



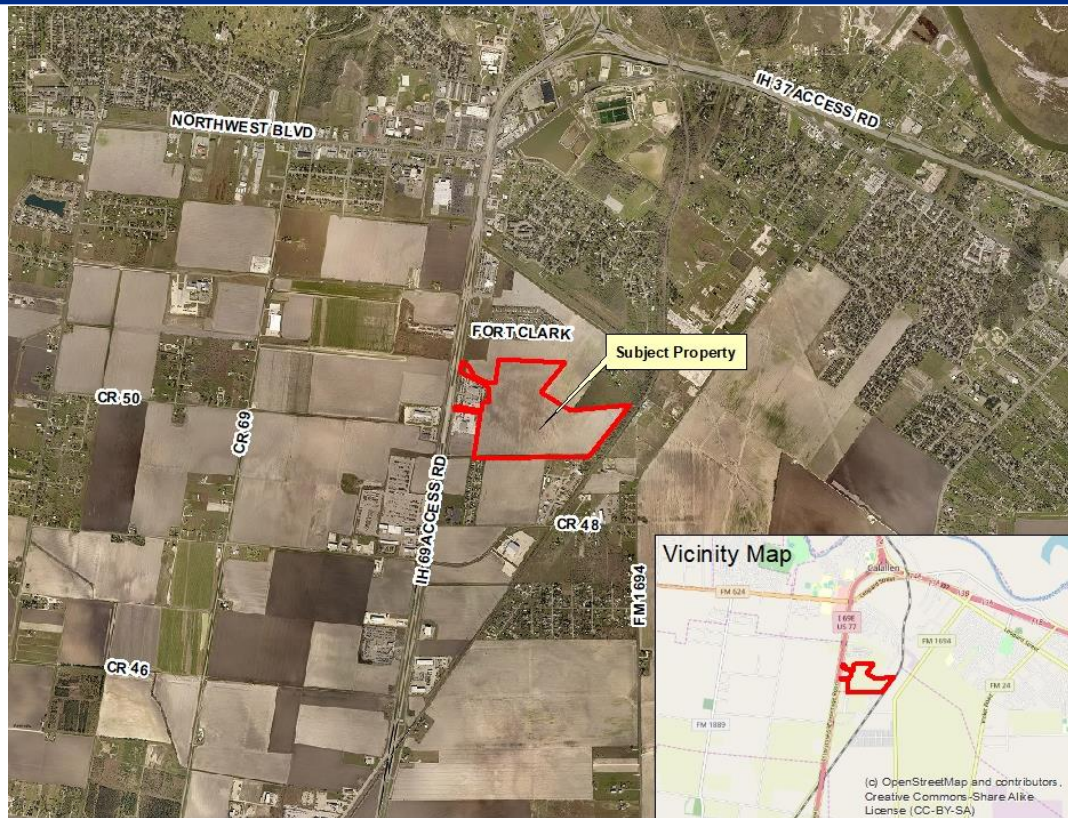
**Zoning Case #0219-01**  
**Walker Holdings and Development, LLC.**

