



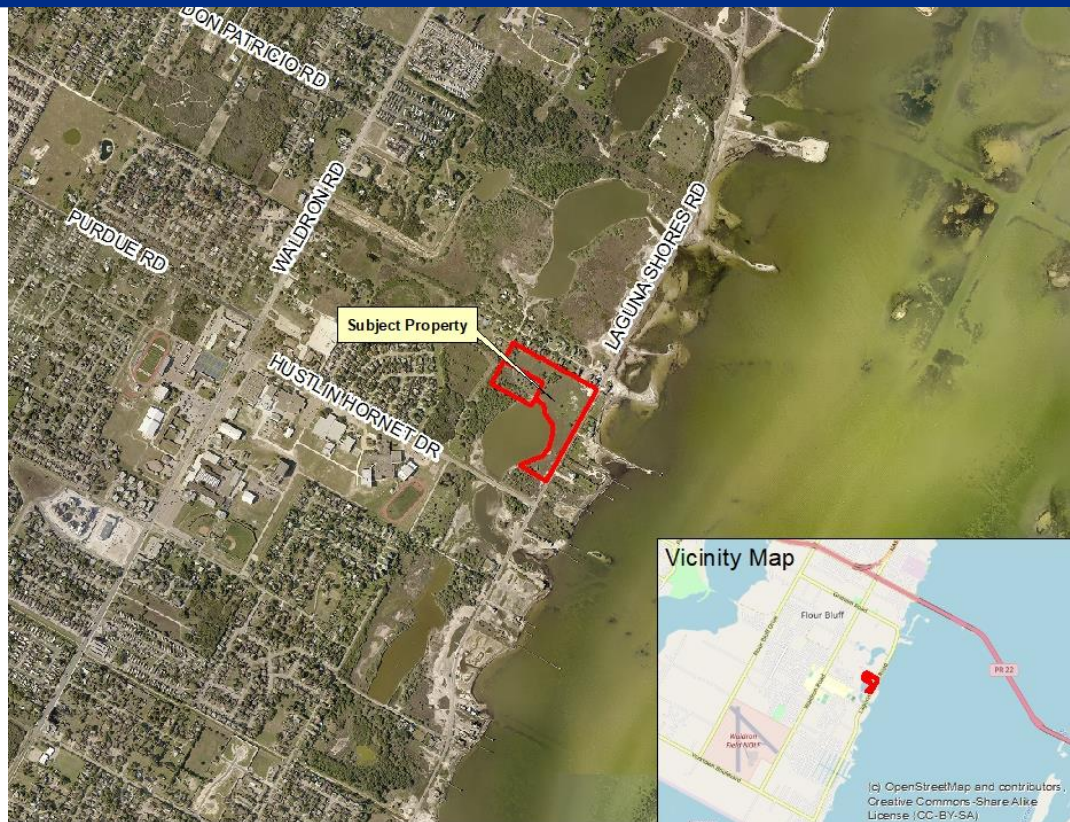
**Zoning Case #0319-02**  
**B&A Terra Firma Development, LLC.**

**Rezoning for a Property at**  
**2110 Laguna Shores Road**

Planning Commission Presentation  
April 17, 2019



# Aerial Overview



(c) OpenStreetMap and contributors.  
Creative Commons - Share Alike  
License (CC-BY-SA)



