



# **Zoning Case #1018-02 Southern Builders Co., LLC.**

## **Rezoning for a Property at 10059, 10067, 10075 Leopard Street**

Planning Commission Presentation  
October 17, 2018



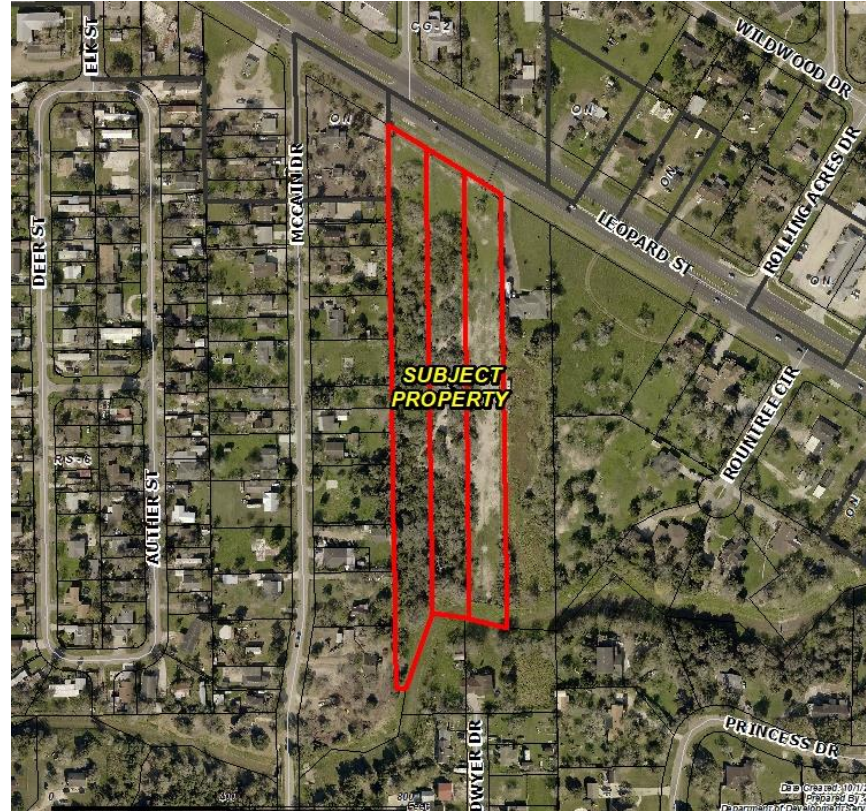
# Aerial Overview



(c) OpenStreetMap and contributors.  
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# Subject Property at 10059, 10067, 10075 Leopard Street

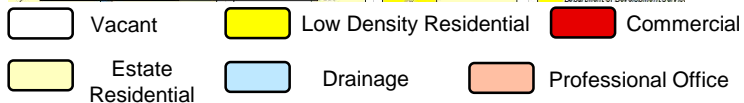
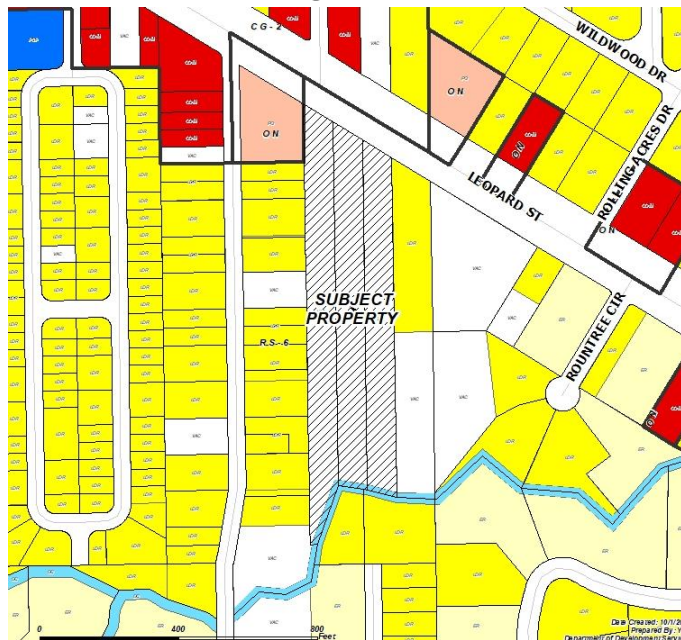