**Rezoning for a Property at**  
**3202 Interstate 69**

Planning Commission Presentation  
February 6, 2019

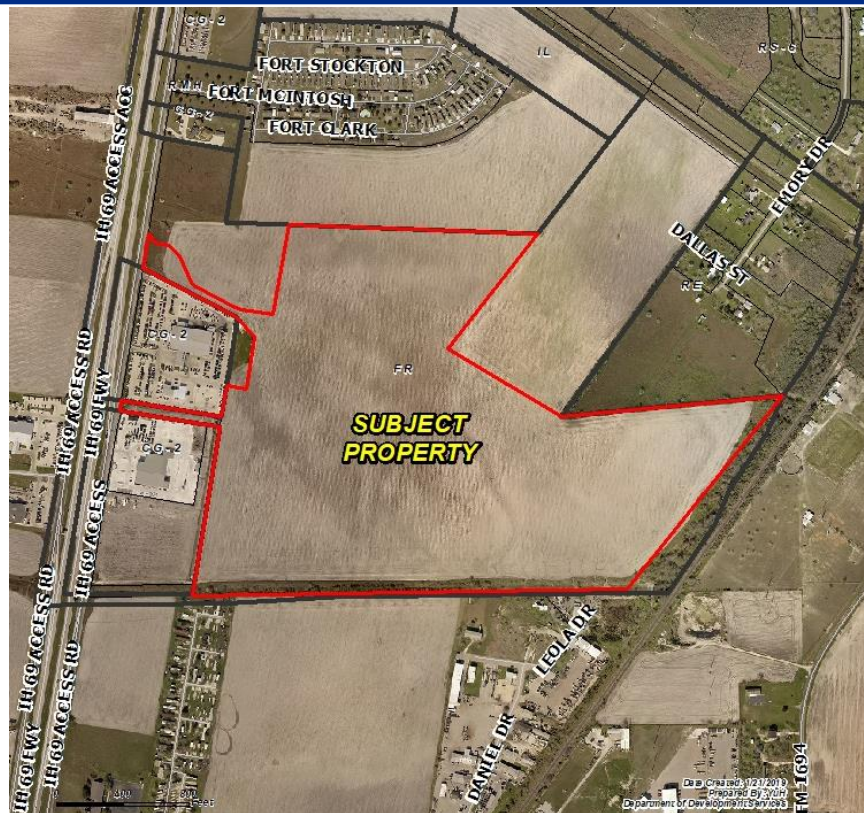


# Aerial Overview





# Subject Property at 3202 Interstate 69

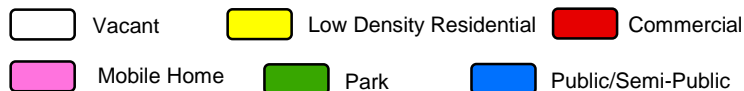
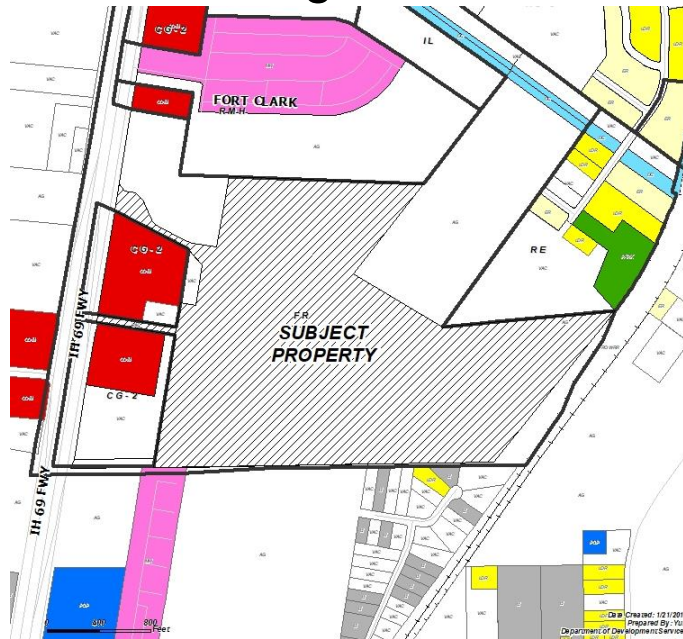




