



# **Zoning Case #0818-06**

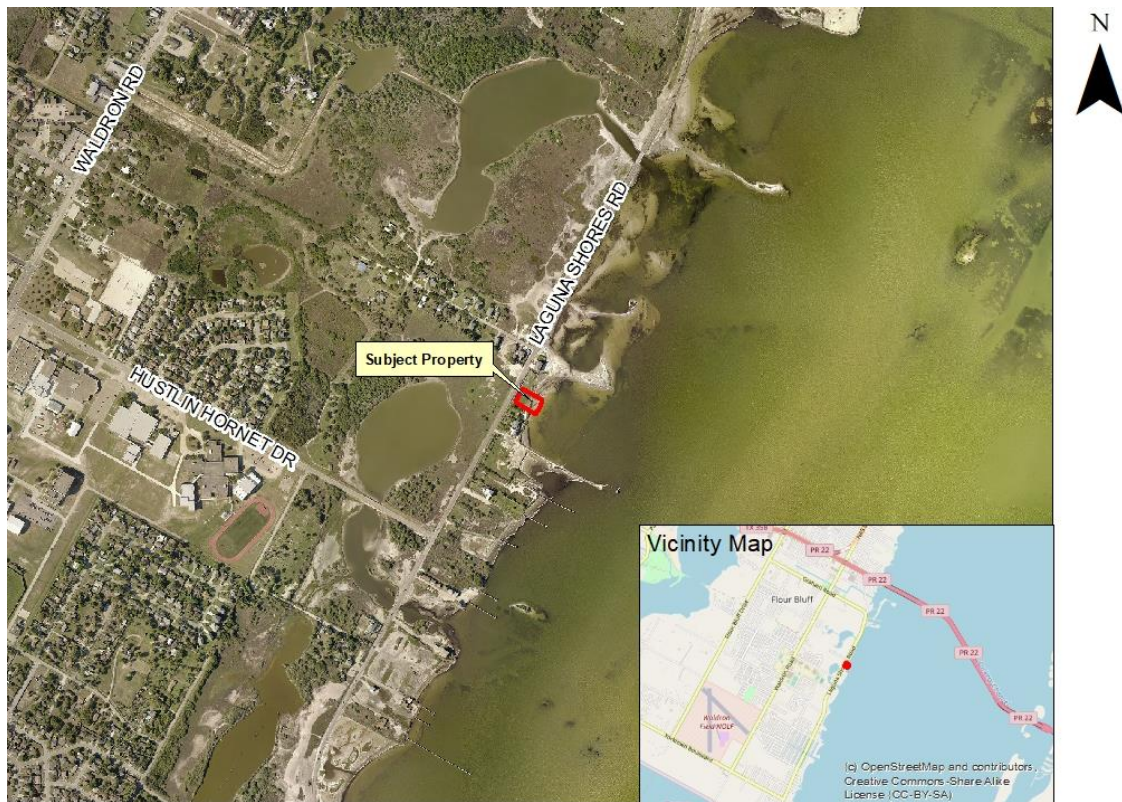
## **Guy Brady**

# **Rezoning for a Property at 2117 Laguna Shores Road**

Planning Commission Presentation  
August 22, 2018



# Aerial Overview





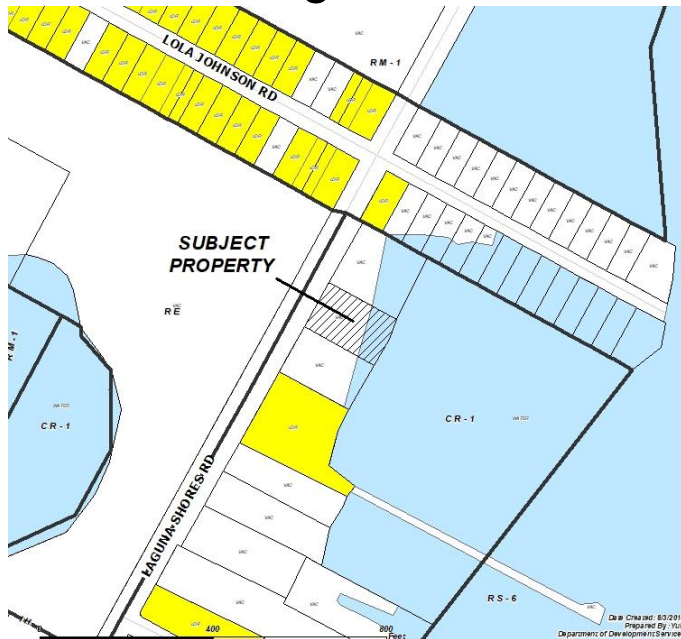
# Subject Property at 2117 Laguna Shores Road



