



Zoning Case #0119-04

Tim Lange

Rezoning for a Property at 2725 Rand Morgan Road

Planning Commission Presentation
January 23, 2019



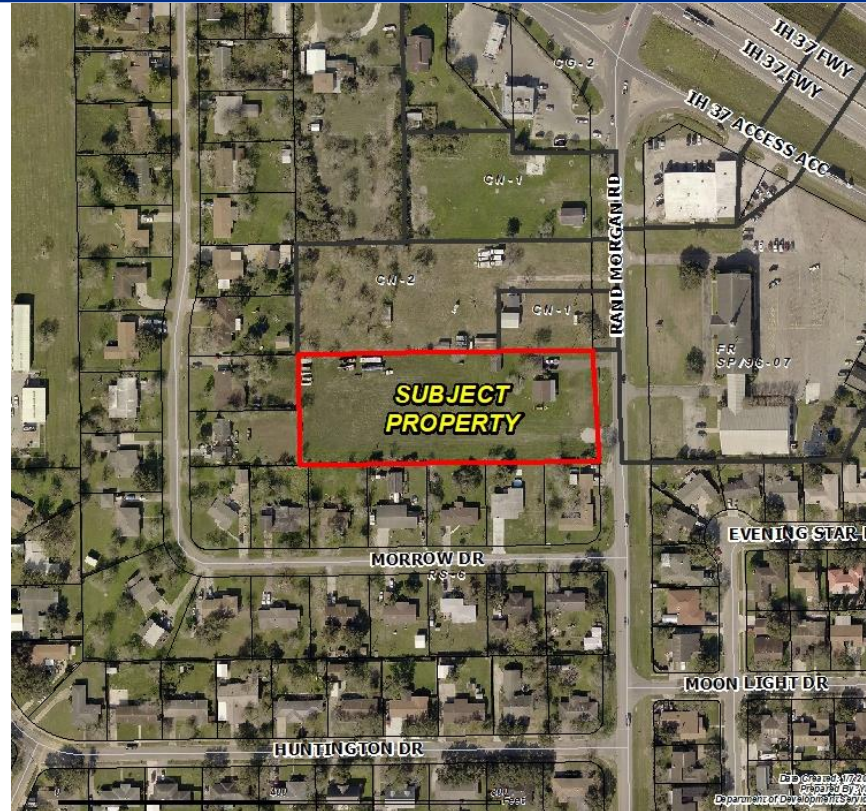
Aerial Overview



(c) OpenStreetMap and contributors
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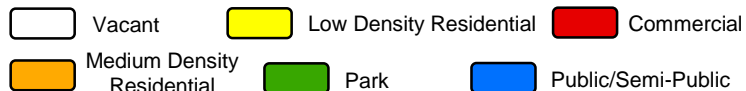
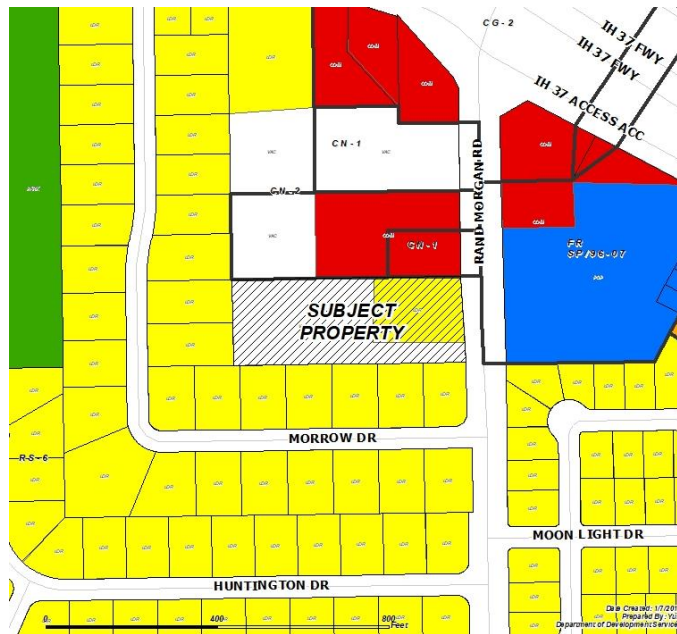
Subject Property at 2725 Rand Morgan Road



