



# **Zoning Case #0318-01**

## **Estate of Margaret J. Pasztor**

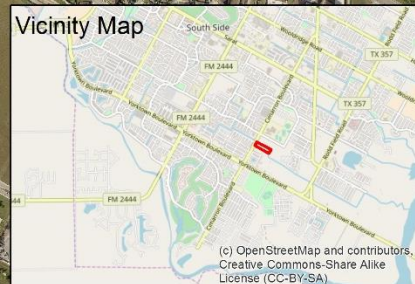
**From:** “FR” Farm Rural District

**To:** “RM-2” Multifamily 2 District

Planning Commission Presentation  
April 4, 2018



# Aerial Overview





# Subject Property at 3902 Cimarron Boulevard

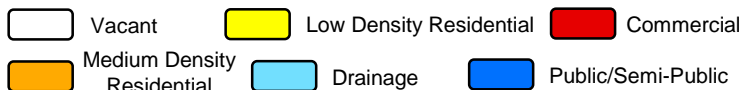
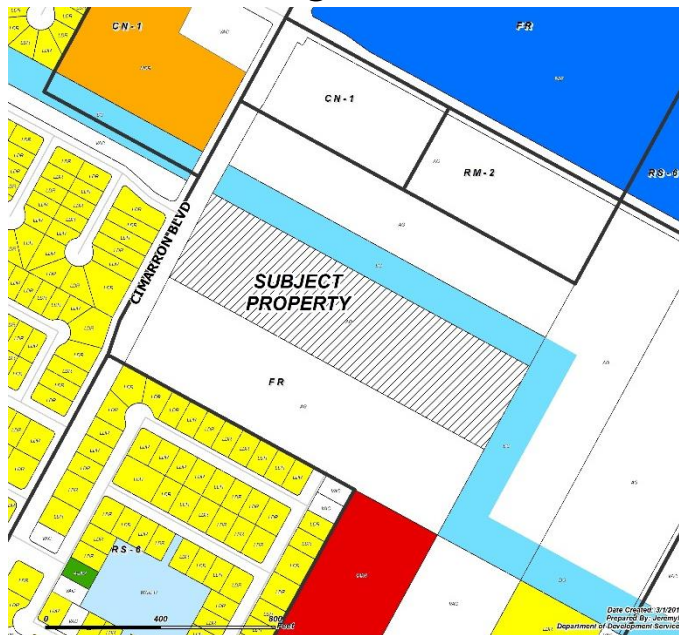




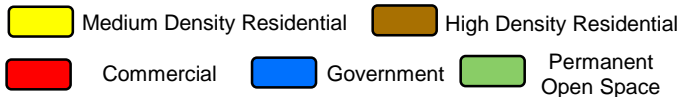
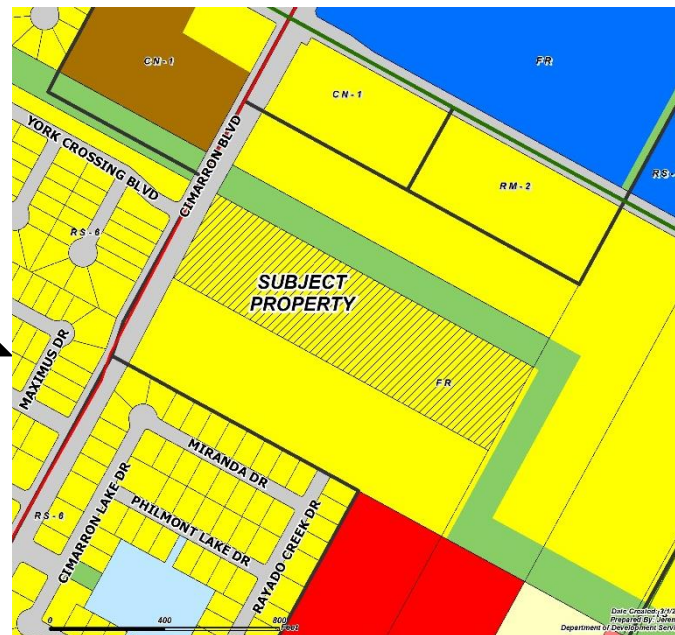


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, East on Cimarron Boulevard