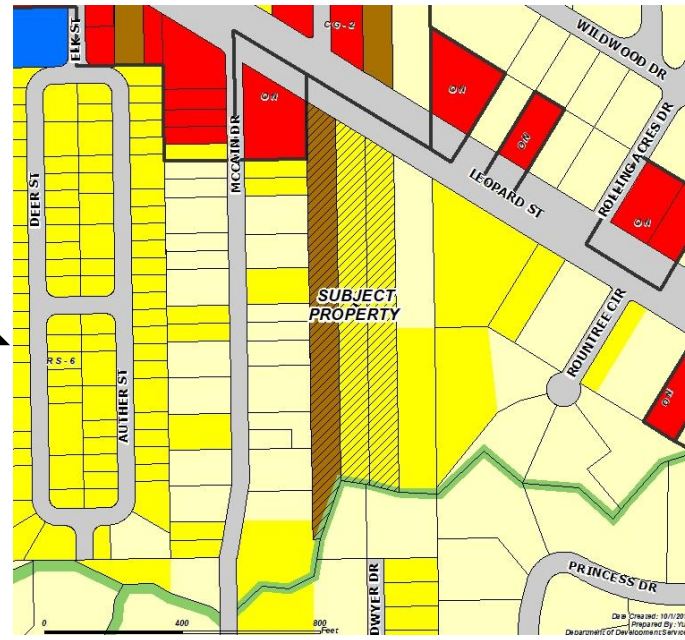


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, South on Leopard Street







# Leopard Street, West of Subject Property





# Leopard Street, North of Subject Property







# Leopard Street , East of Subject Property







# Public Notification

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

## Notification Area

Opposed: 0 (0.00%)