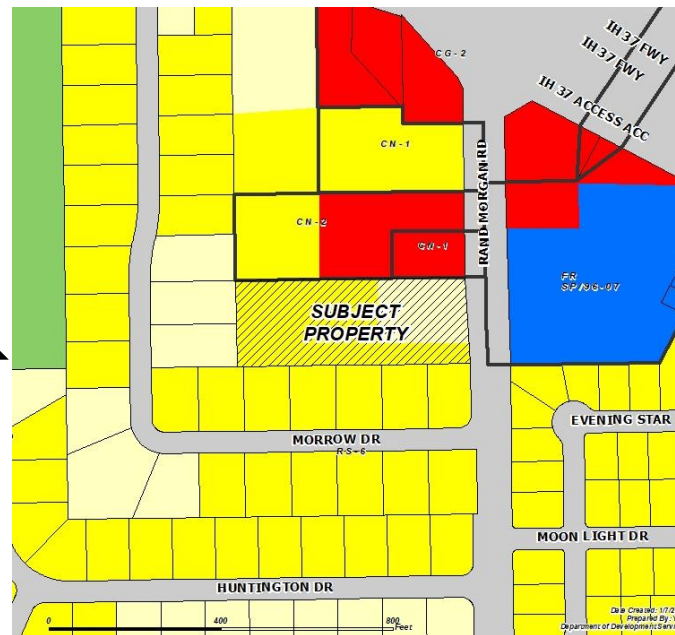


Land Use

Existing Land Use



Future Land Use





Subject Property, West on Rand Morgan Road





Rand Morgan Road, North of Subject Property



Subject Property



Rand Morgan Road, East of Subject Property





Rand Morgan Road, South of Subject Property





Public Notification

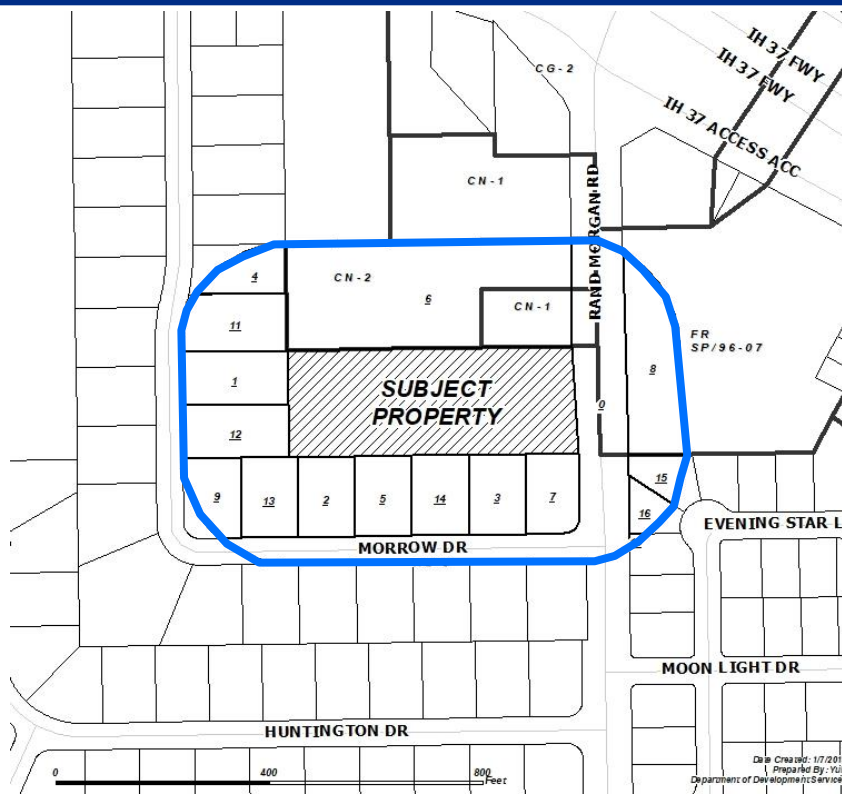
16 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