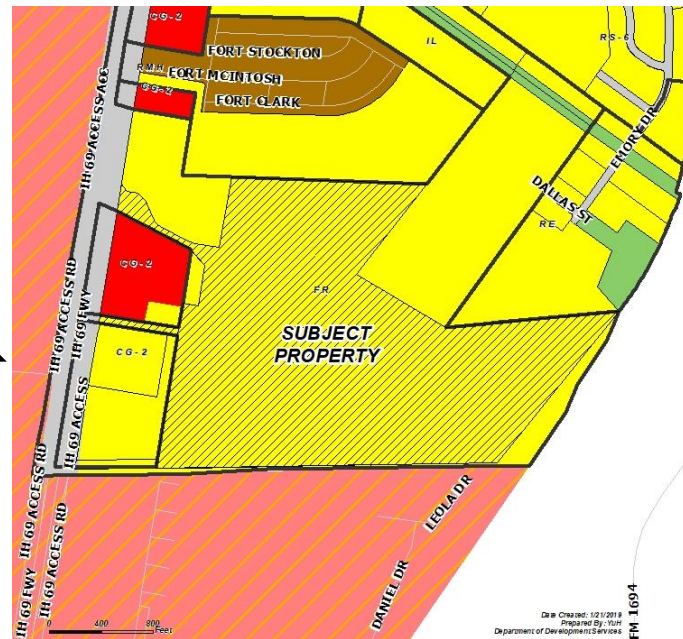


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, East on Interstate 69







# Interstate 69, South of Subject Property



**Subject Property**



# Rand Morgan Road, West of Subject Property







# Rand Morgan Road, North of Subject Property

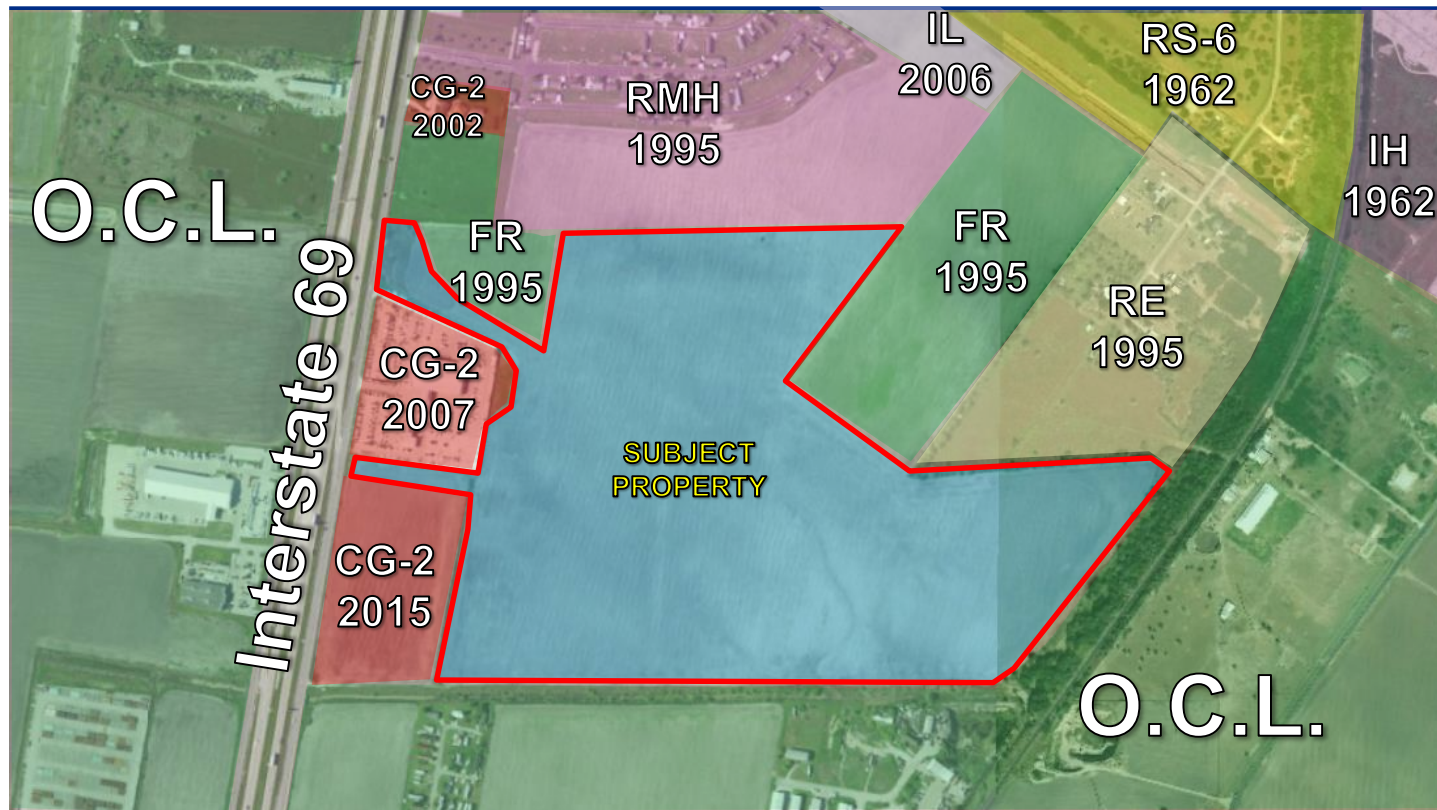






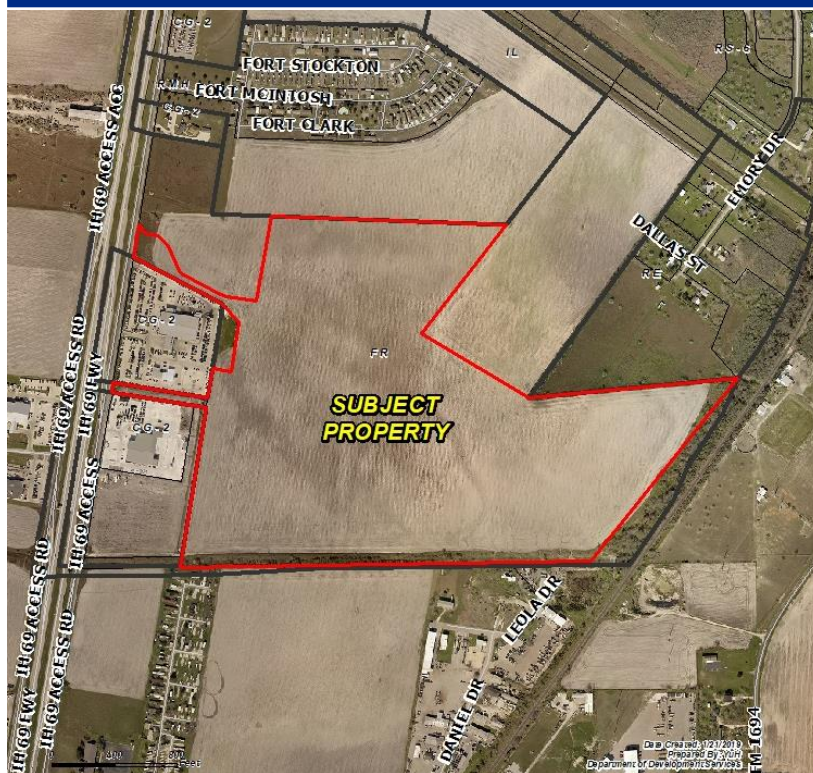


# Zoning Pattern





# UDC Requirements



Buffer Yards:  
RS-6 to RMH:  
Type B: 10' & 10 pts.

