



Zoning Case #0118-03

Lowm, Inc.

From: “CG-1” General Commercial District and
“RS-6” Single-Family 6 District

To: “RS-22” Single-Family 22 District

Planning Commission Presentation
January 24, 2018



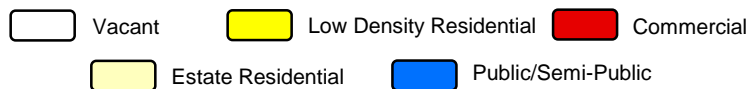
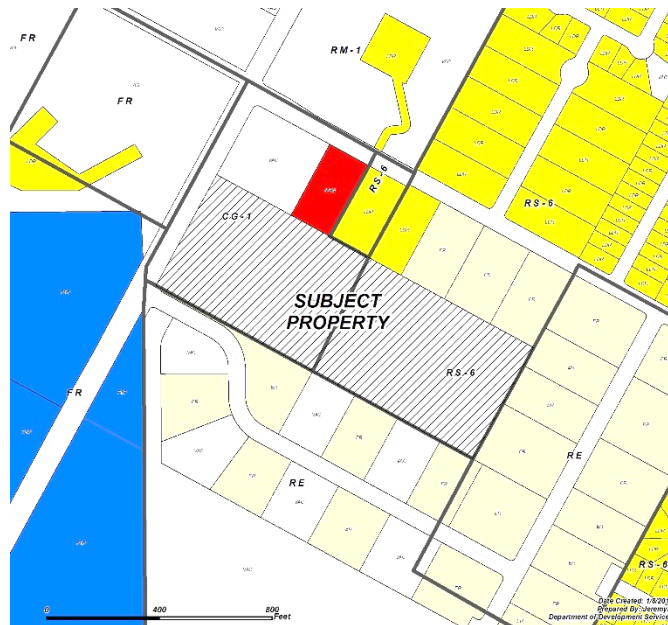


Subject Property at 2722 Flour Bluff Drive

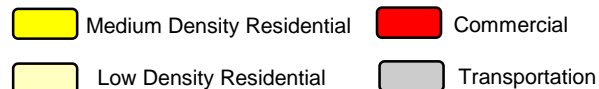
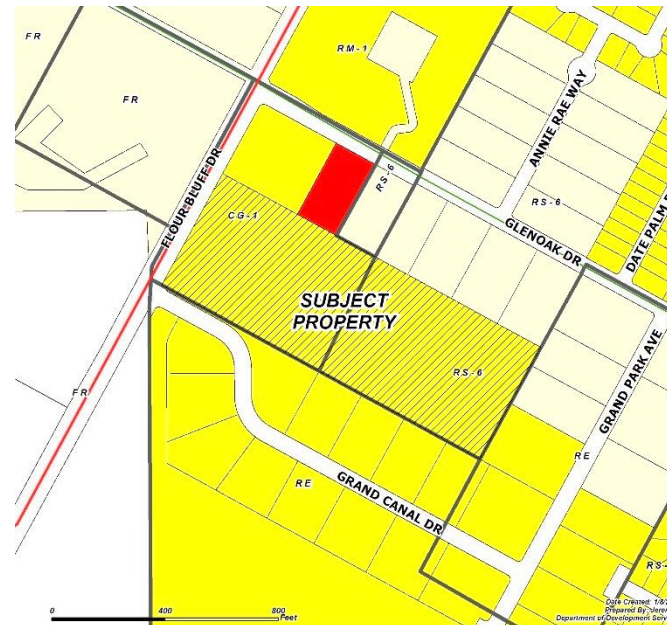




