



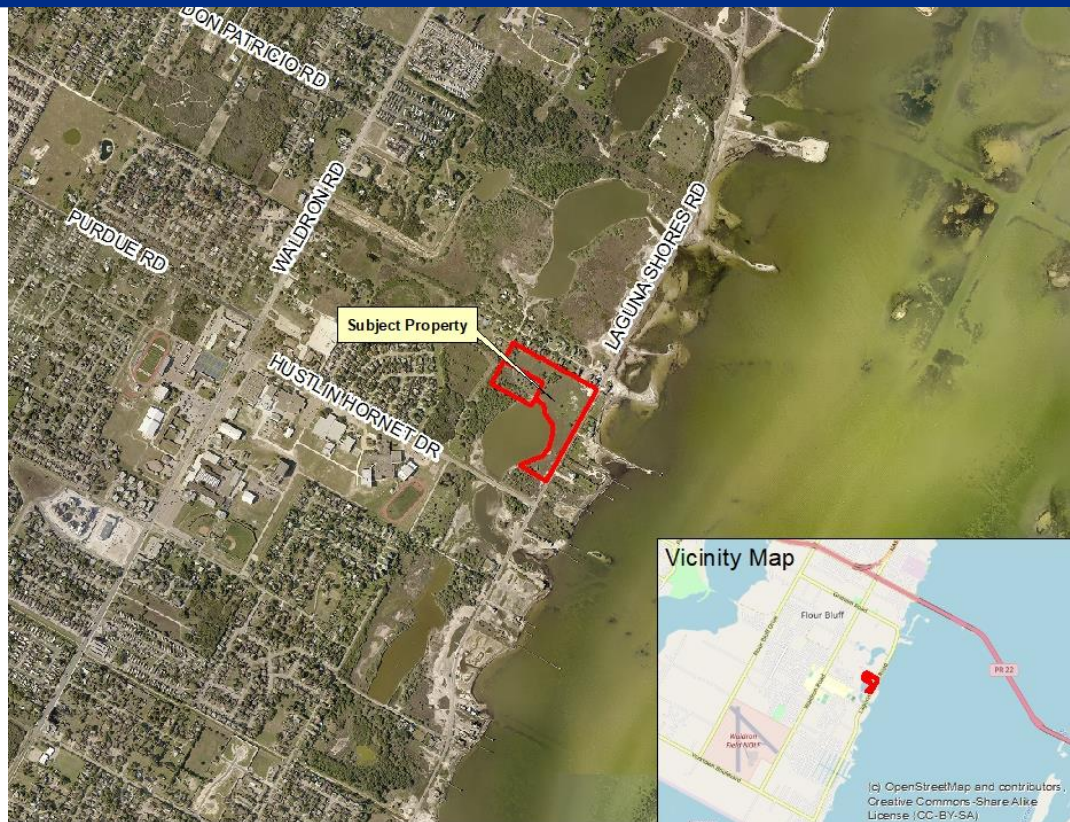
Zoning Case #0719-02
B&A Terra Firma Development, LLC.

