



Zoning Case #0519-01 Luxury Spec Homes

Rezoning for a Property at 3802 Callicoate Road

Planning Commission Presentation
May 1, 2019



Aerial Overview





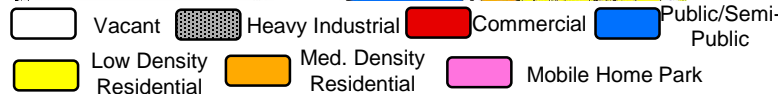
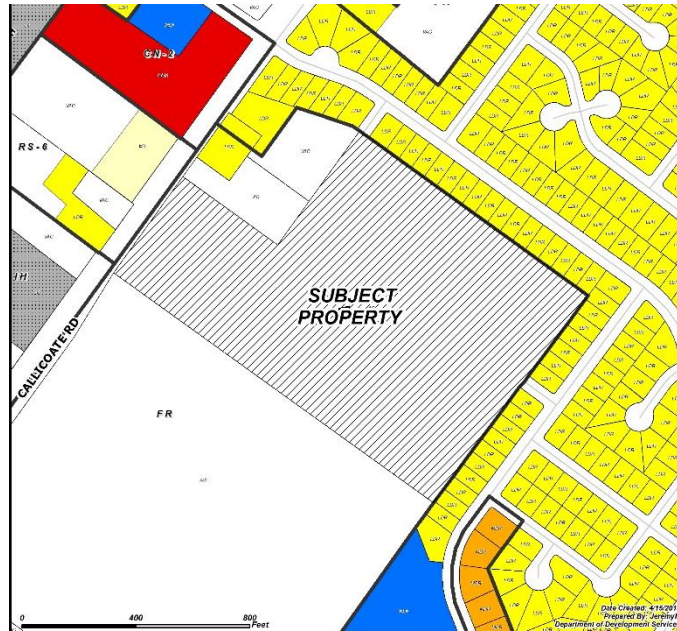
Subject Property at 3802 Callicoate Road



