



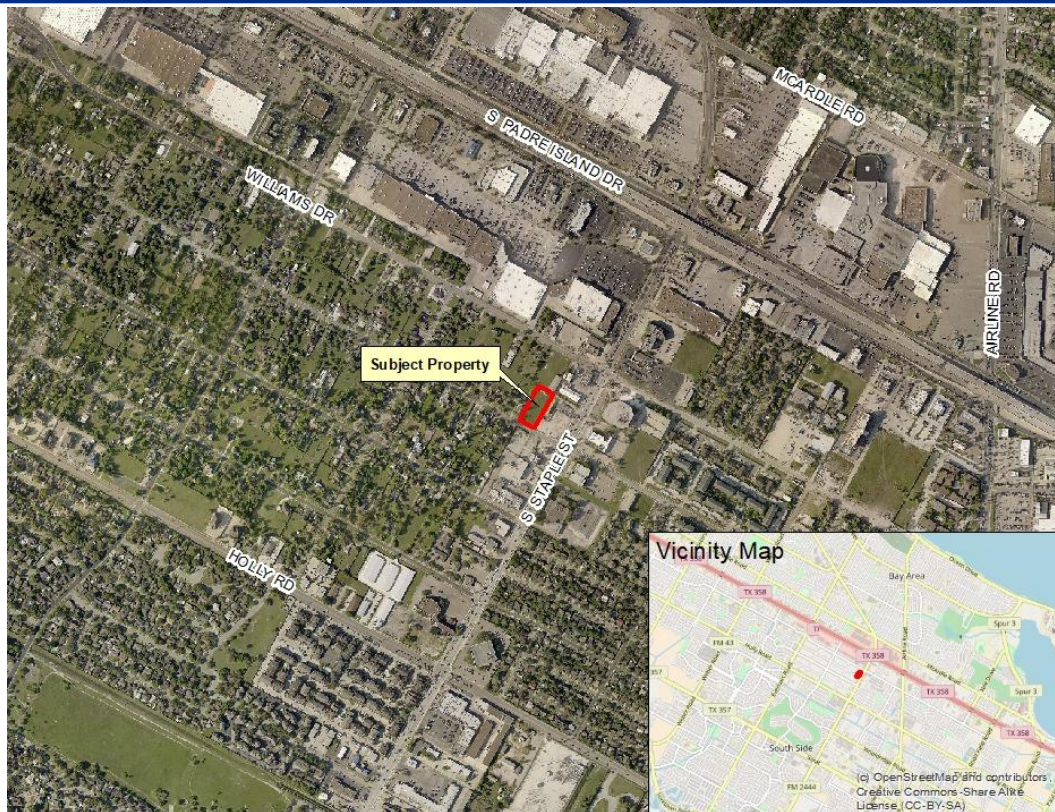
Zoning Case #0818-04 Maria's Properties, LLC.

Rezoning for a Property at 5518 Curtis Clark Drive

Planning Commission Presentation
August 22, 2018



Aerial Overview





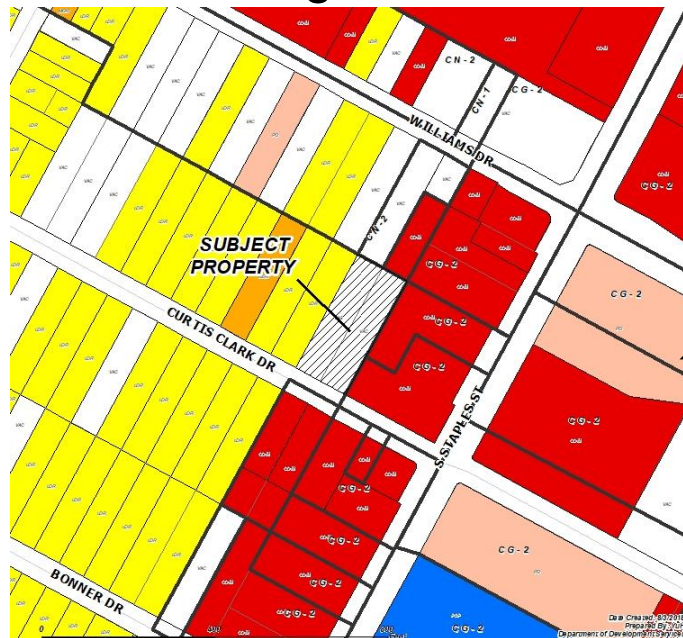
Subject Property at 5518 Curtis Clark Drive