Rezoning for a Property at
2110 Laguna Shores Road

Planning Commission Presentation
July 10, 2019



Aerial Overview



[c] OpenStreetMap and contributors.
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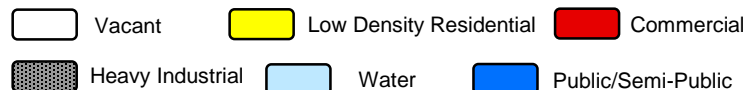
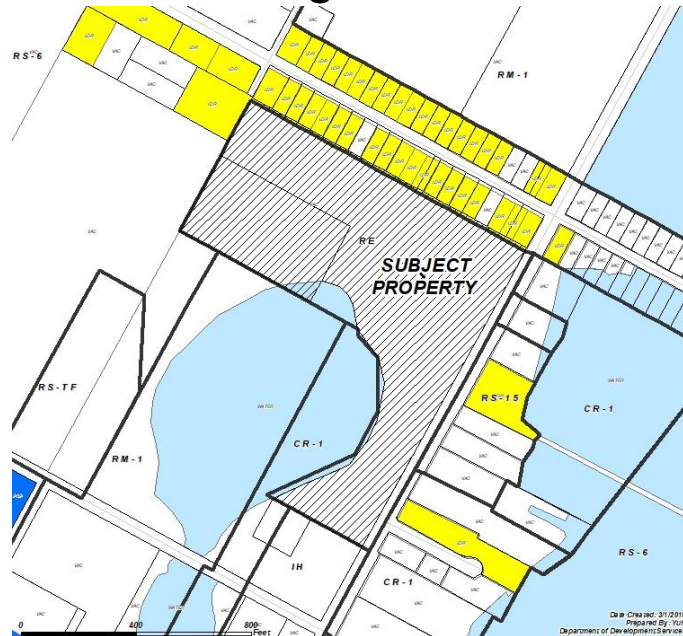
Subject Property at 2110 Laguna Shores Road



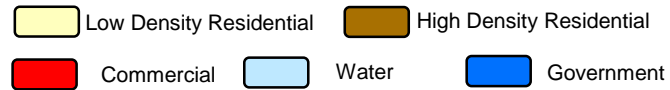
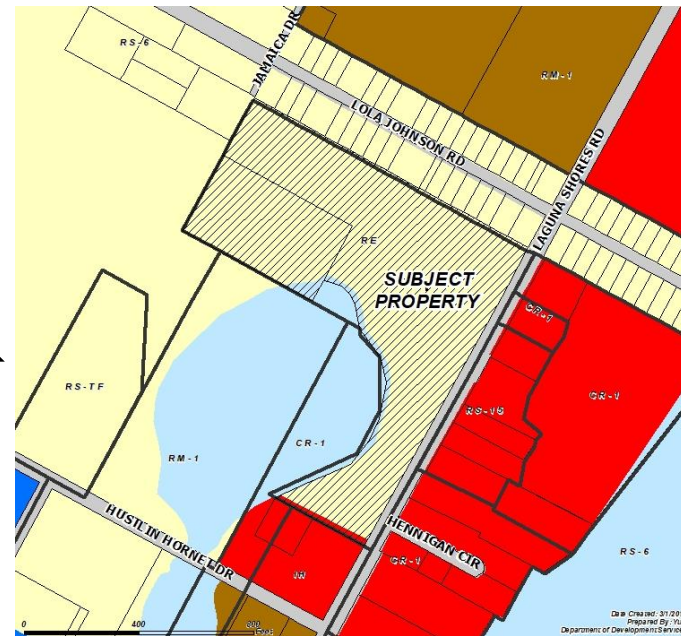