Existing Land Use



Future Land Use





Subject Property, East on Flour Bluff Drive





Flour Bluff Drive, South of Subject Property





Flour Bluff Drive, West of Subject Property





Flour Bluff Drive, North of Subject Property





Public Notification

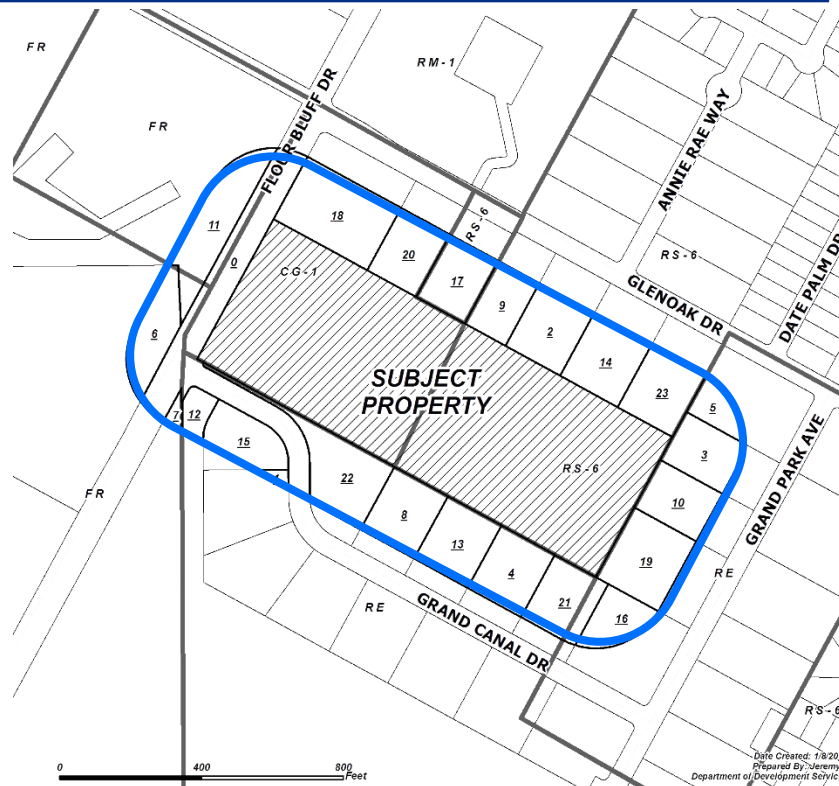
23 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