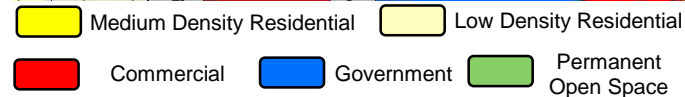
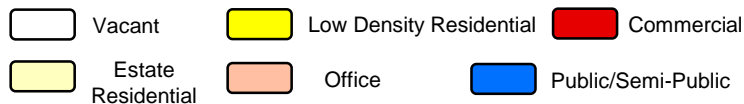
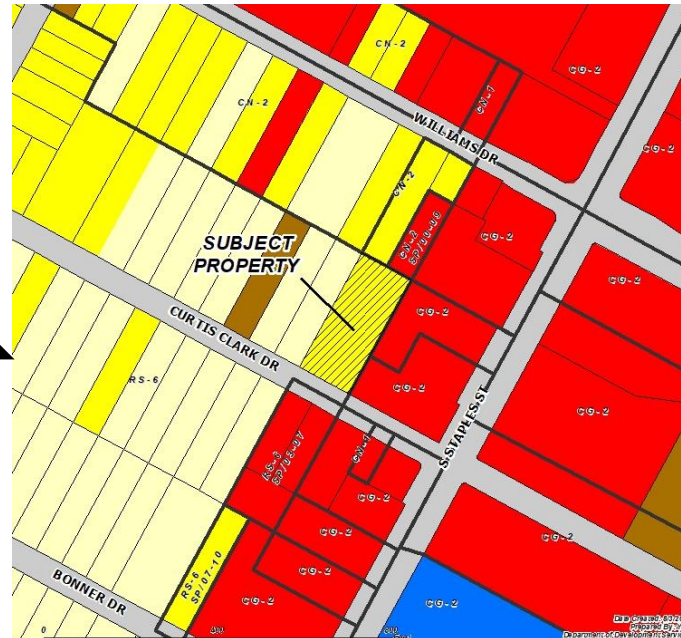


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Curtis Clark Drive





Curtis Clark Drive, East of Subject Property





Curtis Clark Drive, South of Subject Property





Curtis Clark Drive, West of Subject Property





Public Notification

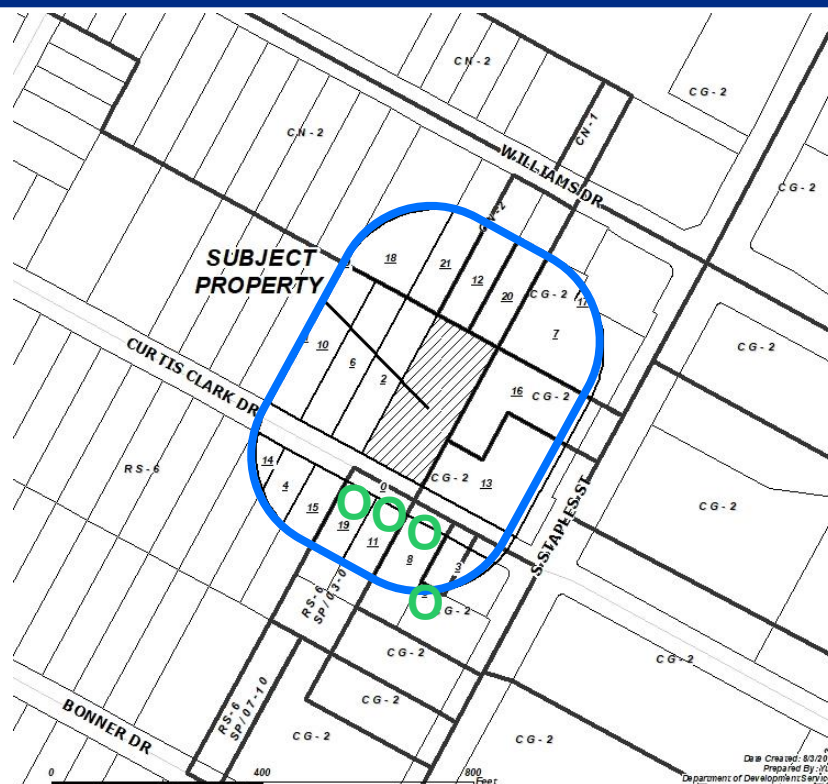
21 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