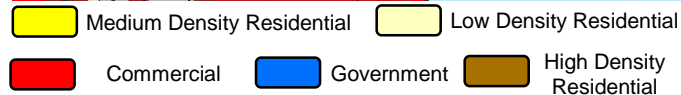
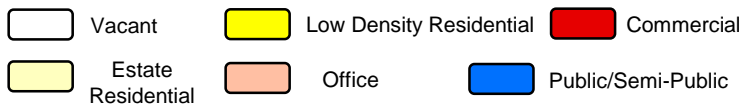
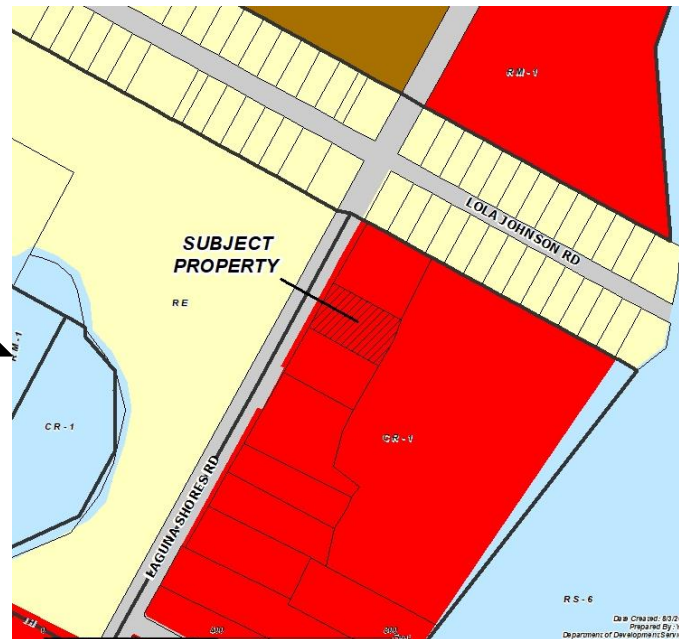


# Land Use

## 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

12 Notices mailed inside 200' buffer

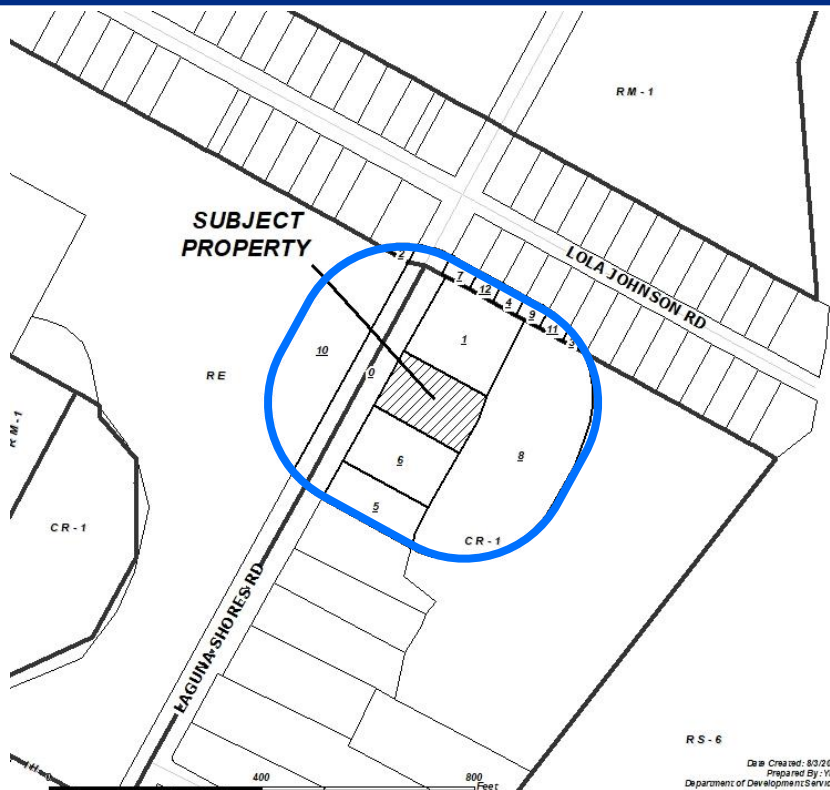
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)

