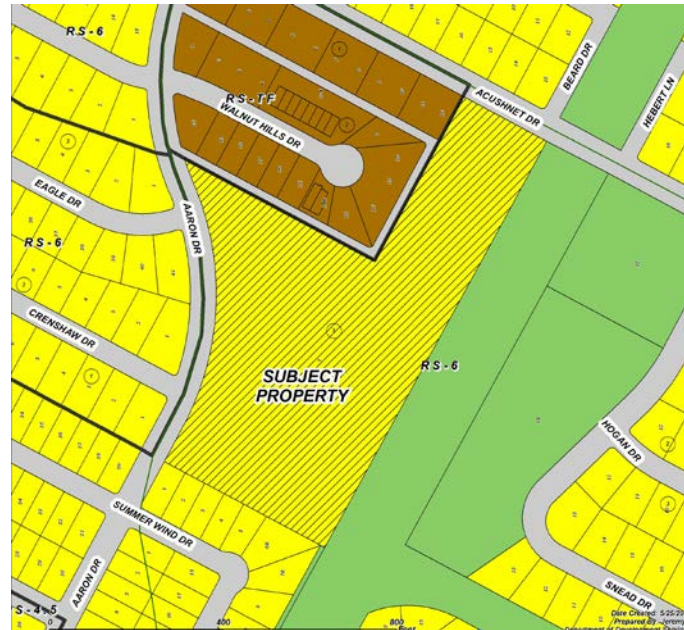


## Existing Land Use



- |                            |                         |          |
|----------------------------|-------------------------|----------|
| Vacant                     | Low Density Residential | Drainage |
| Medium Density Residential | Park                    |          |

## Future Land Use



- |                            |                      |
|----------------------------|----------------------|
| Medium Density Residential | Permanent Open Space |
| High Density Residential   |                      |





# Subject Property, East on Aaron Drive

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# Aaron Drive, North of Subject Property





# Aaron Drive, West of Subject Property







# Aaron Drive, South of Subject Property







# Subject Property, East on Aaron Drive





# Public Notification

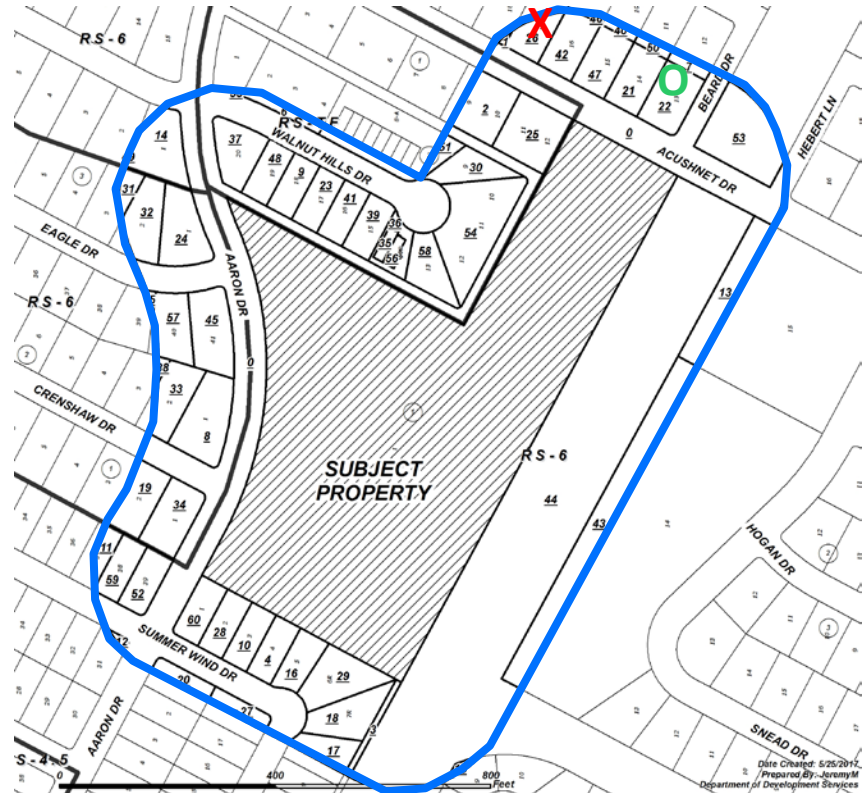
60 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (0.68%)



In Favor: 1







# Planned Unit Development (PUD)

## Adjacent Land Use and Zoning

Adjacent Land Use/Zoning:  
North - RS-TF/Townhomes and RS-6/Subdivision  
South - RS-6/Subdivision  
East - RS-6/Schanen Ditch  
West - RS-6/Subdivision

