



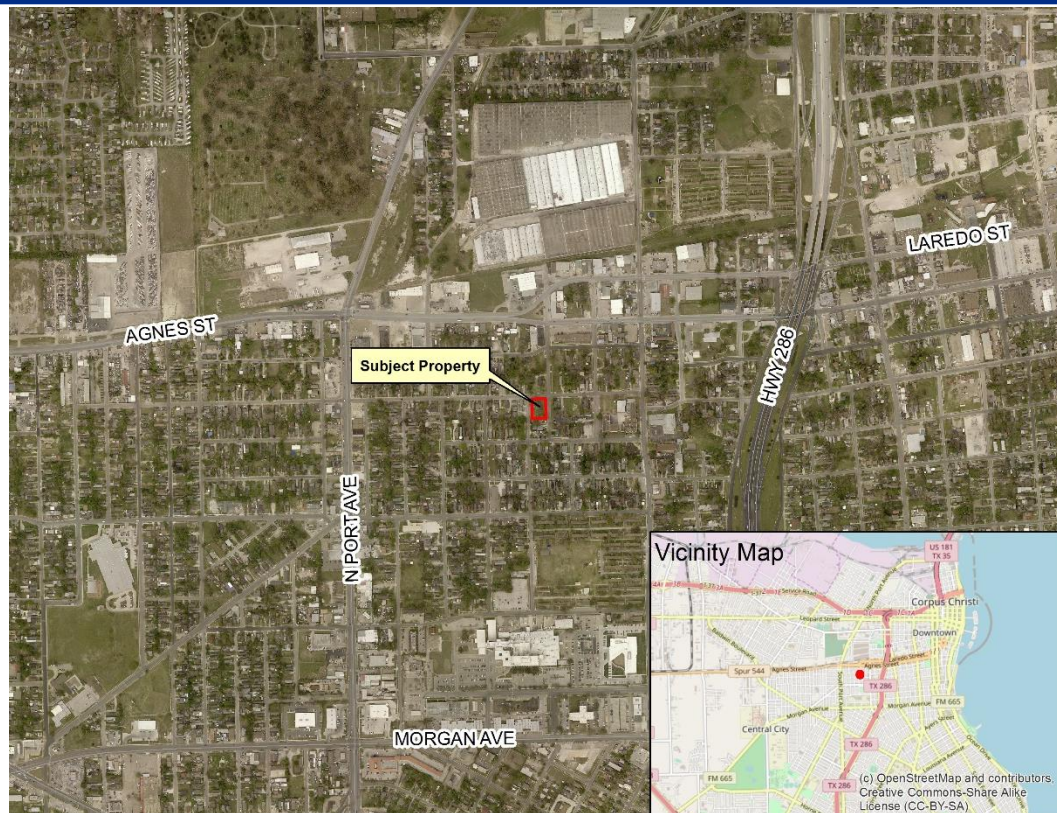
Zoning Case #0718-01 Siempre Mas

Rezoning for a Property at 2407 Mary Street

Planning Commission Presentation
July 11, 2018