# Subject Property at 2110 Laguna Shores Road

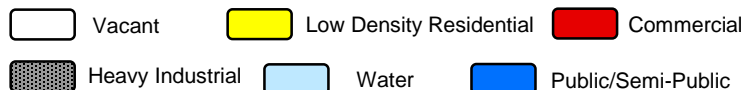
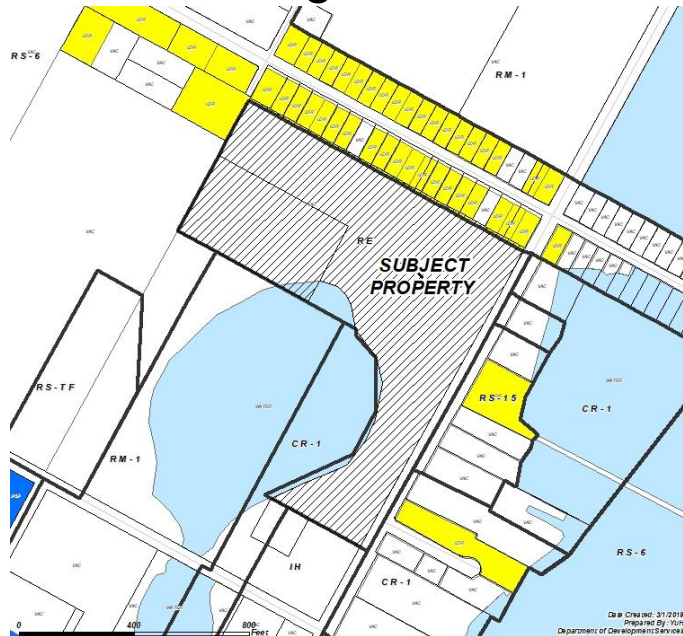




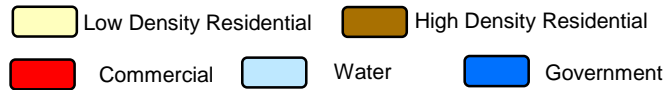
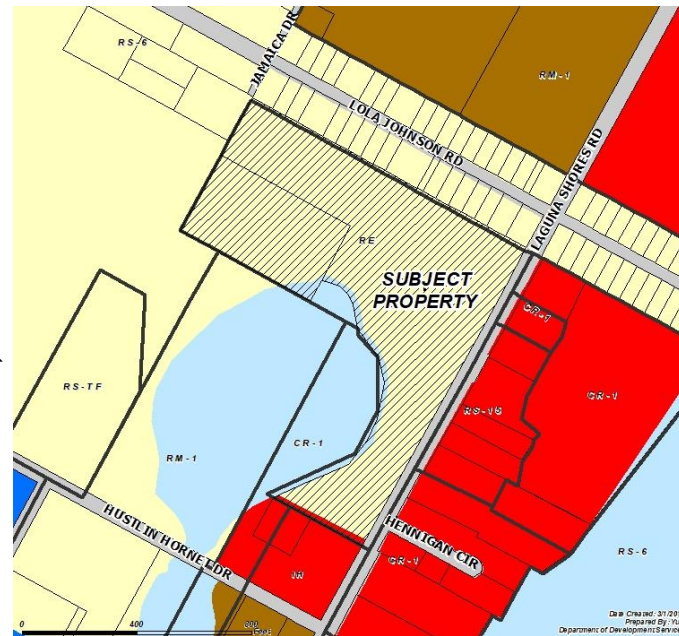


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, West on Laguna Shores Road





# Laguna Shores Road, North of Subject Property



Subject Property





# Laguna Shores Road, East of Subject Property





# Laguna Shores Road, South of Subject Property







# Public Notification

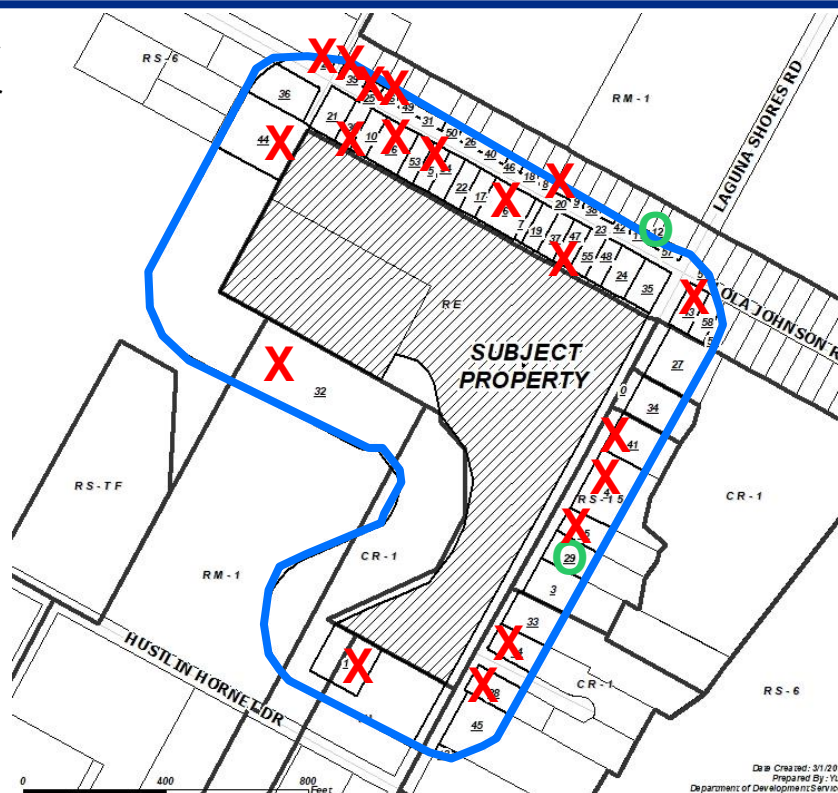
58 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 19 (61.88%)