## Legend

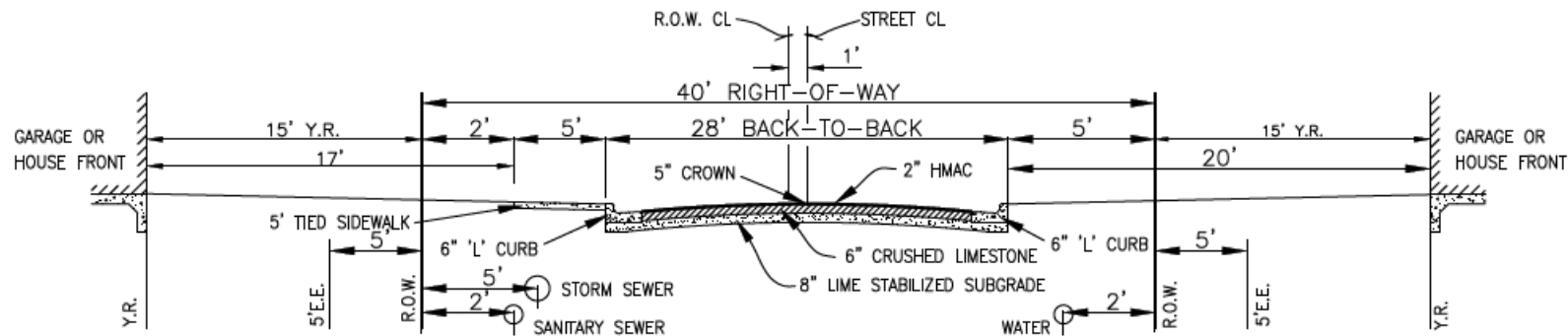
- Planned Unit Development (PUD) Boundary
- Residential Lot
- Streets



Lot Layout



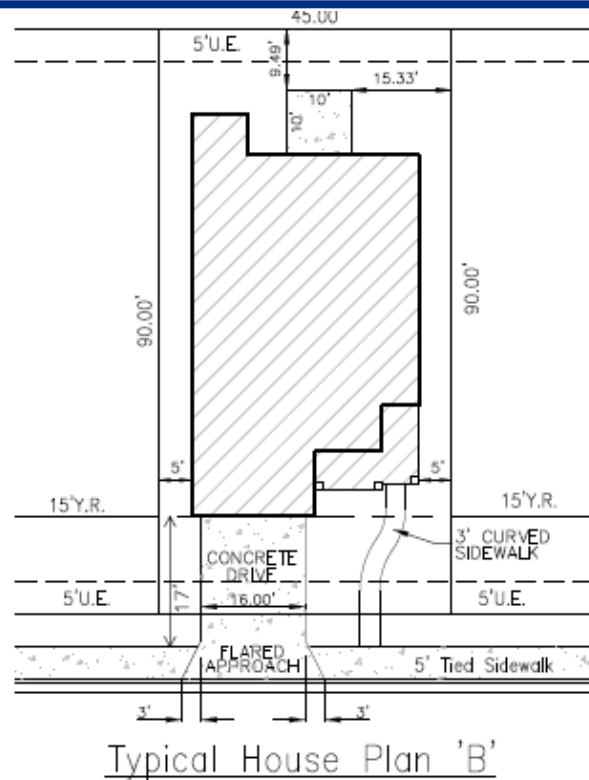
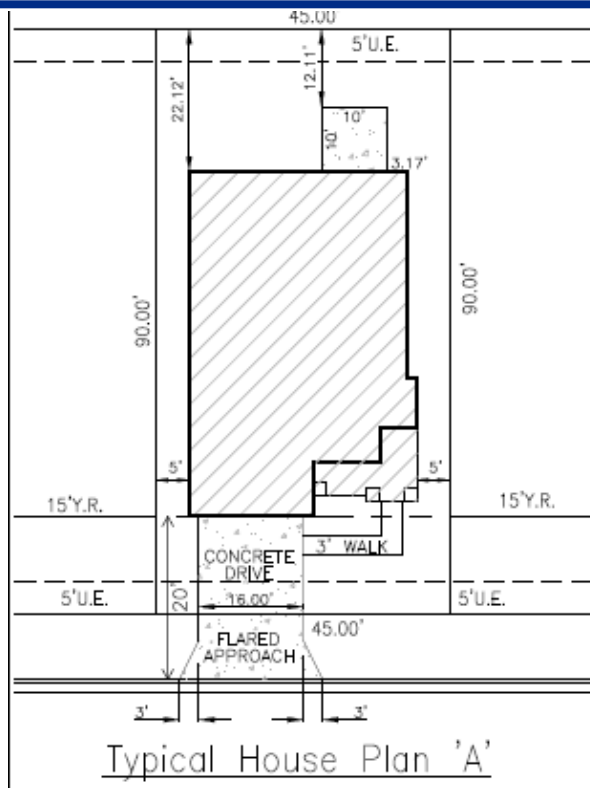
# Planned Unit Development (PUD)







# Planned Unit Development (PUD)





# Staff Recommendation

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## **Approval of the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development**