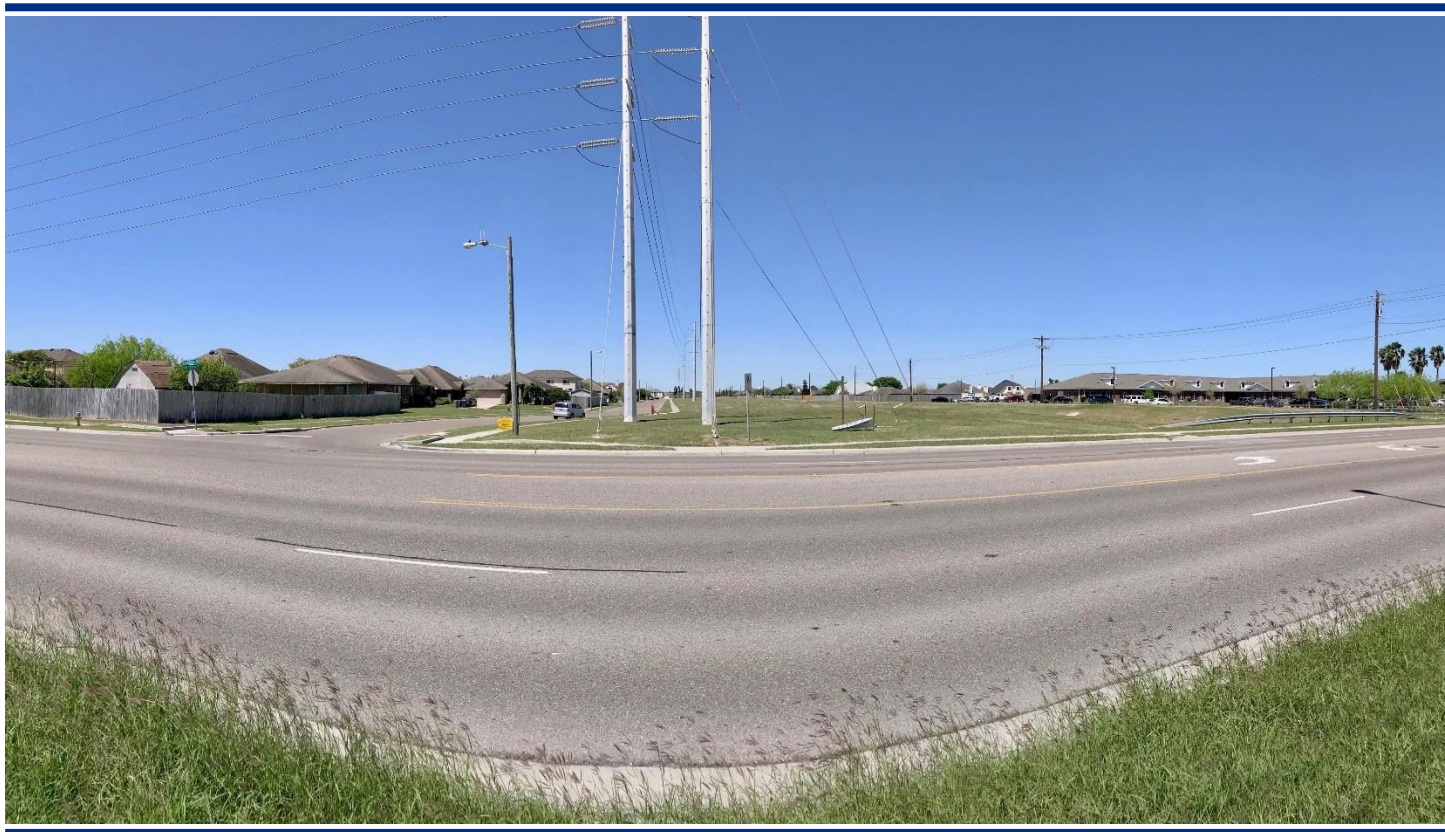
# Cimarron Boulevard, South of Subject Property