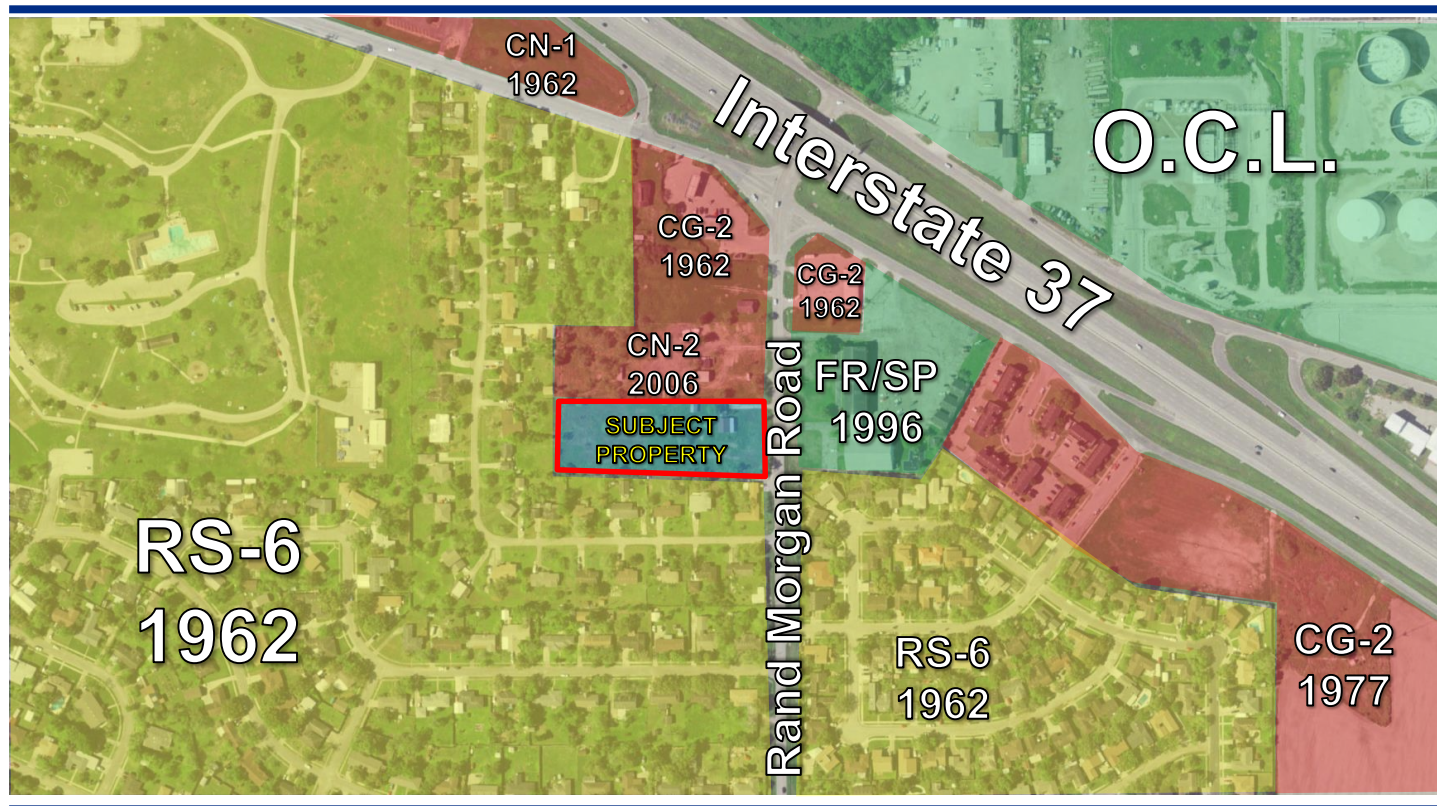


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards:
RS-4.5 to CN-1: 10' & 10 pts.

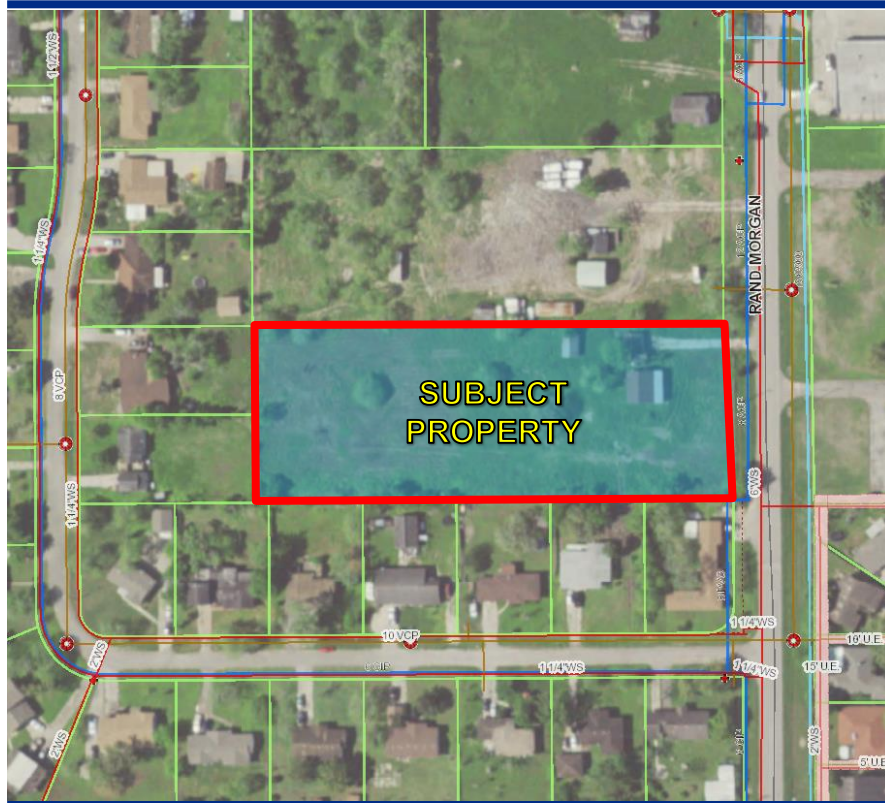
Setbacks:
Street: 20 feet
Side/Rear: 5 feet

Parking:
2 per dwelling unit

Uses Allowed:
Single-Family Homes, Home
Occupations, Group Homes.



Utilities



Water:

12-inch ACP

Wastewater:

10-inch VCP

Gas:

6-inch Service Line

Storm Water:

Road side drainage along
Rand Morgan Road



Staff Recommendation

Approval of the “RS-4.5”
Single-Family 4.5 District