



Zoning Case #0818-05

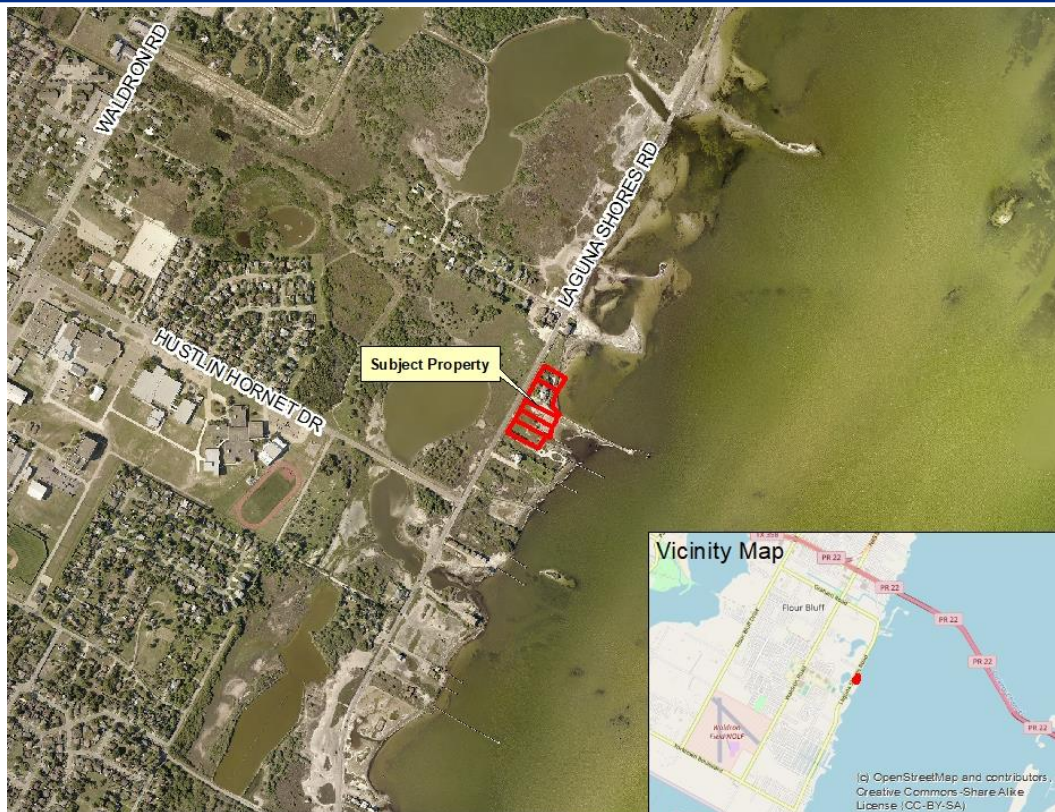
James Karstens

Rezoning for a Property at 2141 Laguna Shores Road

Planning Commission Presentation
August 22, 2018



Aerial Overview



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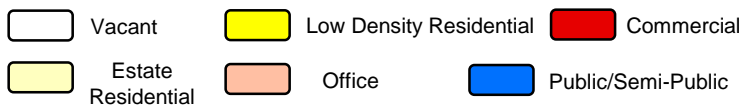
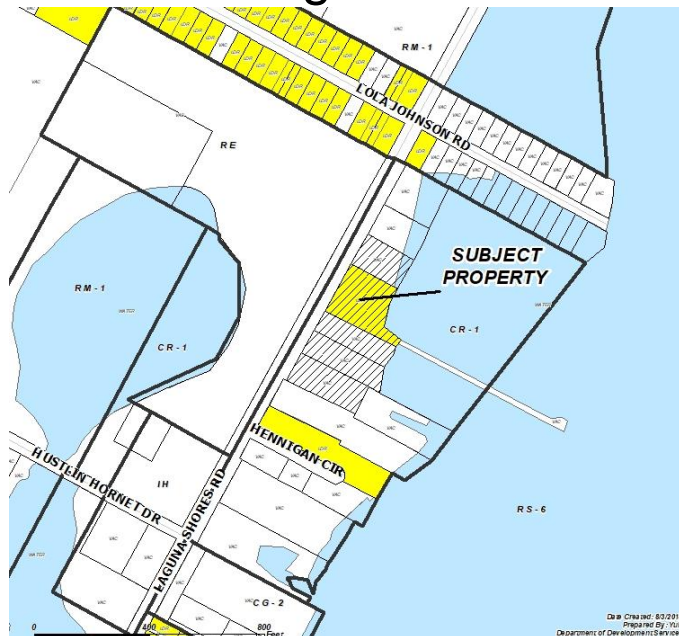
Subject Property at 2141 Laguna Shores Road