Land Use

Existing Land Use



Future Land Use





Subject Property, West on Laguna Shores Road





Laguna Shores Road, North of Subject Property





Laguna Shores Road, East of Subject Property





Laguna Shores Road, South of Subject Property



Subject Property



Public Notification

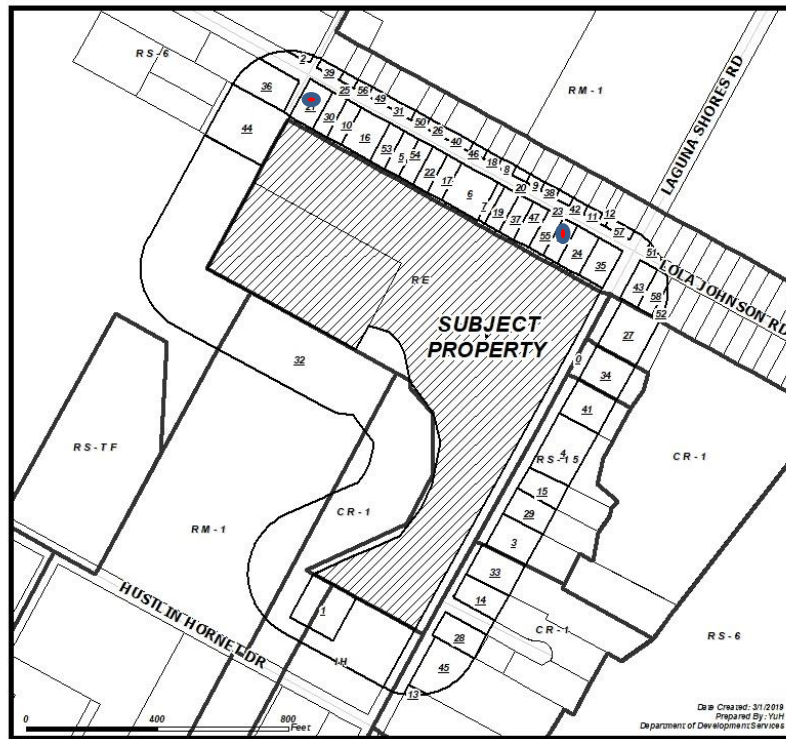
58 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 3 (4.7%)