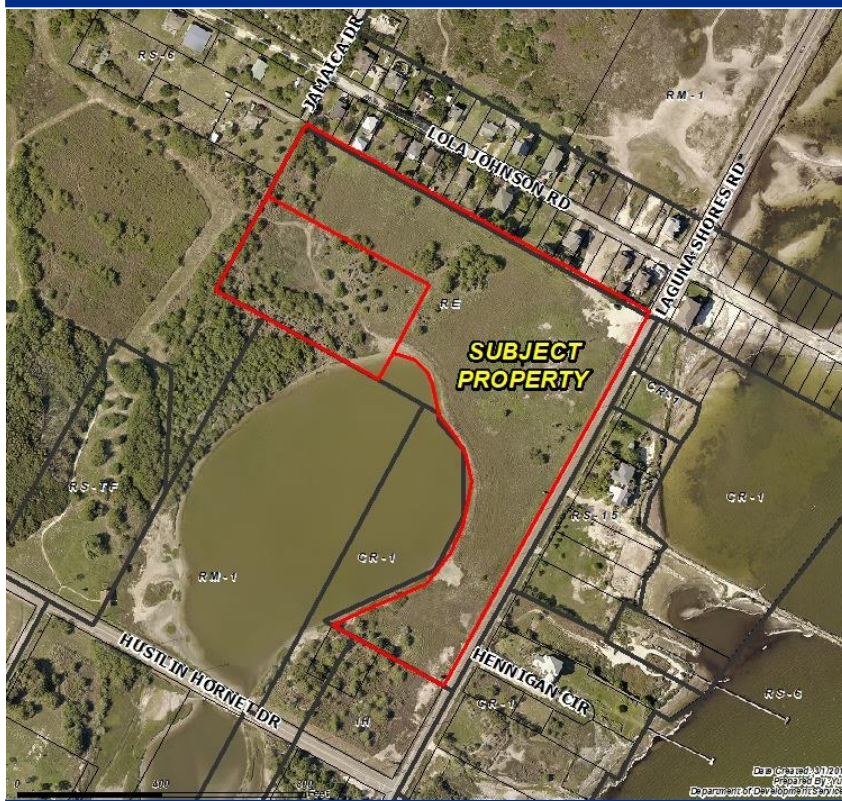
In Favor: 2







# UDC Requirements



## Buffer Yards:

RM to RS: Type B: 10' and 10 points

RM to IH: Type E: 50' and 50 points

## Setbacks:

Street: 20 feet

Side & Rear: 10 feet

Rear: 2:1 Setback

(height)

Parking: 1 BR – 1.5 spaces/unit

2 BR – 2 spaces/unit

1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards

Uses Allowed: Single-Family Homes, Duplexes, Apartments, and Day Care Uses.





# Utilities



**Water:** 12-inch ACP Line

**Wastewater:** 16-inch PVC Force Main located along Laguna Shores Road. Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is accessible through Jamaica Drive which connects to a lift station.

**Gas:** 2-inch Service Line

**Storm Water:** Road side drainage along Laguna Shores Road.



# Staff Recommendation

---

**Denial** of the  
“RM-2” Multifamily 2 District