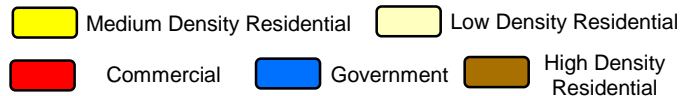
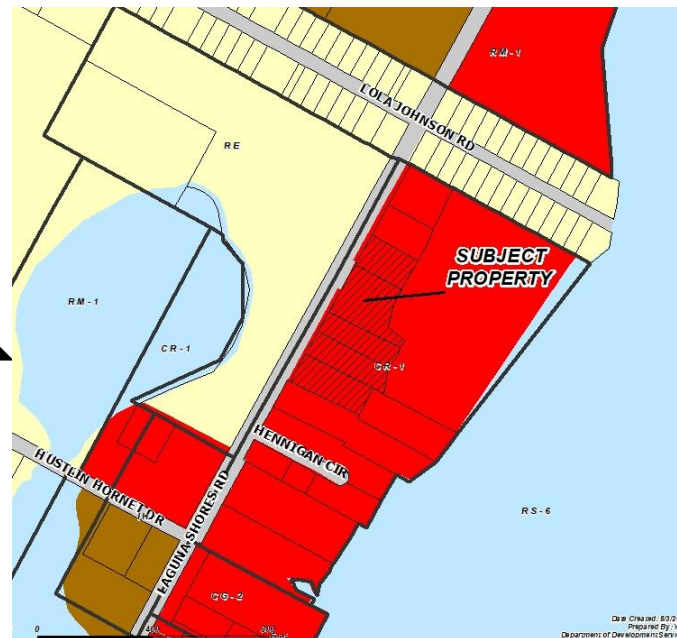


Land Use

Existing Land Use



Future Land Use





Subject Property, East on Laguna Shores Road





Laguna Shores Road, South of Subject Property





Laguna Shores Road, East of Subject Property





Laguna Shores Road, North of Subject Property





Public Notification

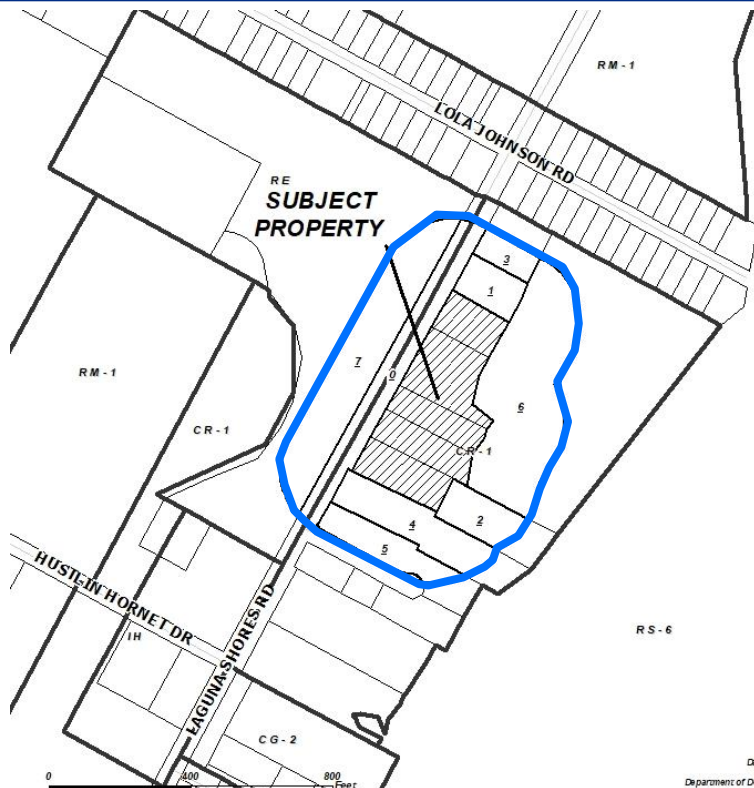
7 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