# Cimarron Boulevard, West of Subject Property





# Cimarron Boulevard, North of Subject Property







# Public Notification

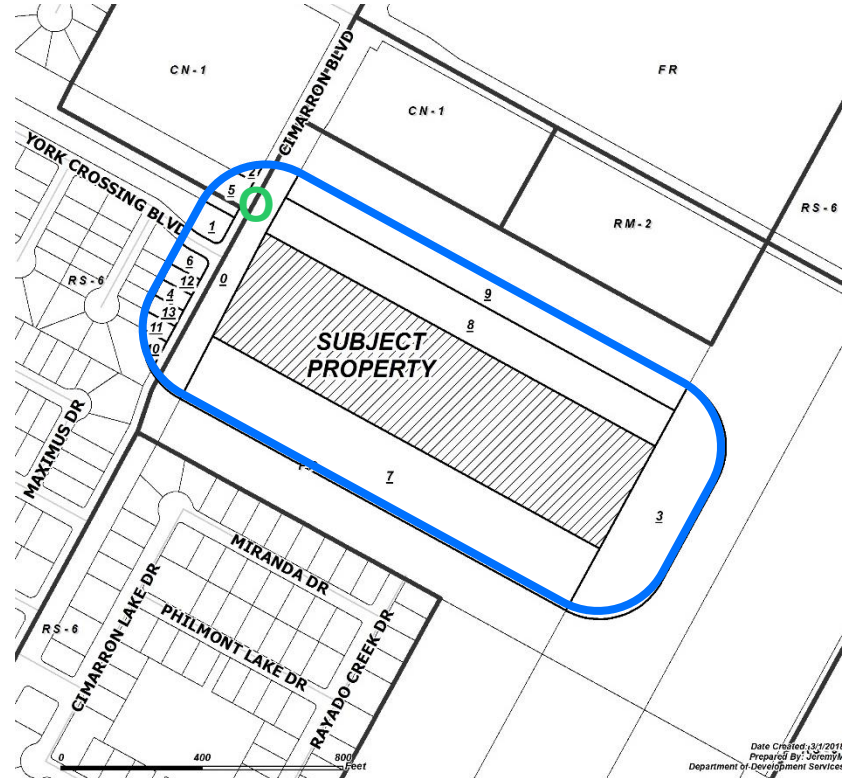
13 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



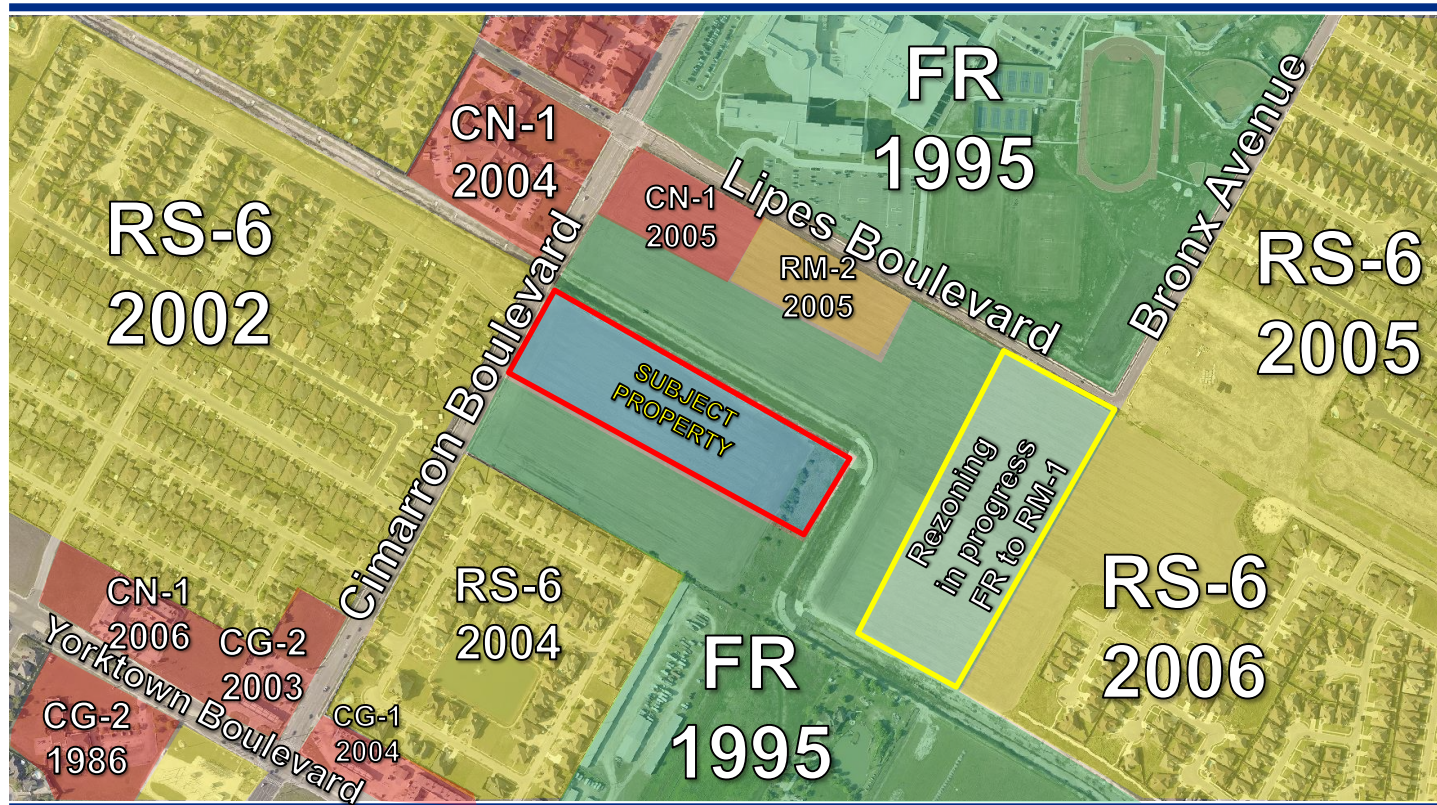
In Favor: 1



Date Created: 3/1/2011  
Prepared by: Veronica  
Department of Development Services