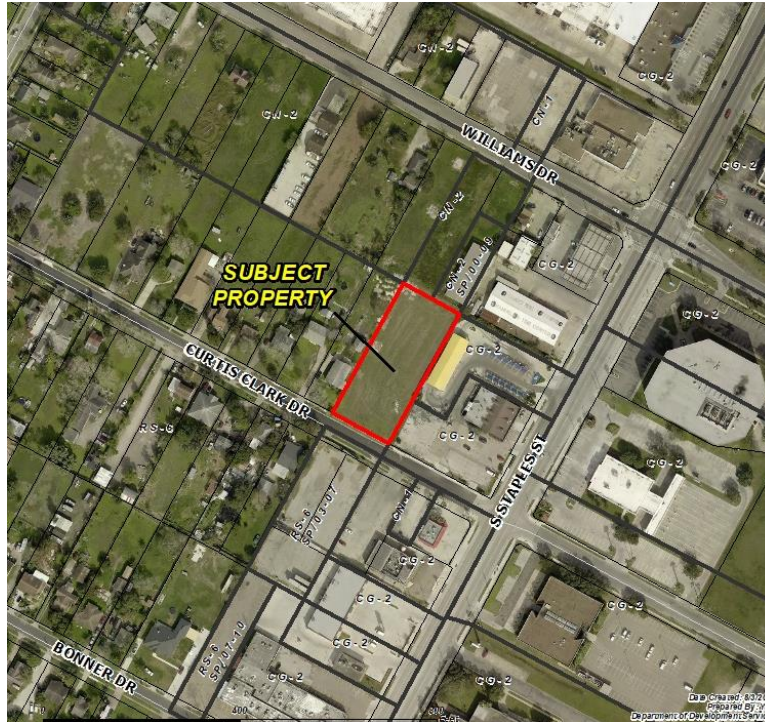
In Favor: 4







UDC Requirements



Buffer Yards: "CN-2" to "RS-6"
Type B: 10' & 10 pts.

Setbacks: Street: 20 feet
Rear: 2 to 1 Setback
(height-12') x 2

Parking: 1:250 sq. ft. net retail area

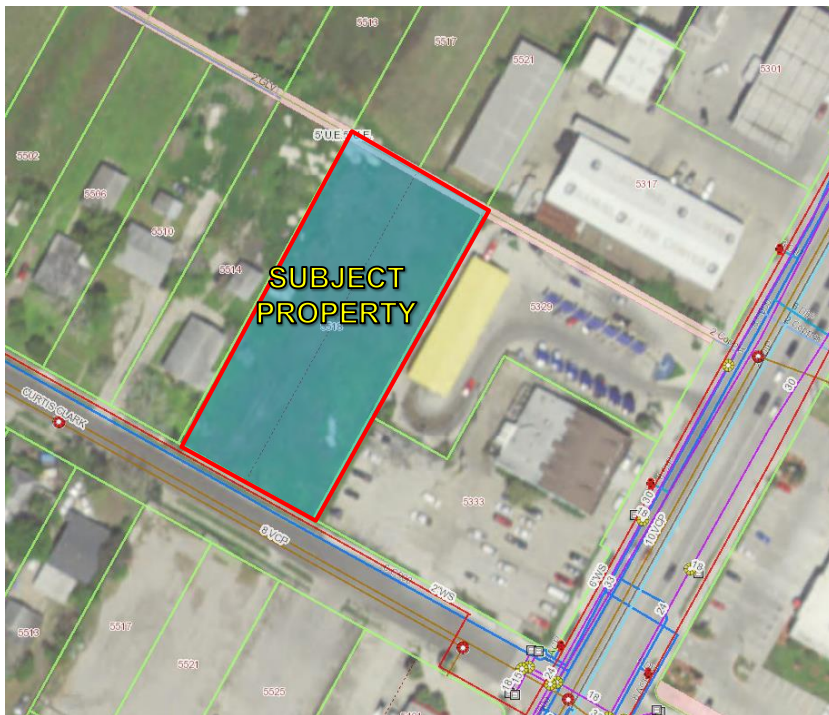
Landscaping, Screening, and Lighting
Standards