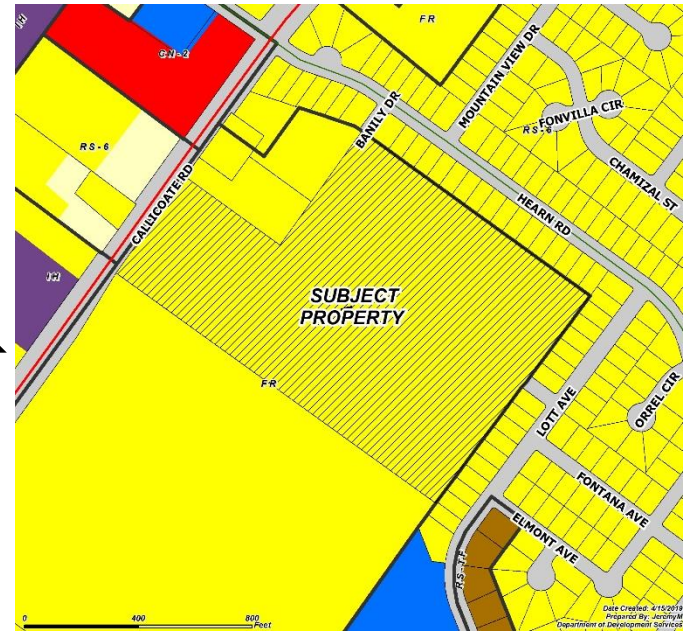


Land Use

Existing Land Use



Future Land Use





Subject Property, East on Callicoate Road





Callicoate Road, South of Subject Property





Callicoate Road, West of Subject Property





Callicoate Road, North of Subject Property





Public Notification

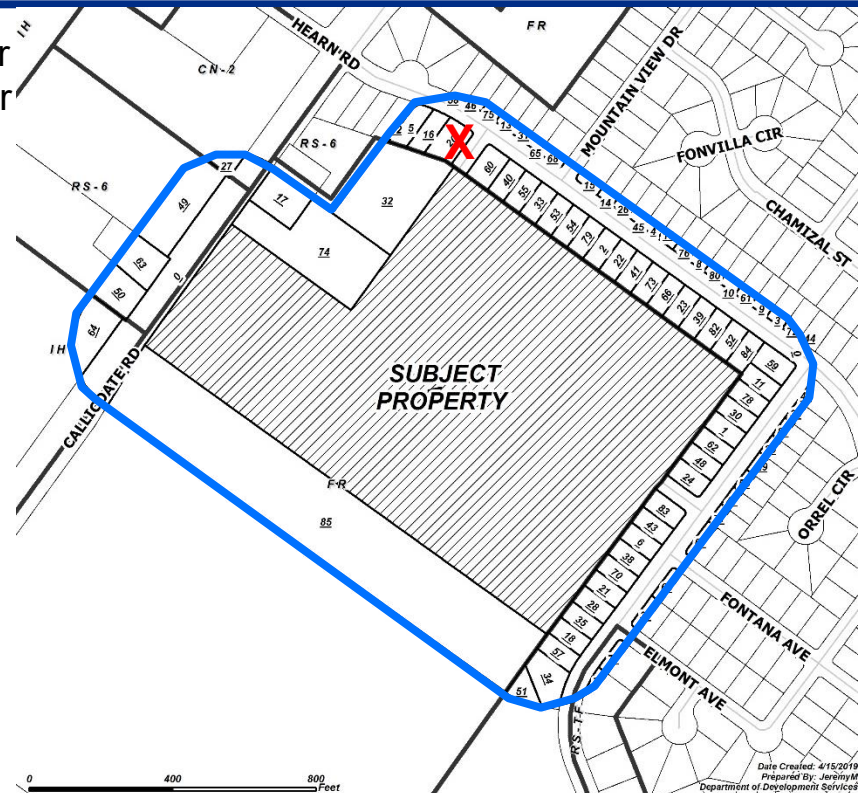
85 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.89%)