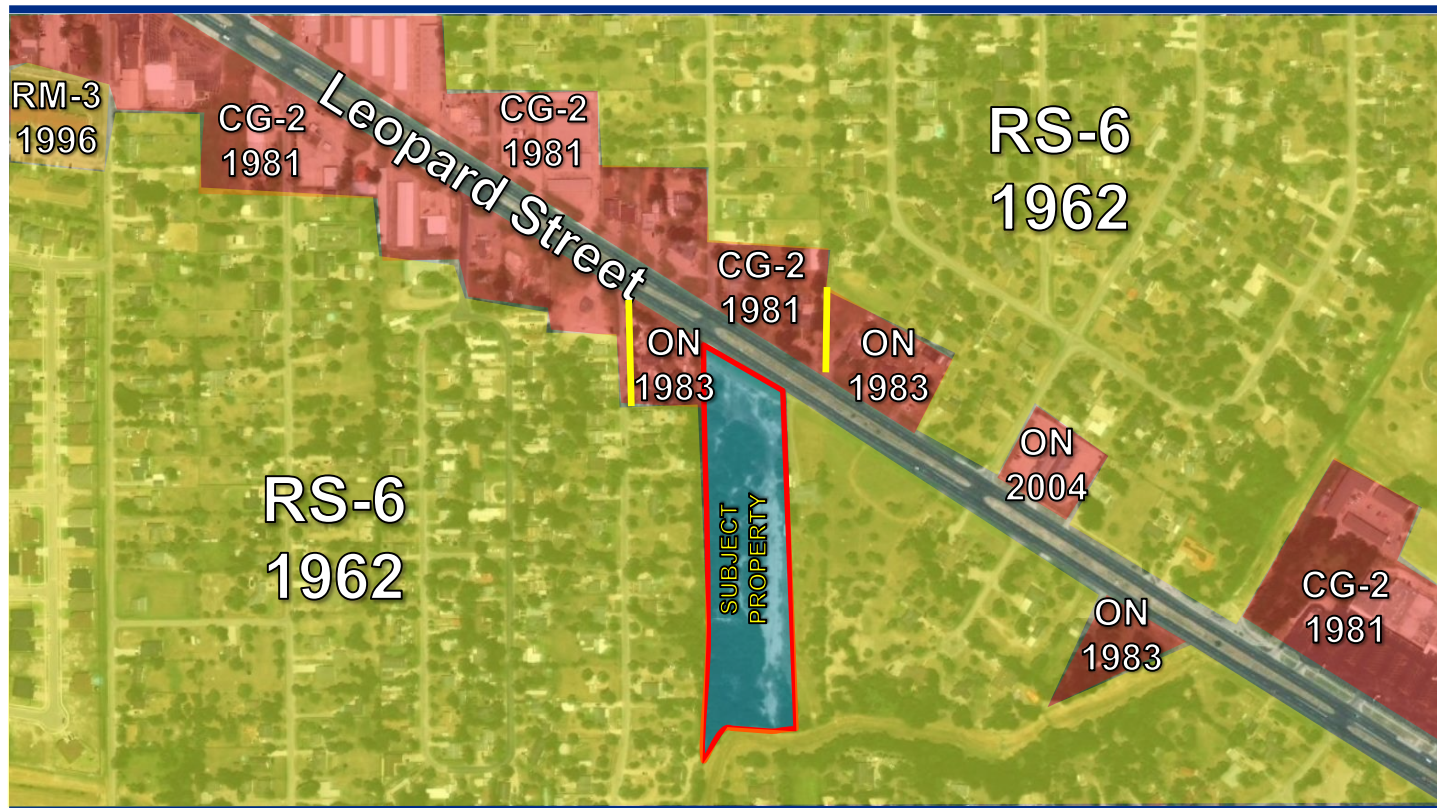


In Favor: 1



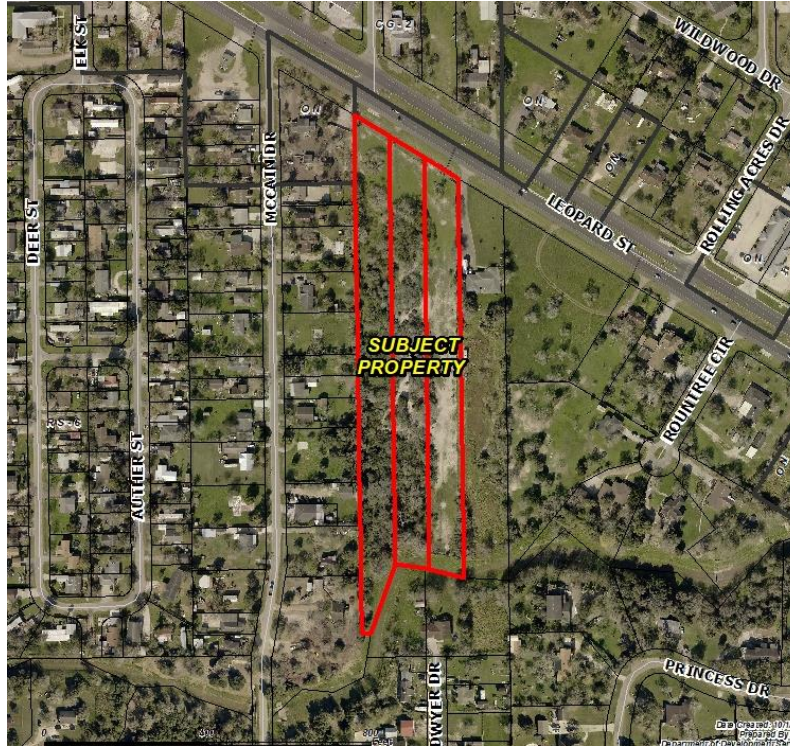


# Zoning Pattern





# UDC Requirements



Buffer Yards: CG-2 to RS-6  
Type C: 15' & 15 pts.

Setbacks: Street: 20 feet

Parking: 1:1,000 GFA (Office)

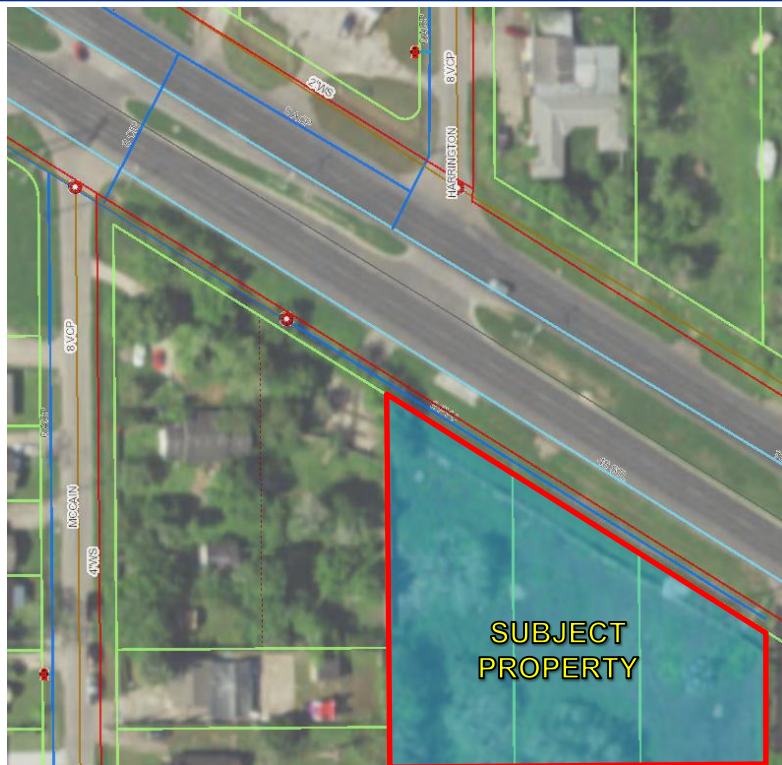
Landscaping, Screening, and  
Lighting Standards

Uses Allowed: Multifamily, Retail,  
Offices, Vehicle Sales, Bars, and  
Storage





# Utilities



- **Water:** 2-inch PVC Line
- **Wastewater:** Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is approximately 100 feet to the west along Leopard Street
- **Gas:** 4-inch Service Line
- **Storm Water:** 14" Line





# Staff Recommendation

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**Approval** of the  
“CG-2” General Commercial District