



# **Zoning Case #0917-04**

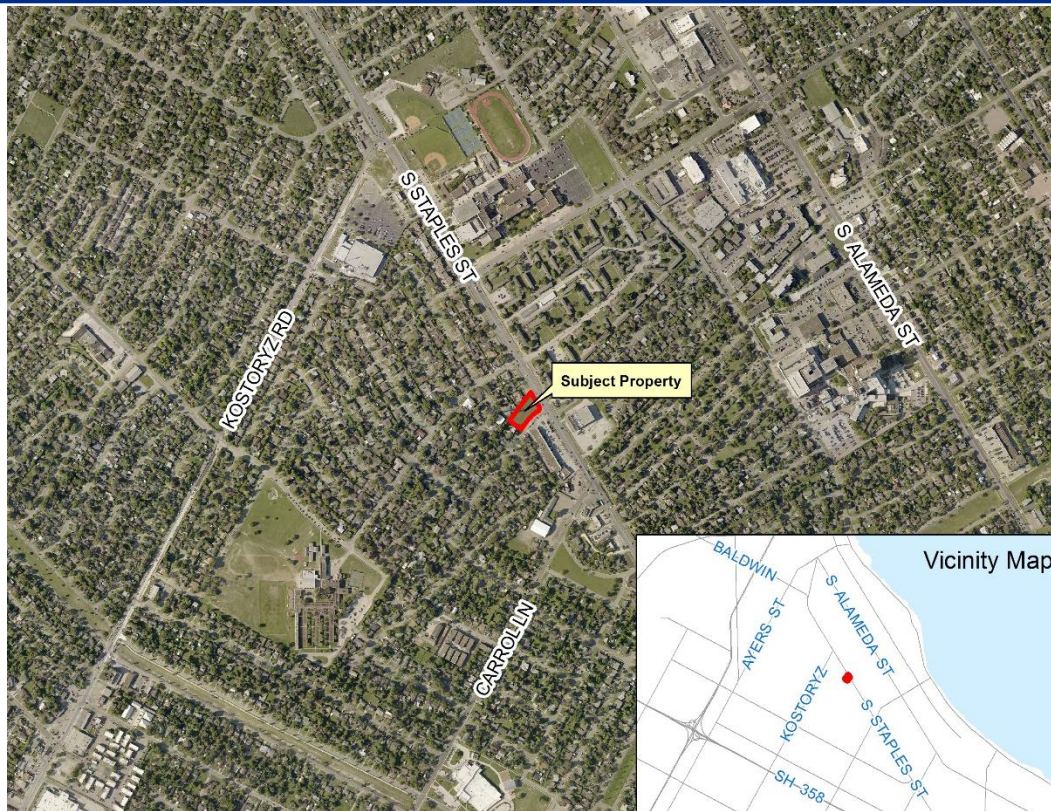
## **Eugene and Celeste Guernsey**

**From:** “RS-6” Single Family 6 District  
**To:** “ON” Neighborhood Office District

Planning Commission Presentation  
October 4, 2017



# Aerial Overview





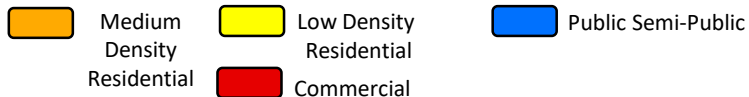
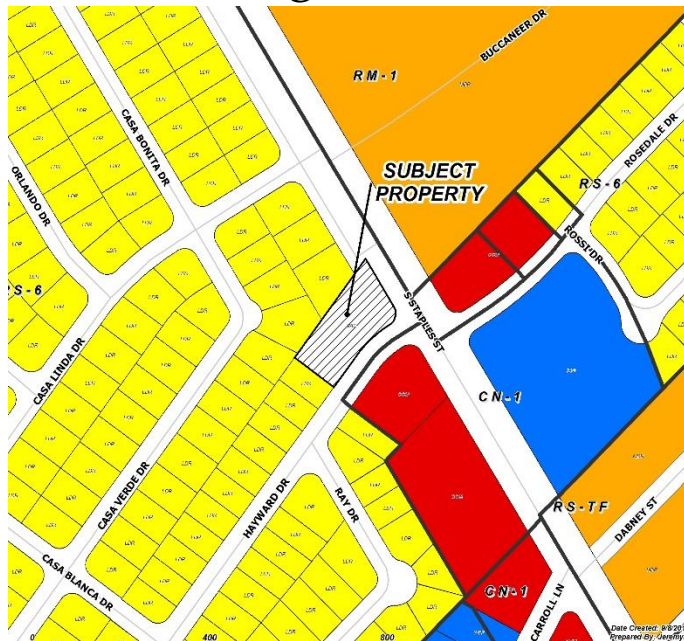
# Subject Property at 3413 S. Staples Street