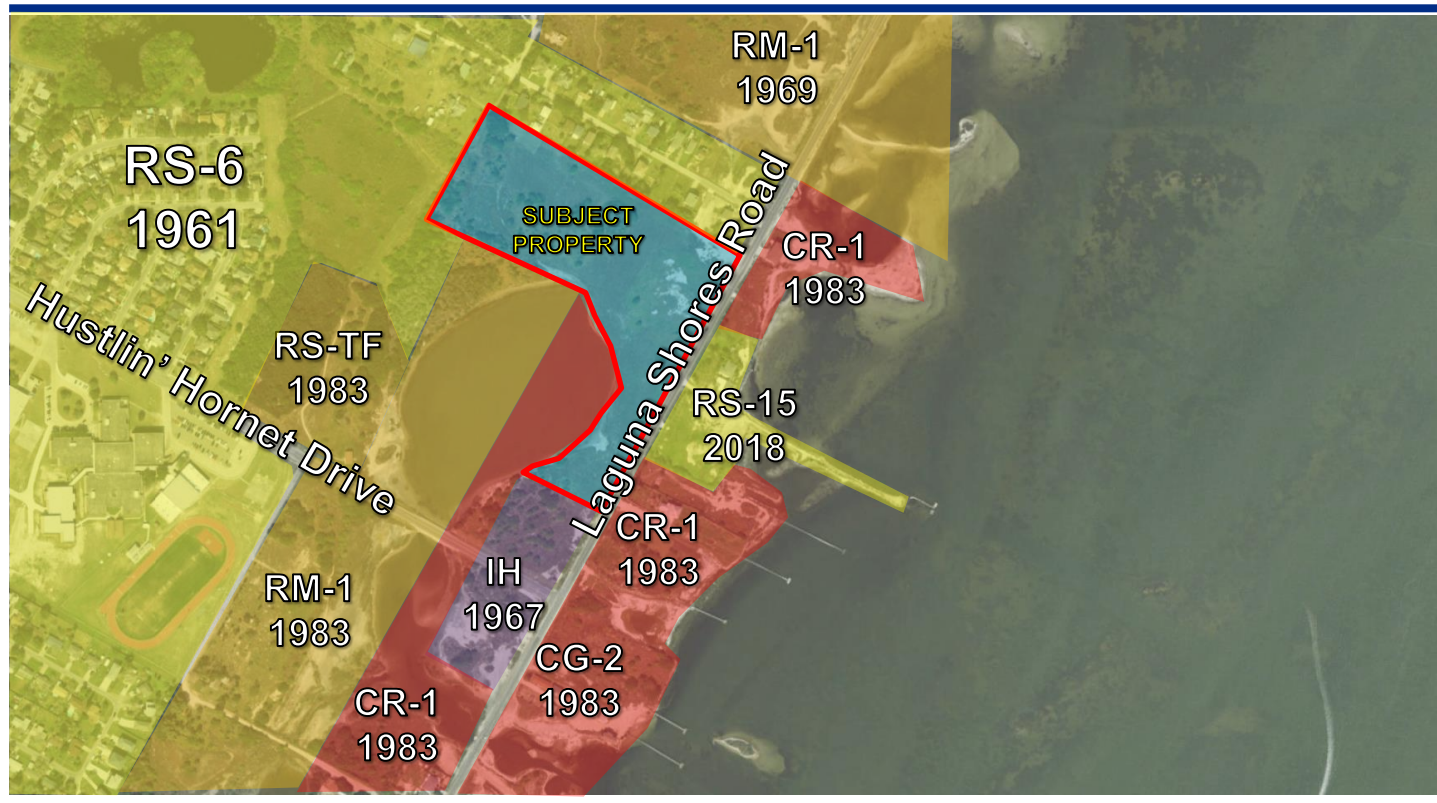


In Favor: 0



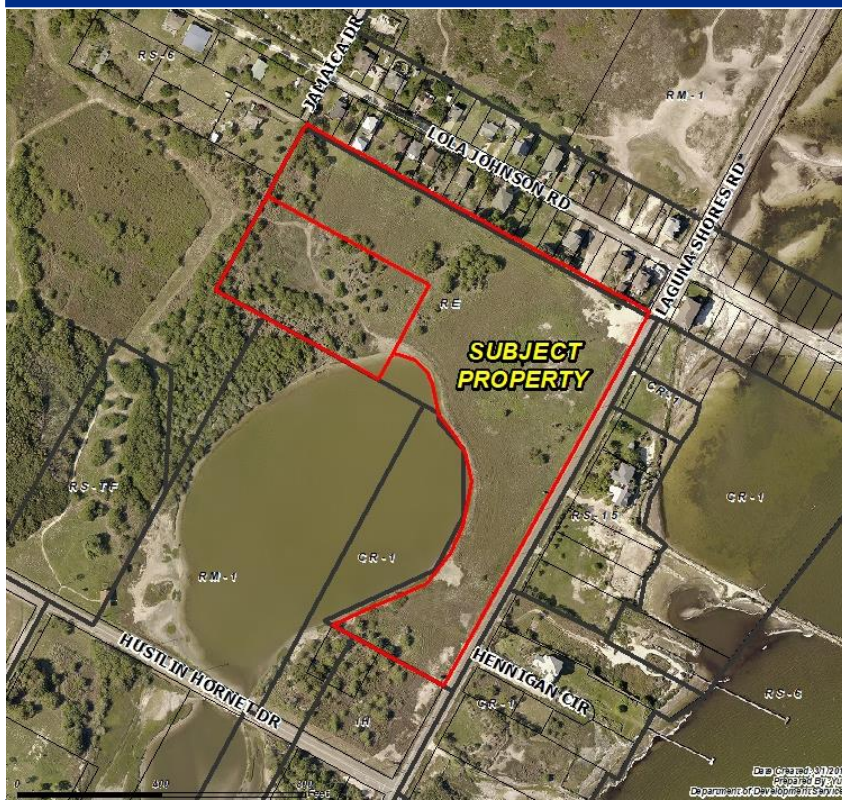


Zoning Pattern





UDC Requirements



Buffer Yards:

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

Setbacks:

Street: 25 feet

Side & Rear: 5 feet

Parking: 2 spaces/unit

Landscaping: 30% of street yard required

Uses Allowed: Single-Family Homes, Educational facility, Places of Worship, Group Home (6 or fewer)



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. The lift station can accommodate the proposed development

Gas: 2-inch Service Line

Storm Water: Road side drainage along Laguna Shores Road.



Staff Recommendation

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