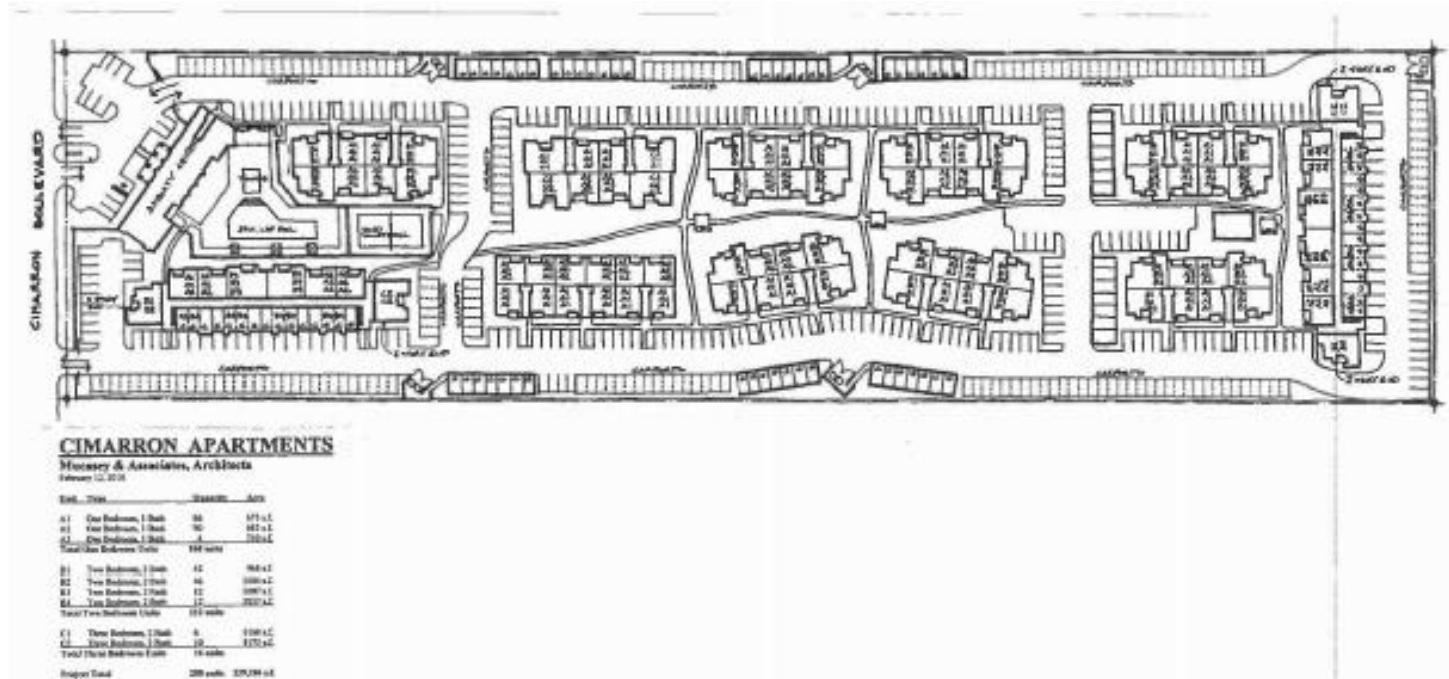


# Zoning Pattern





# Site Plan







# UDC Requirements



Buffer Yards: N/A (Drainage ROW)  
FR to South

Setbacks: Street: 20 feet  
Side & Rear: 10 feet  
Rear: 2:1 Setback (height)

Parking: 1 BR – 1.5 spaces/unit  
2 BR – 2 spaces/unit  
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting  
Standards

Uses Allowed: Single-Family Homes,  
Duplexes, Apartments, and Day Care  
Uses.



# Staff Recommendation

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**Approval** of the change of zoning from the  
“FR” Farm Rural District to the “RM-2”  
Multifamily 2 District.