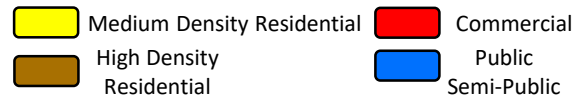
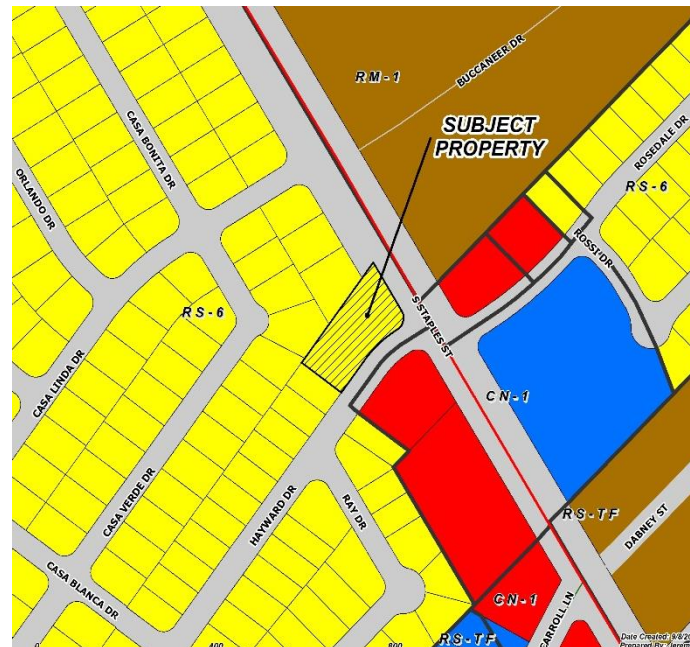




## Existing Land Use



## Future Land Use





# Subject Property, West on Hayward Drive





# South Staples Street Viewing North



**Subject Property**





# Hayward Drive Viewing East of Subject Property



**Subject Property**



# Hayward Drive Viewing South of Subject Property







# South Staples Street, South of Subject Property





# Public Notification

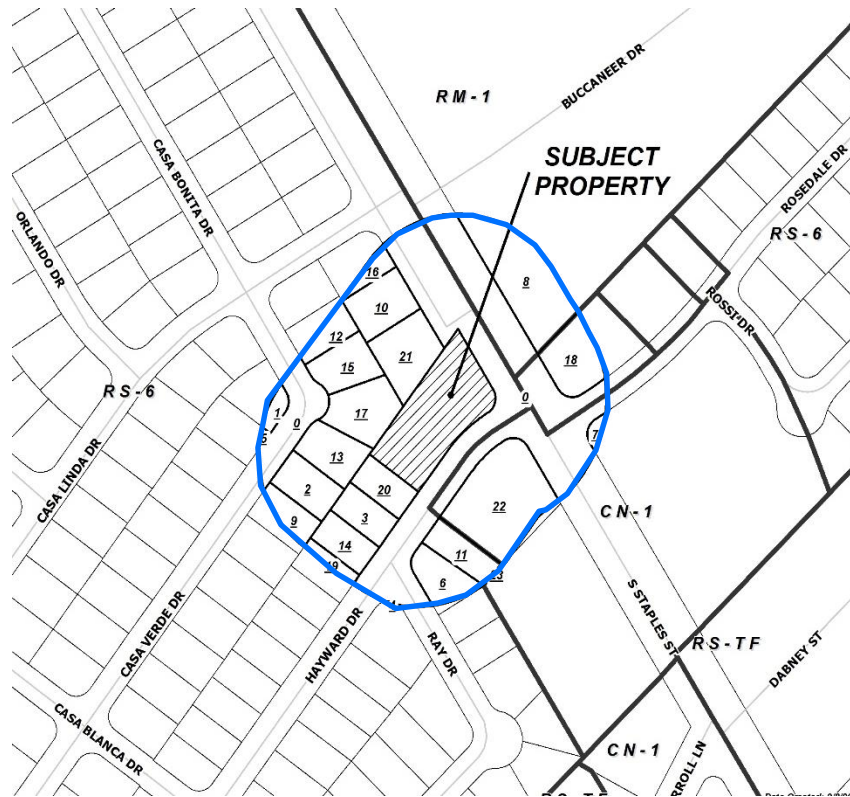
23 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