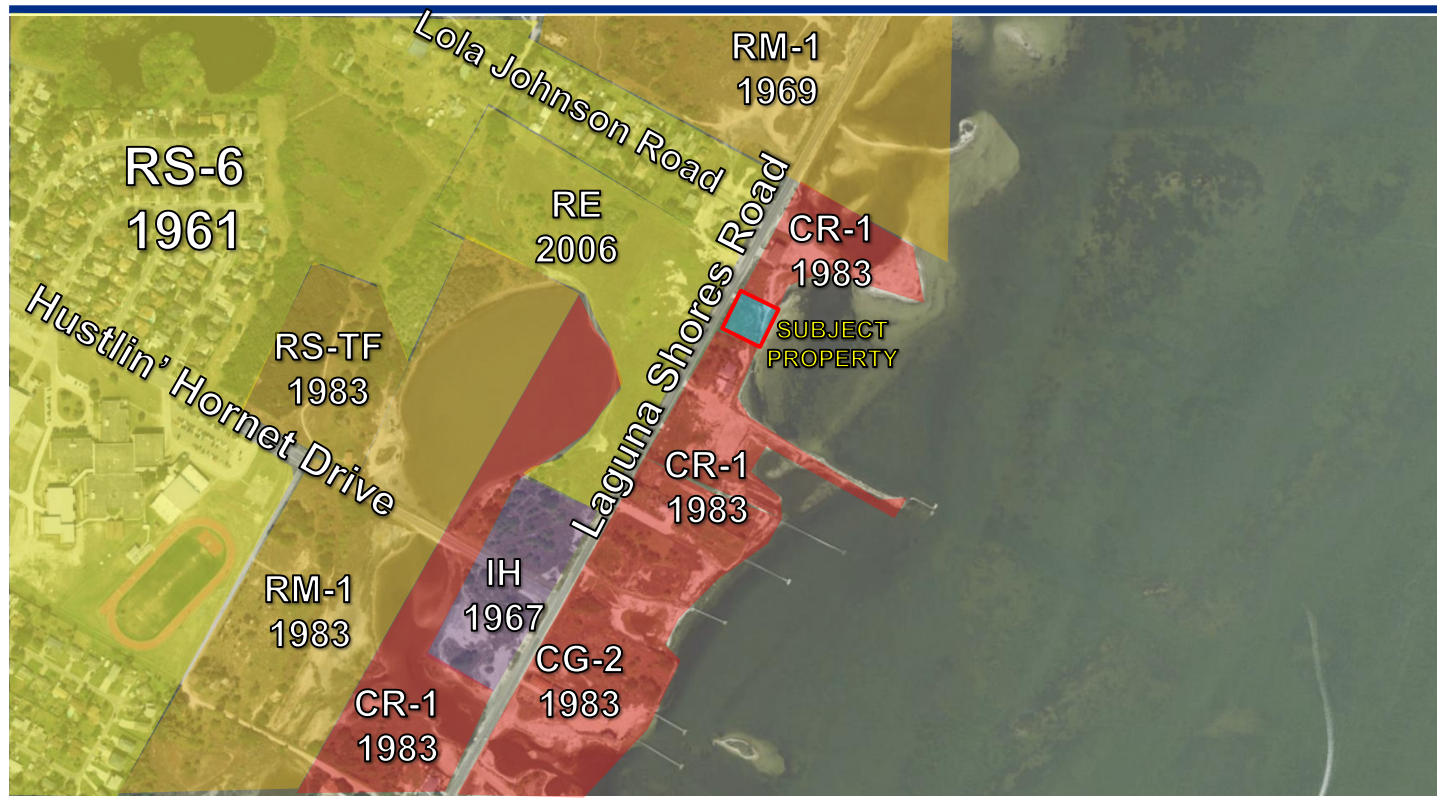


In Favor: 0





# 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 450 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

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