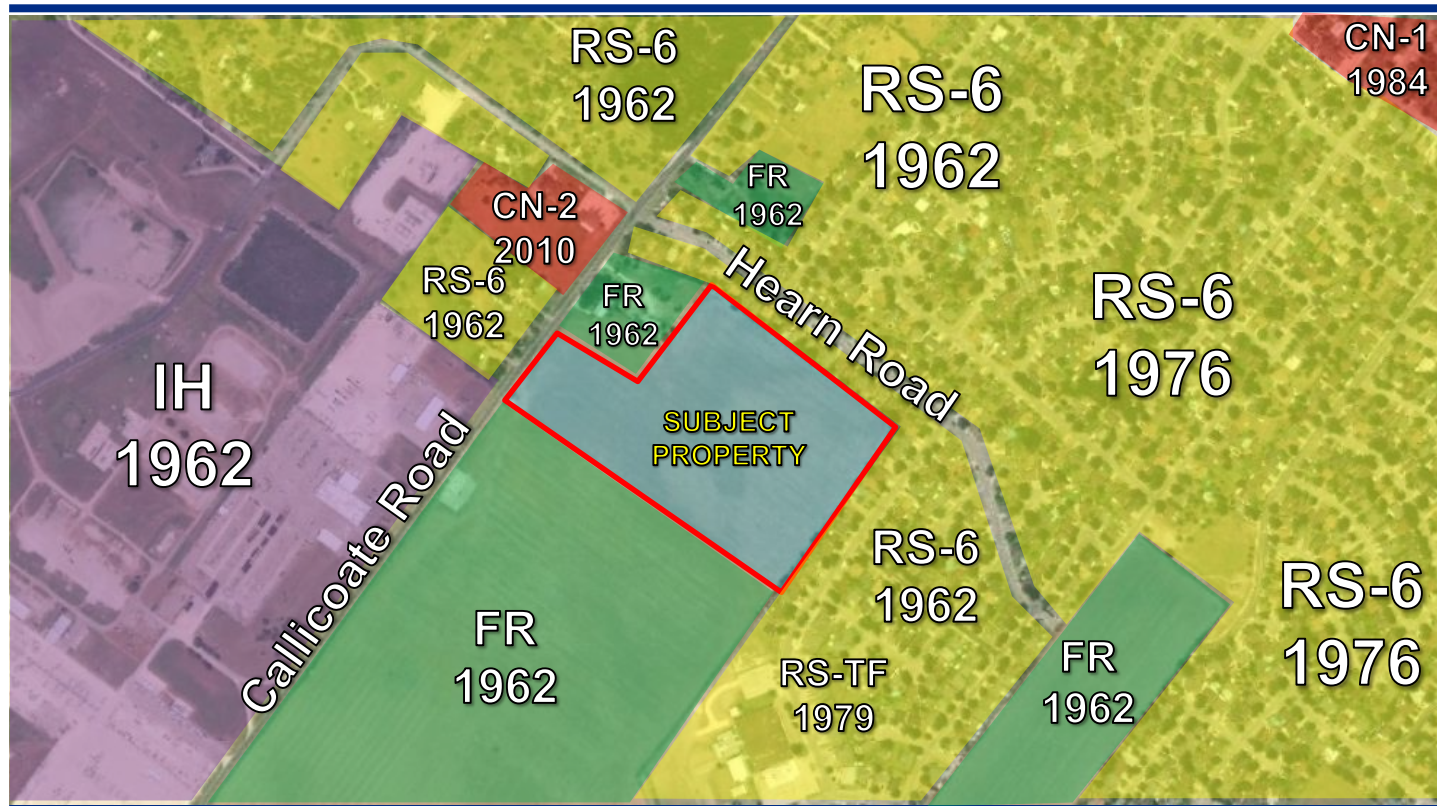


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards:
N/A

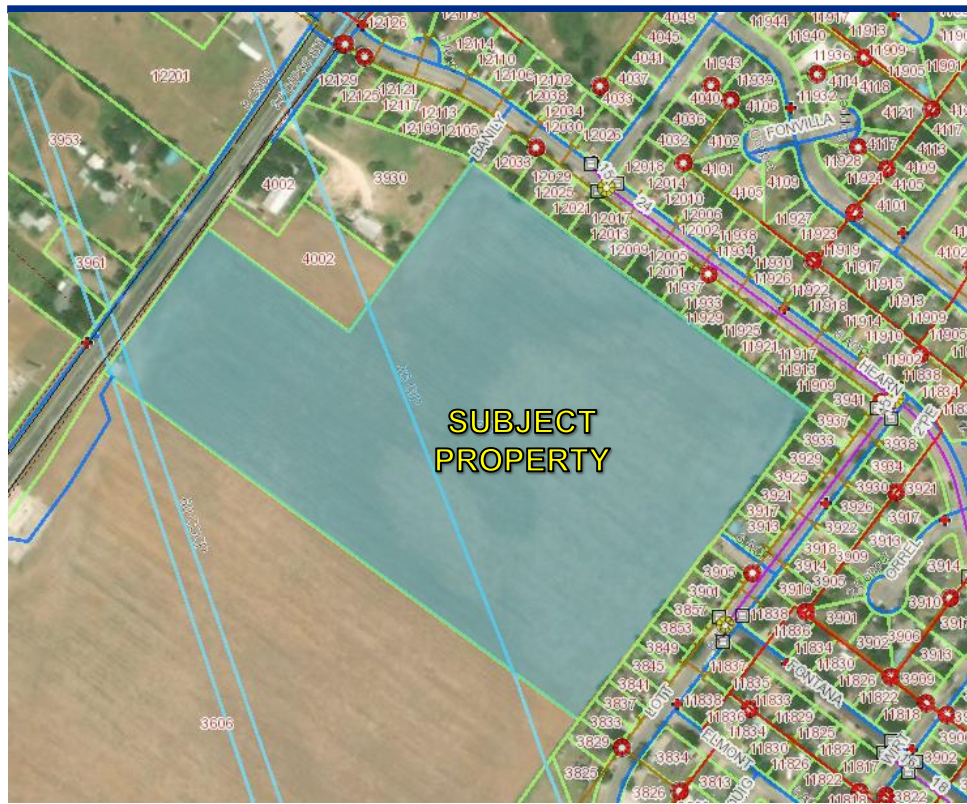
Setbacks:
Street: 20 feet
Side/Rear: 5 feet

Parking:
2 per dwelling unit

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



Utilities



Water:
8-inch ACP

Wastewater:
8-inch VCP

Gas:
No Service

Storm Water:
Road side drainage



Staff Recommendation

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