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

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

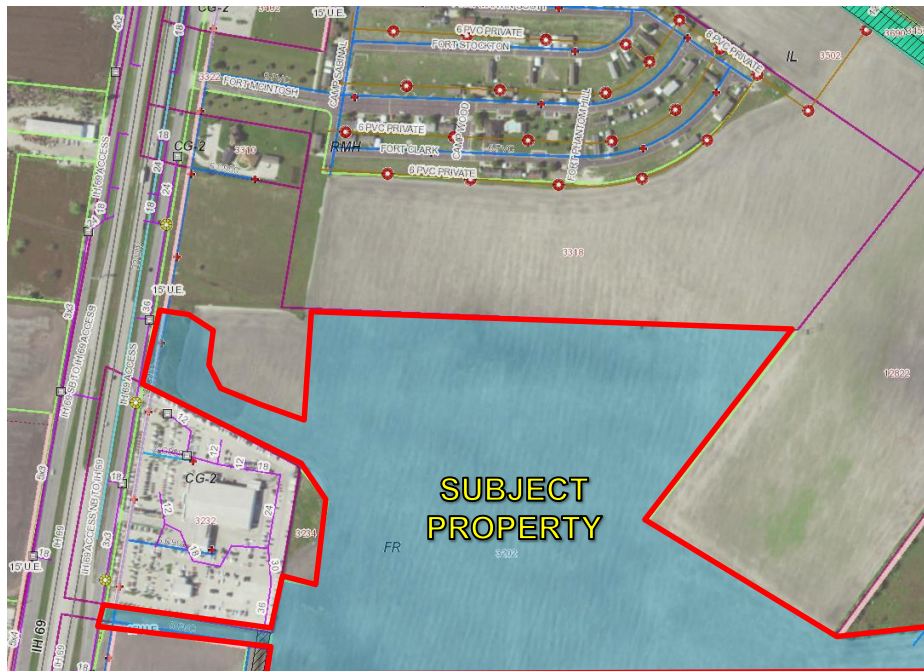
Parking:  
2 per dwelling unit

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





# Utilities



**Water:**  
6-inch PVC

**Wastewater:**  
12-inch PVC

**Gas:**  
2-inch Service Line

**Storm Water:**  
36-inch along  
Interstate 69



# Staff Recommendation

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**Approval** of the “RS-6”  
Single-Family 6 District