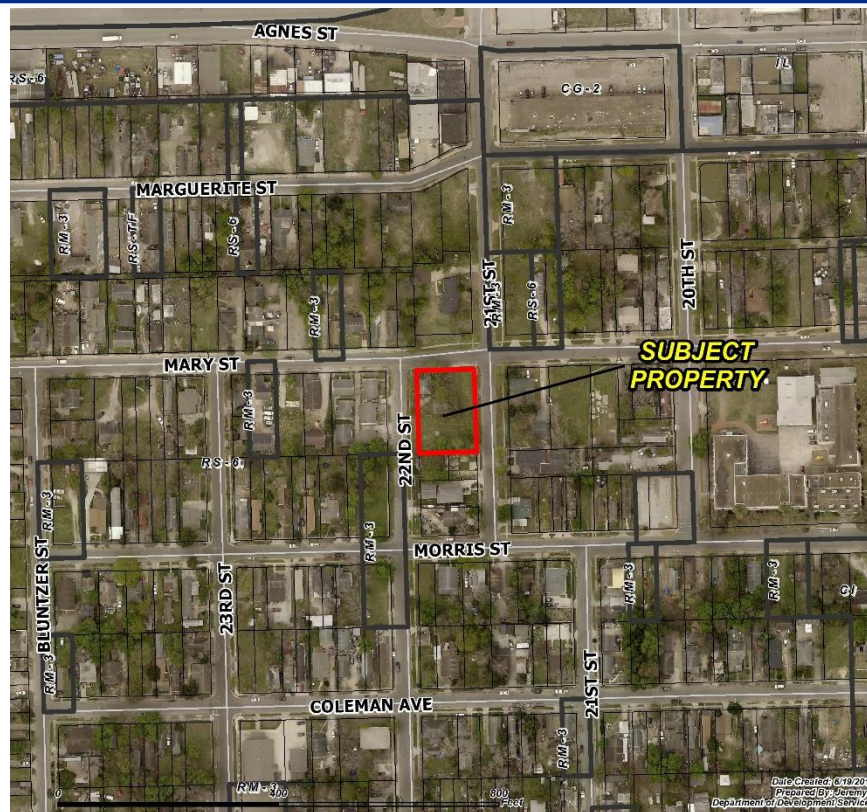


Aerial Overview





Subject Property at 2407 Mary Street



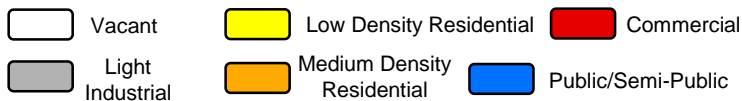
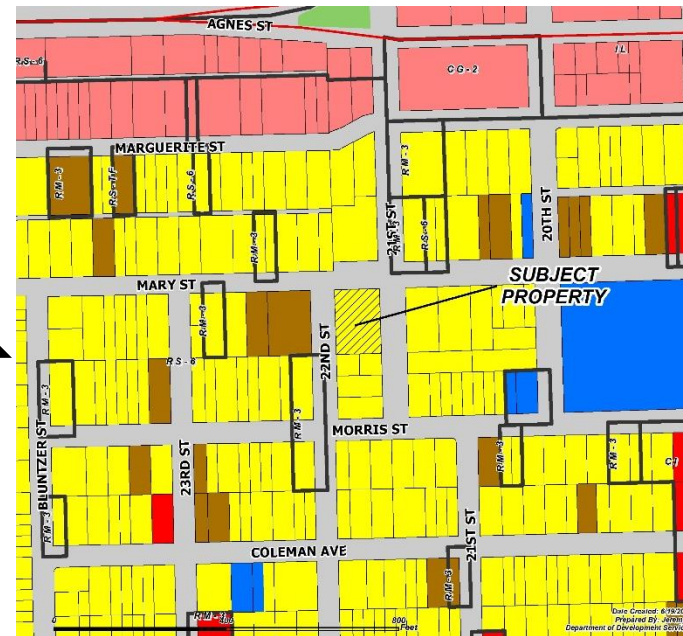


