



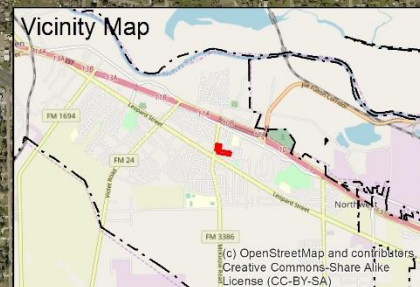
# **Zoning Case #0519-02 Rick's Homes, LLC.**

## **Rezoning for a Property at 3030 McKinzie Road**

Planning Commission Presentation  
May 1, 2019



# Aerial Overview





# Subject Property at 3030 McKinzie Road

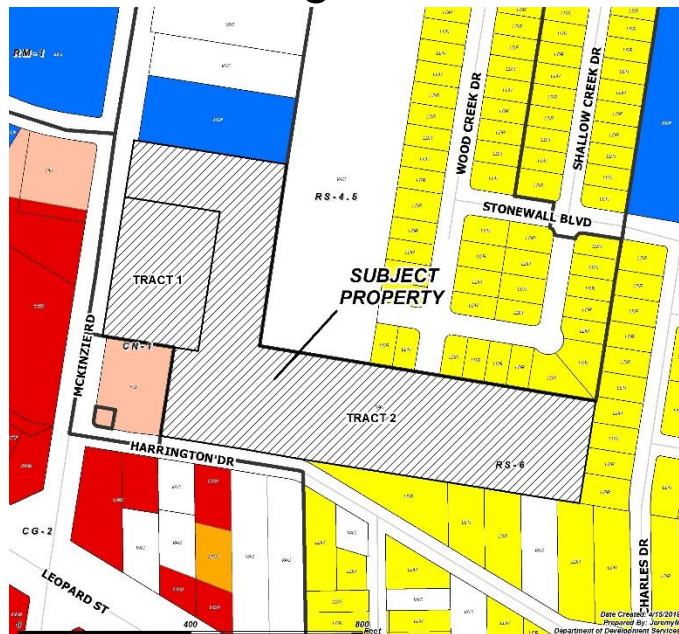




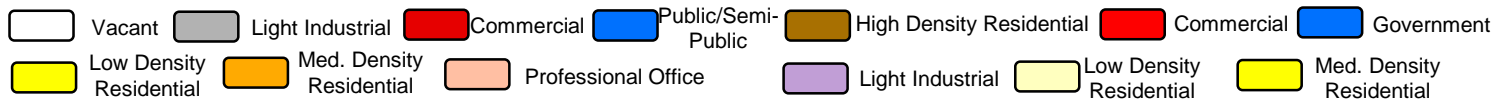
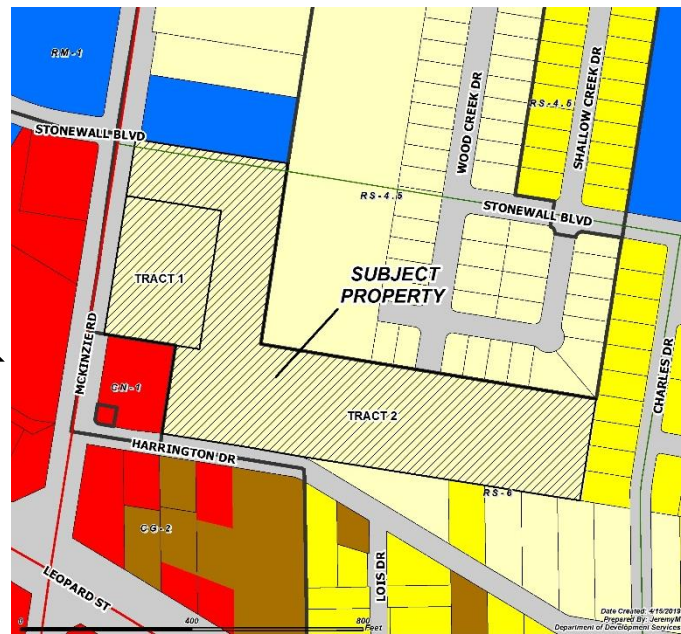


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, East on McKinzie Road





# McKinzie Road, South of Subject Property







# McKinzie Road, West of Subject Property





# McKinzie Road, North of Subject Property







# Public Notification

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

Notification Area

Opposed: 0 (0.00%)

