



# **Zoning Case #1017-05**

## **Hunt Enterprises, Ltd.**

### **Tract 1:**

**From:** “RM-3” Multifamily 3 District

**To:** “CG-2” General Commercial District

### **Tract 2:**

**From:** “CG-2” General Commercial District

**To:** “RM-3” Multifamily 3 District

Planning Commission Presentation

October 18, 2017

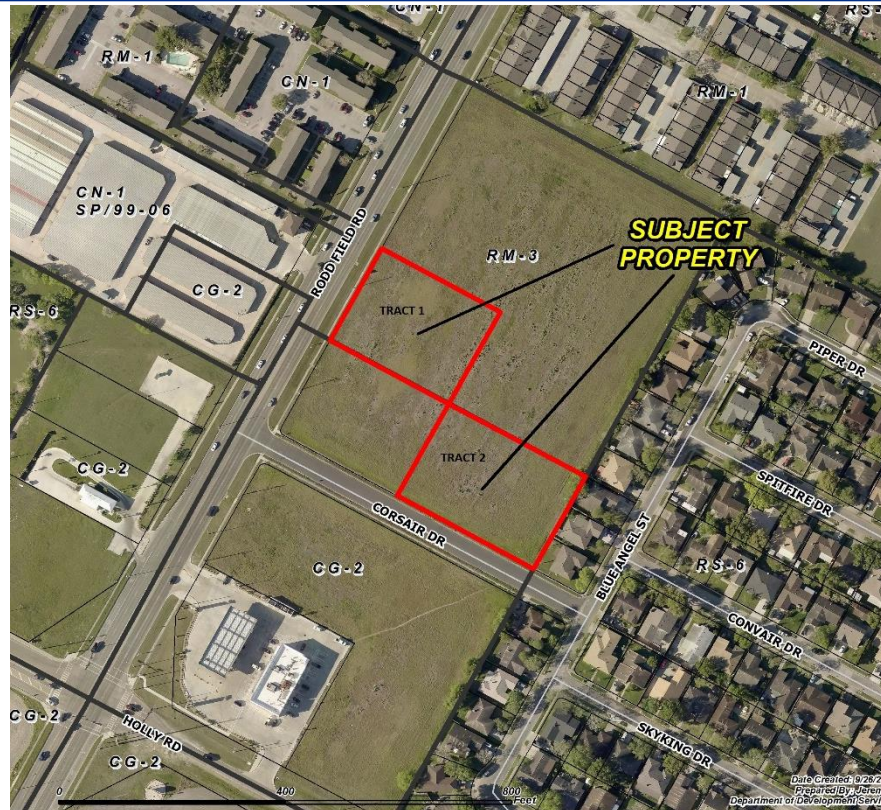


# Aerial Overview





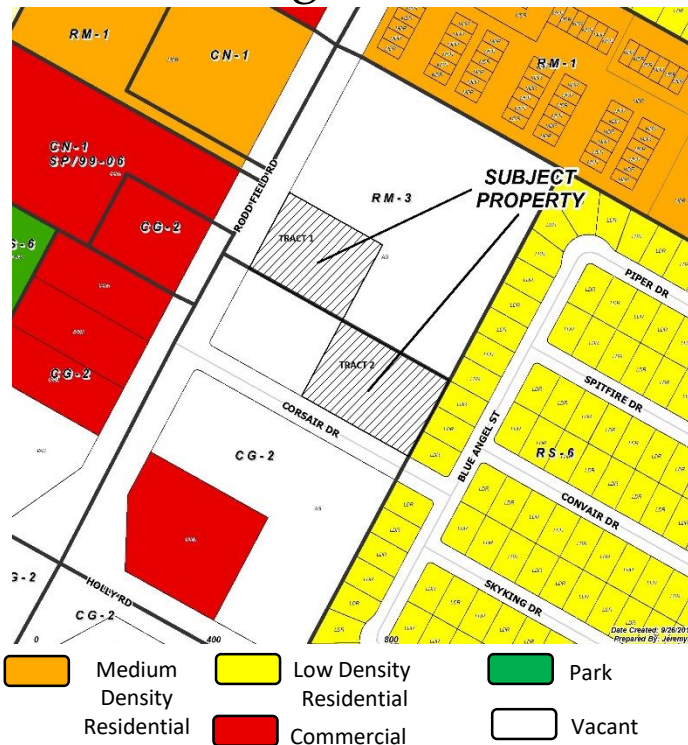
# Subject Property at 1902 Rodd Field Road