Land Use

Existing Land Use



Future Land Use





Subject Property, South on Mary Road





Mary Street, West of Subject Property





Mary Street, North of Subject Property





Compton Road, East of Subject Property





Public Notification

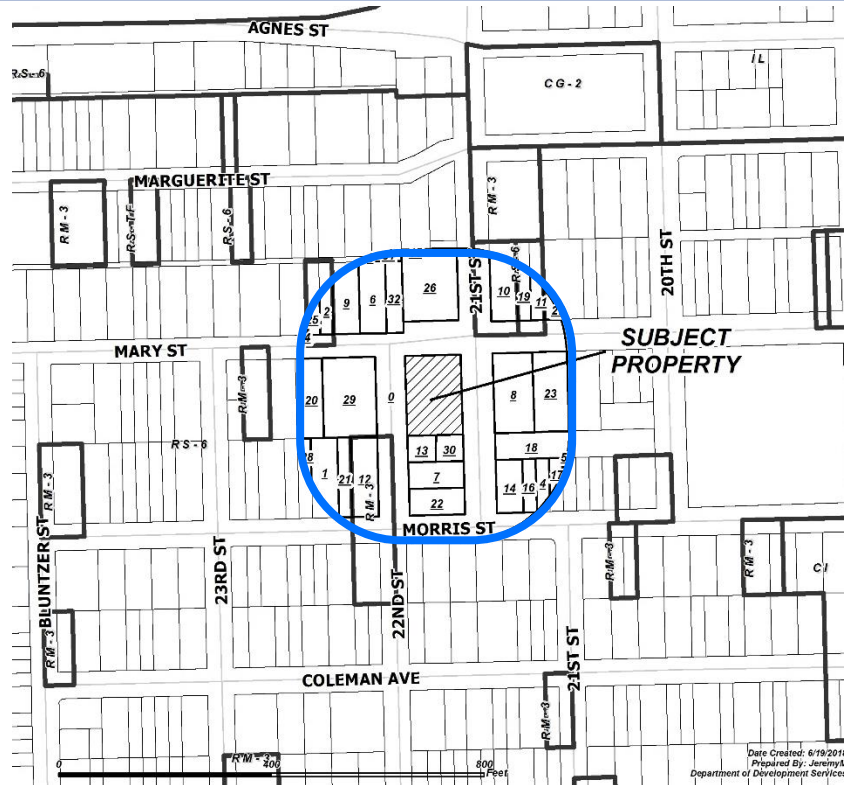
32 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

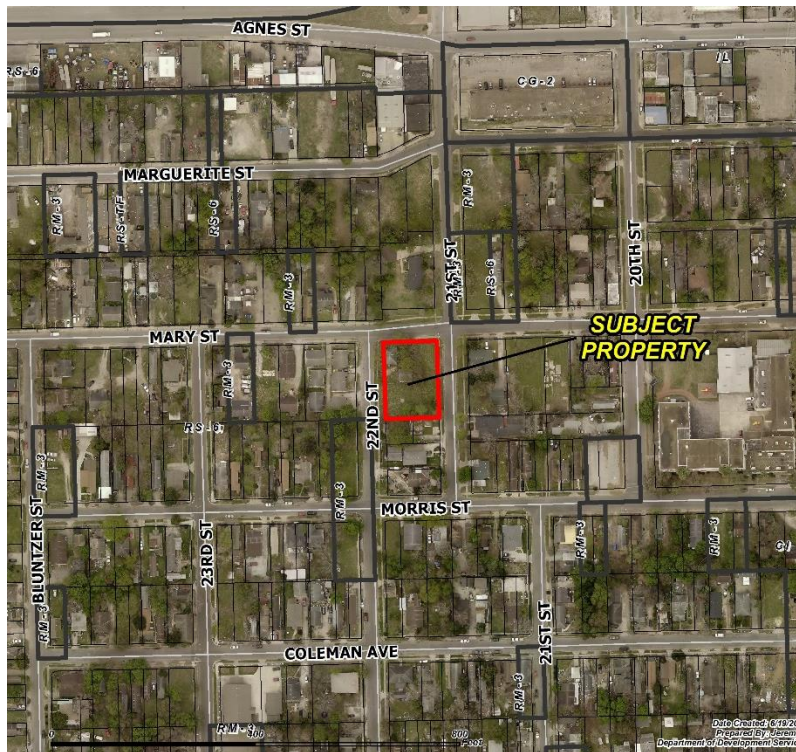


In Favor: 0





UDC Requirements



Buffer Yards: RM-1 to RS-6:
Type A: 5 pts.

Setbacks: Street: 20 feet
Street (Corner): 15 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

Approval of the change of zoning from the
“RS-6” Single-Family District to the “RM-1”
Multifamily District .