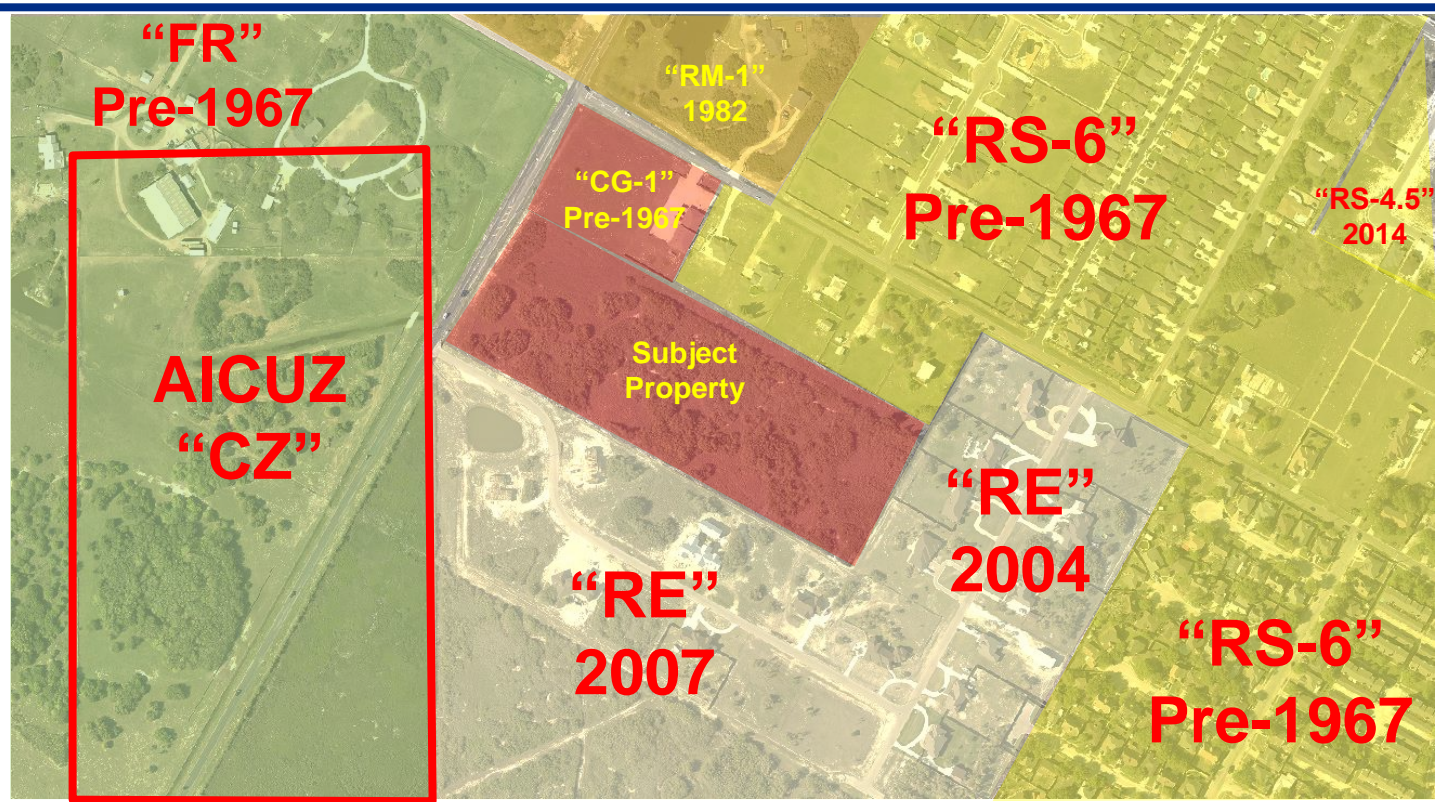


In Favor: 0



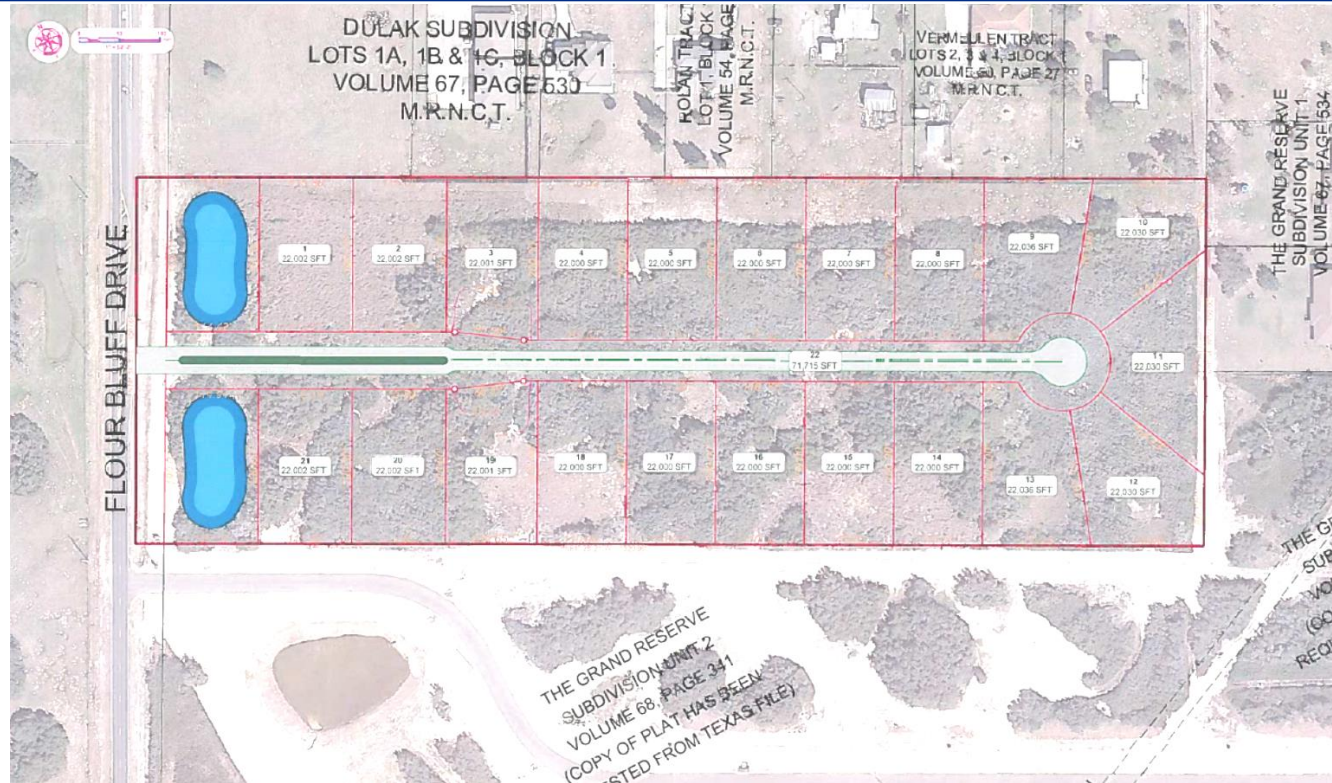


Zoning Pattern





Site Plan





UDC Requirements



Buffer Yards: "RS-22" to "CG-1"
15 feet and 15 points

Min. Lot Size: 22,000 sq. ft. (1/2 acre)

Min. Lot Width: 100 ft.

Max Height: 35 ft.

Min. Open Space: 30%

Setbacks: Street: 25 feet
Side: 10 feet
Rear: 10 feet

Parking: 2 per dwelling unit

Uses Allowed: Single-Family Homes.



Staff Recommendation

Approval of the change of zoning from the “CG-1” General Commercial District and the “RS-6” Single-Family 6 District to the “RS-22” Single-Family 22 District.