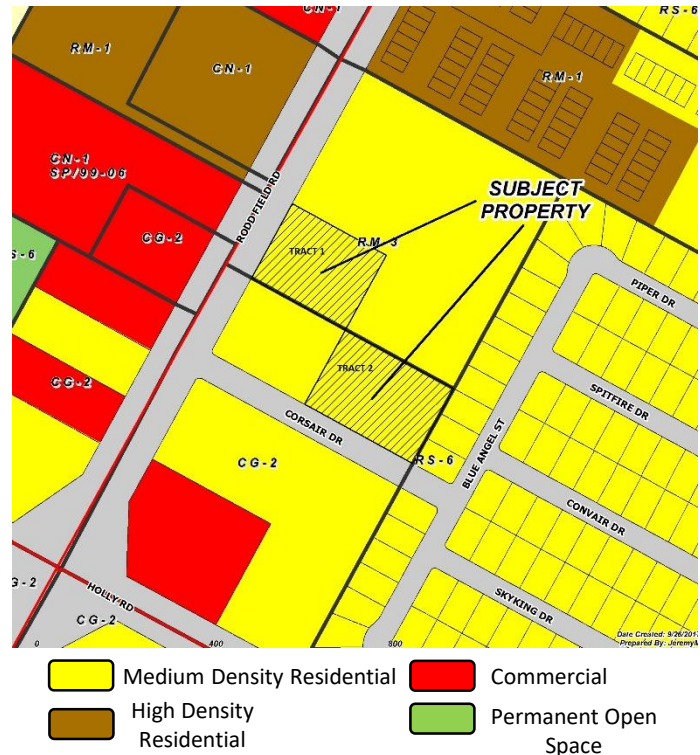




## Existing Land Use



## Future Land Use





# North on Rodd Field





# East from Rodd Field Road

---







# West Across Rodd Field





# Subject Property Corsair Drive Frontage

---







# East on Corsair Drive





# South Across Corsair Drive From Subject Property

---





# Public Notification

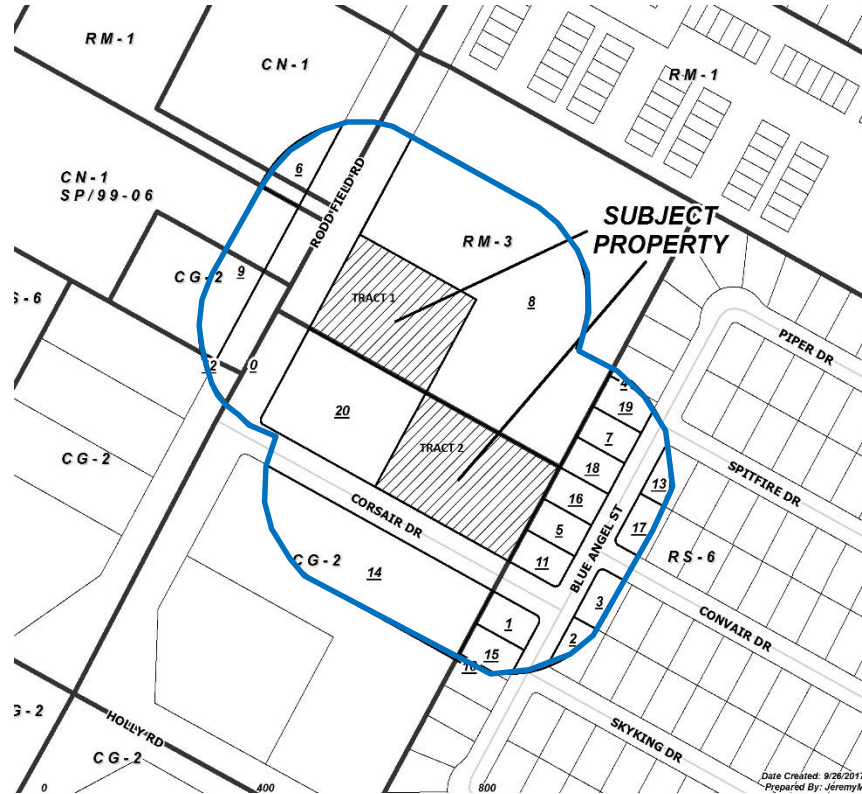
20 Notices mailed inside 200' buffer  
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