Uses Allowed: Retail, Offices, Multifamily

*Bars/Nightclubs Not Allowed in "CN-1"



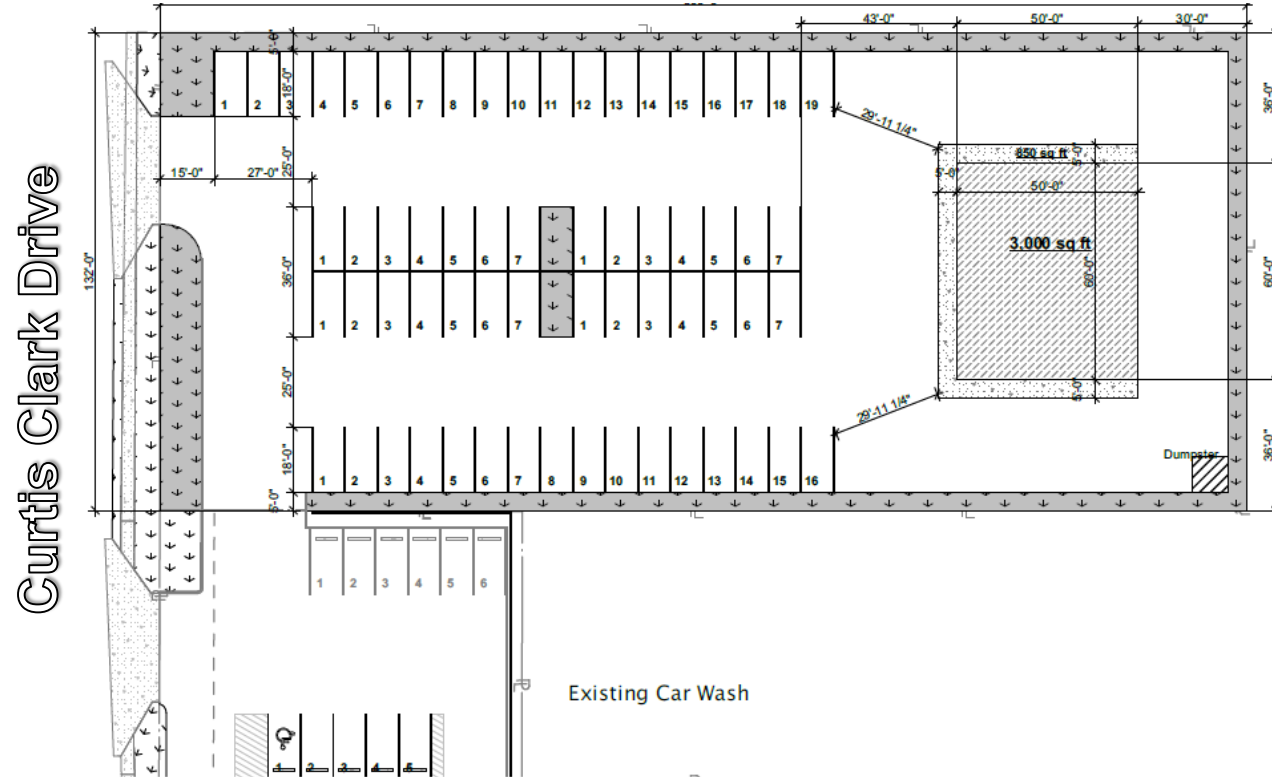
Utilities



- **Water:** 6-inch CIP Line
- **Wastewater:** 8-inch VCP Line
- **Gas:** 2-inch Service Line
- **Storm Water:** Inlets located to the east and west of the subject property along Curtis Clark Drive.



Site Plan





Staff Recommendation

Approval of the change of zoning from the
“RS-6” Single-Family 6 District to the
“CN-2” Neighborhood Commercial