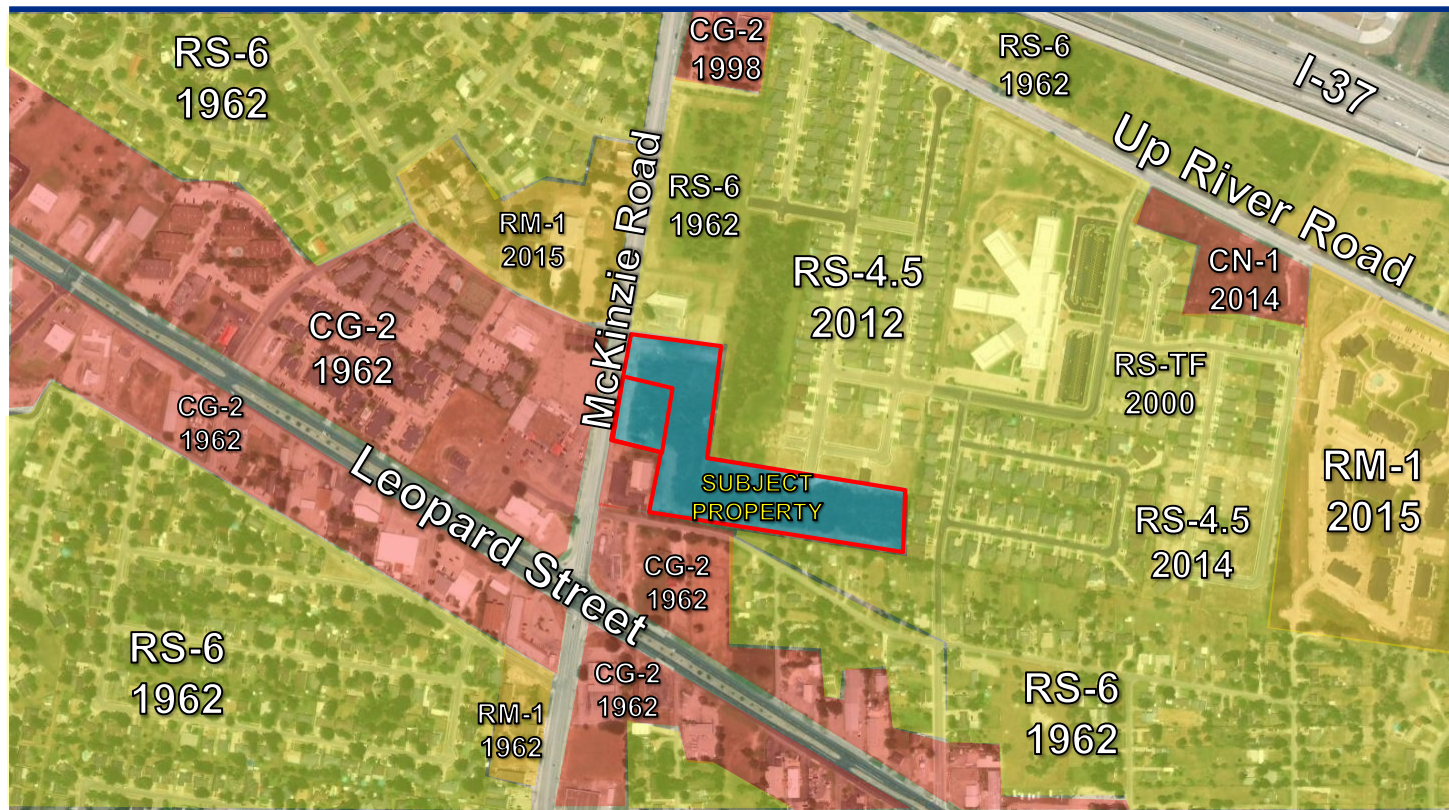


In Favor: 0





# Zoning Pattern







# UDC Requirements



## Buffer Yards:

CN-1 to RS-4.5: Type B: 10' & 10 pts.

RS-4.5 to CN-1: Type B: 10' & 10 pts.

## Setbacks:

RS-4.5: Street: 20'; Side/Rear: 5'

CN-1: Street: 20'; Side/Rear: 10'

## Parking:

2 per dwelling (Residential)

1:250 sq. ft. GFA (Retail)

Landscaping, Screening, and Lighting Standards.

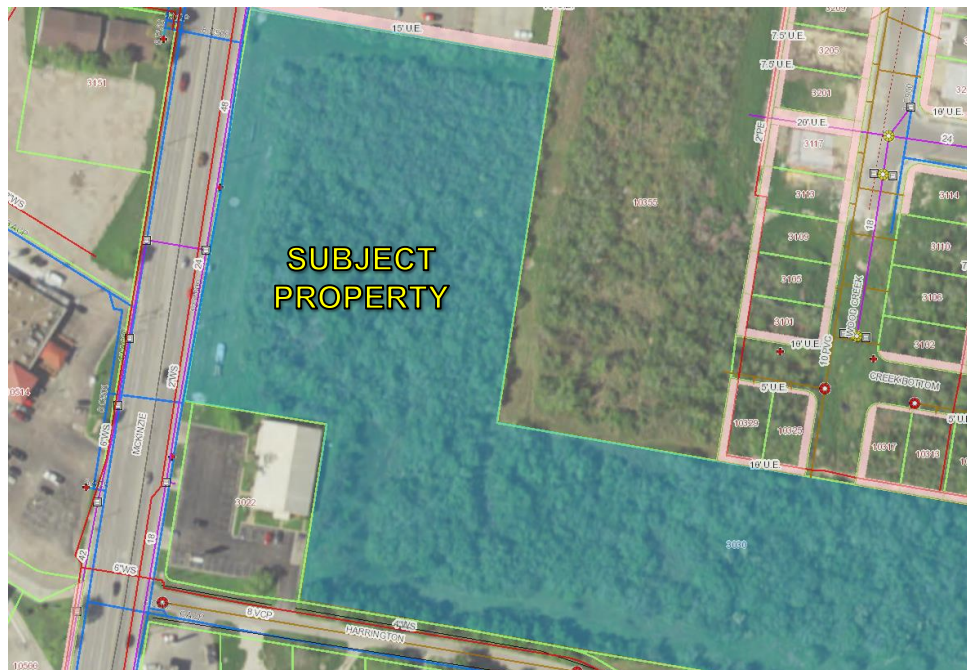
## Uses Allowed:

Retail, Offices, and Restaurants





# Utilities



**Water:**  
12-inch C900

**Wastewater:**  
10-inch PVC

**Gas:**  
2-inch Service Line

**Storm Water:**  
On-street inlets;  
48-inch Line



# Staff Recommendation

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**Approval** of the change of zoning to:

Tract 1:

“CN-1” Neighborhood Commercial District

Tract 2:

“RS-4.5” Single-Family 4.5 District