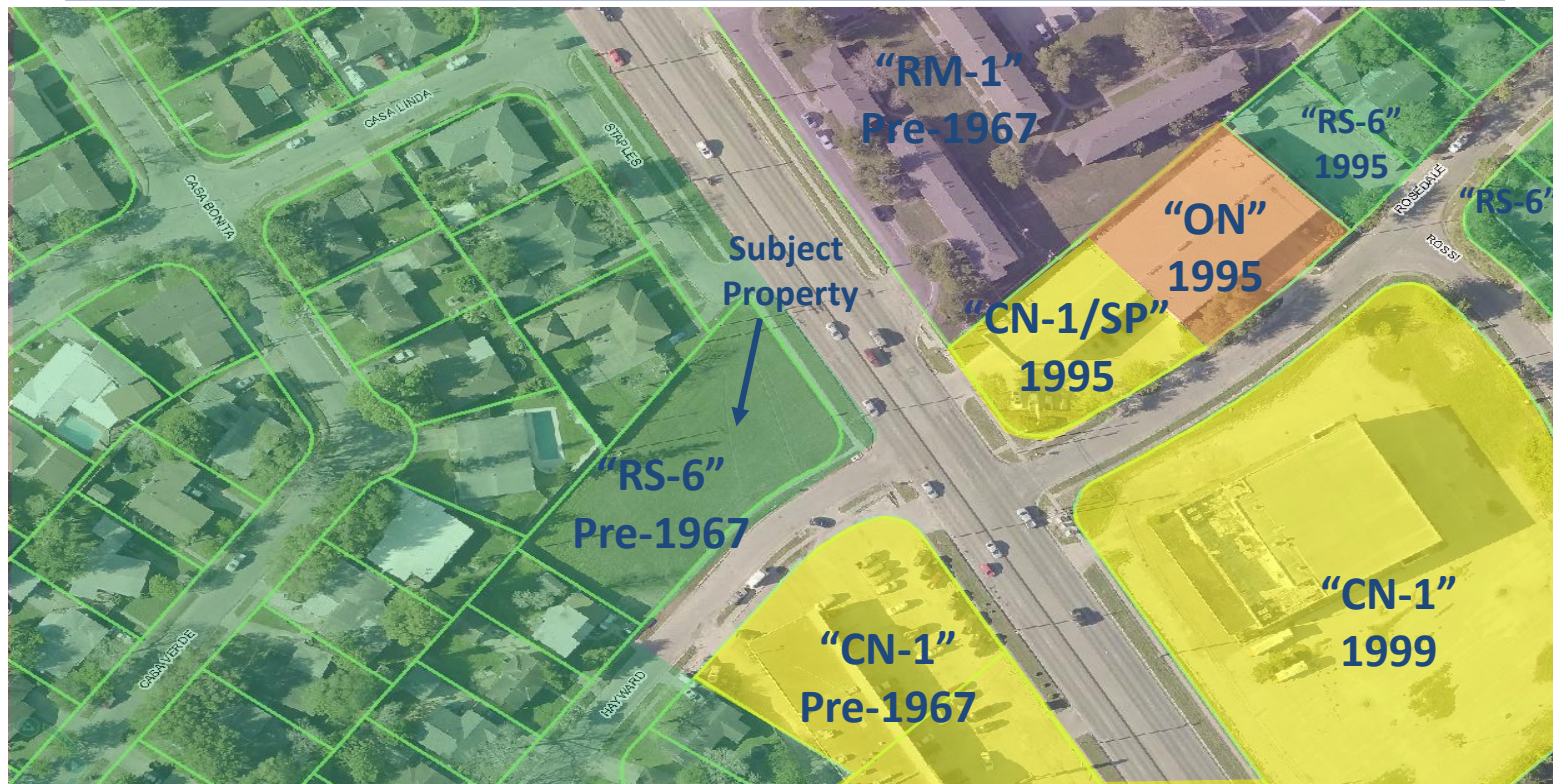


In Favor: 0





# Zoning Pattern







# UDC Requirements



Buffer Yards: "ON" to "RS-6":  
Type C: 10'/15 pts.

Setbacks:

Street: 15'

Side: 10'

\*and no less than the  
horizontal distance of twice the  
vertical height of the structure  
Rear: 10'



# Staff Recommendation

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## **Approval of the “ON” Neighborhood Office District**