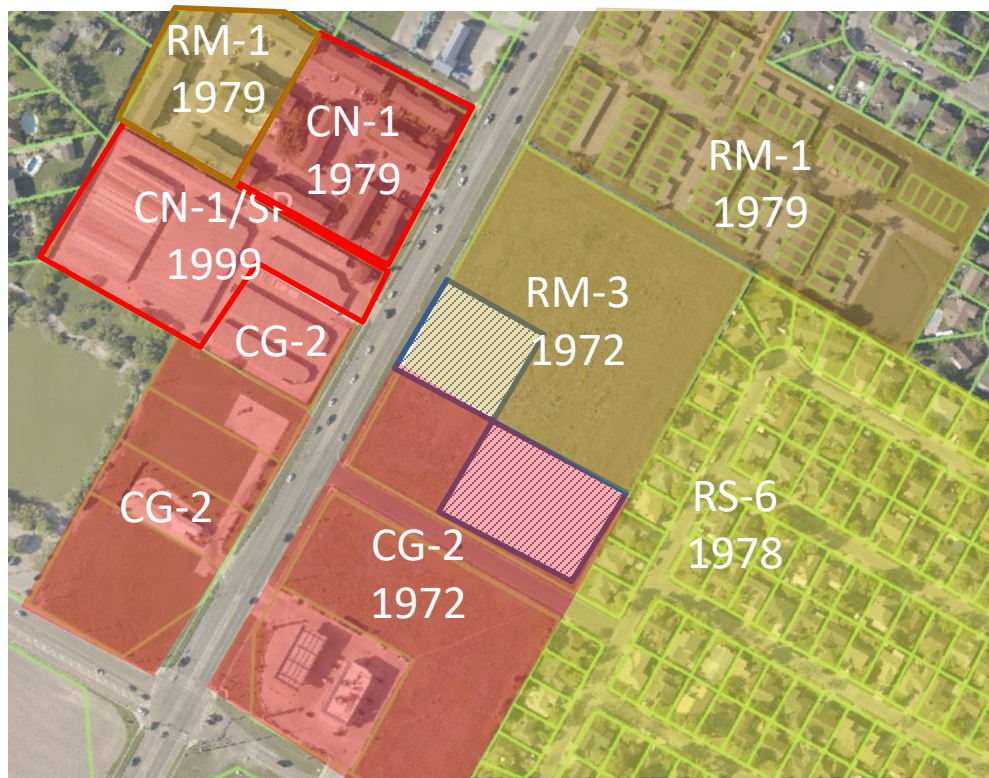
In Favor: 0





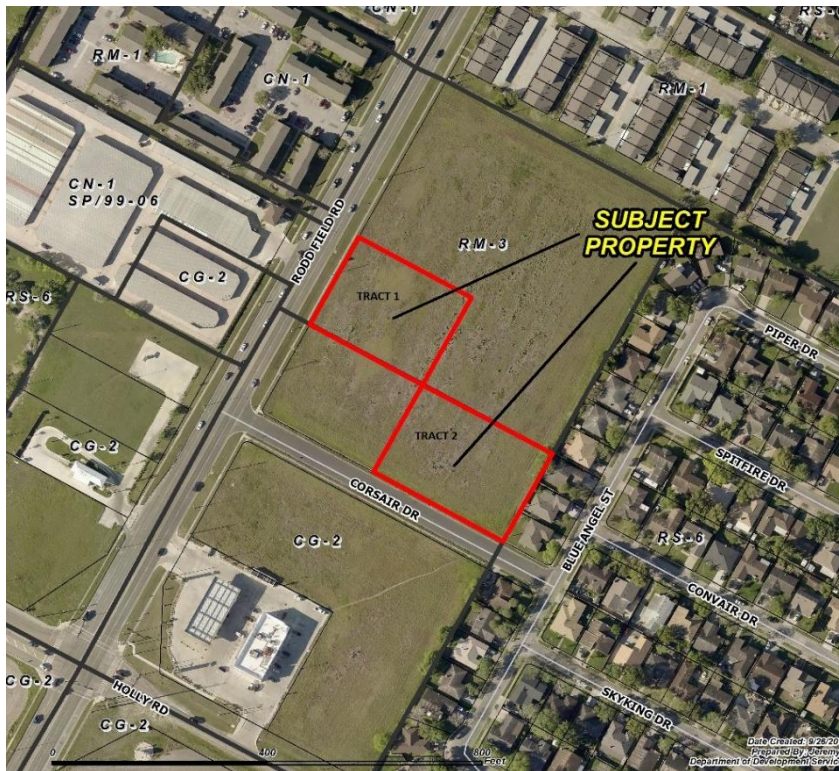


# Zoning Pattern





# UDC Requirements



## Buffer Yards:

"RM-3" to "CG-2":

Type A: 10'/5 pts.

"RM-3" to "RS-6":

Type B: 10'/10 pts.

## Setbacks:

RM-3 and CG-2

Street: 20'

Side: 10'

Rear: 10'



# Staff Recommendation

---

## Approval of the change of zoning

### Tract 1

**From: "RM-3" Multifamily 3 District**

**To: "CG-2" General Commercial District**

### Tract 2

**From: "CG-2" General Commercial District To:  
"RM-3" Multifamily 3 District for Tract 2**

---