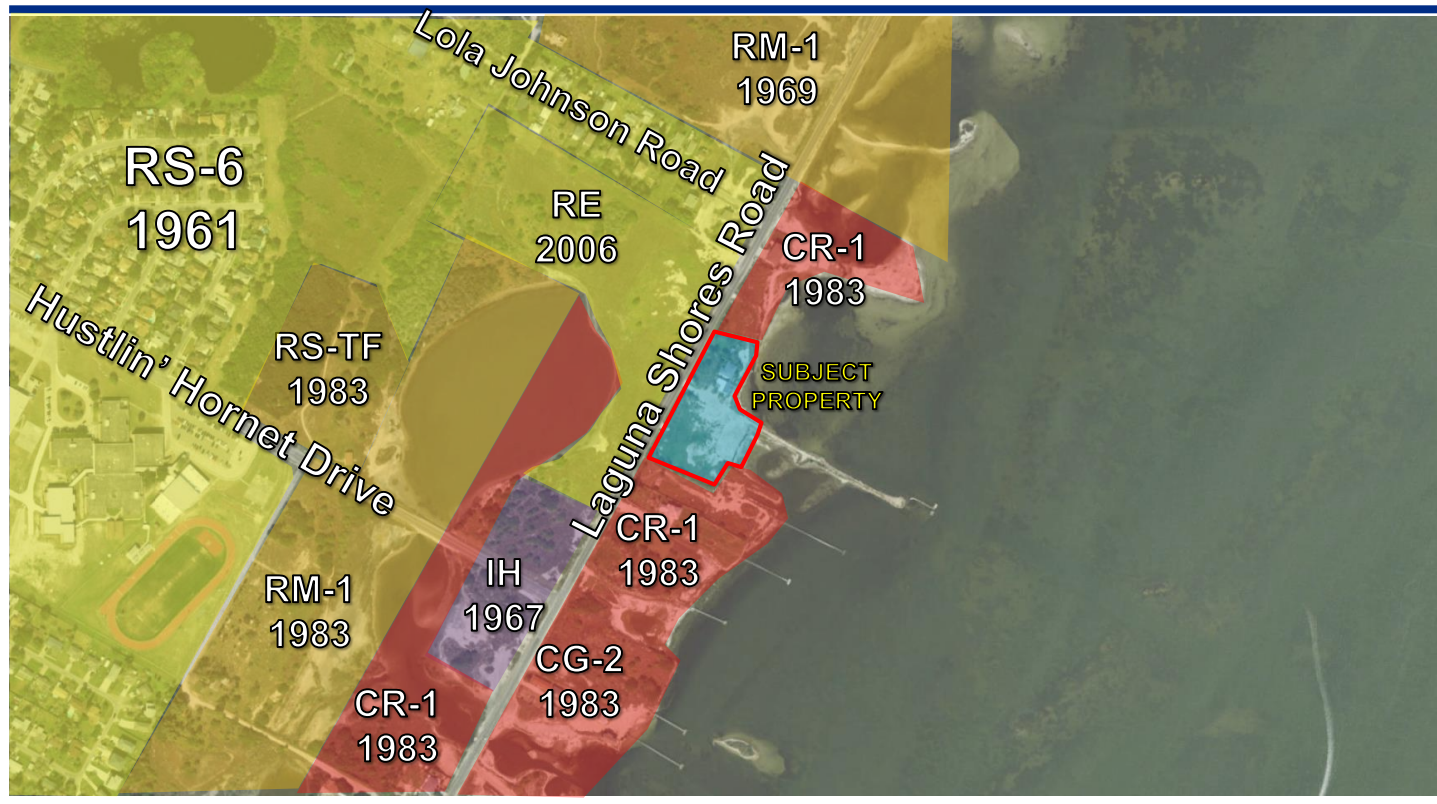
In Favor: 0



Date Created: 5/2/2018
Prepared By: Yuli
Department of Development Services



Zoning Pattern





UDC Requirements



Buffer Yards: RS-15 to CR-1:
Type B: 10' & 10 pts.

Setbacks: Street: 25 feet
Side: 5 feet
Rear: 5 feet

Parking: 2 Spaces per Dwelling

Uses Allowed:
Single-Family Residential, Place of
Worship, and Educational.



Utilities



- **Water:** 12-inch ACP Line
- **Wastewater:** 16-inch PVC Force Main located along Laguna Shores Boulevard. Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is over 600 feet to the north at the intersection of Lola Johnson Road and Laguna Shores Boulevard. A 15-foot utility easement is located along the Lola Johnson Road frontage of the subject property.
- **Gas:** 2-inch Service Line
- **Storm Water:** Road side drainage



Staff Recommendation

Approval of the change of zoning from the
“CR-1” Resort Commercial District to the
“RS-15” Single-Family 15 District