



# **Zoning Case #0719-04 Guillermo Munoz**

## **Rezoning for a Property at 121 Pueblo Avenue**

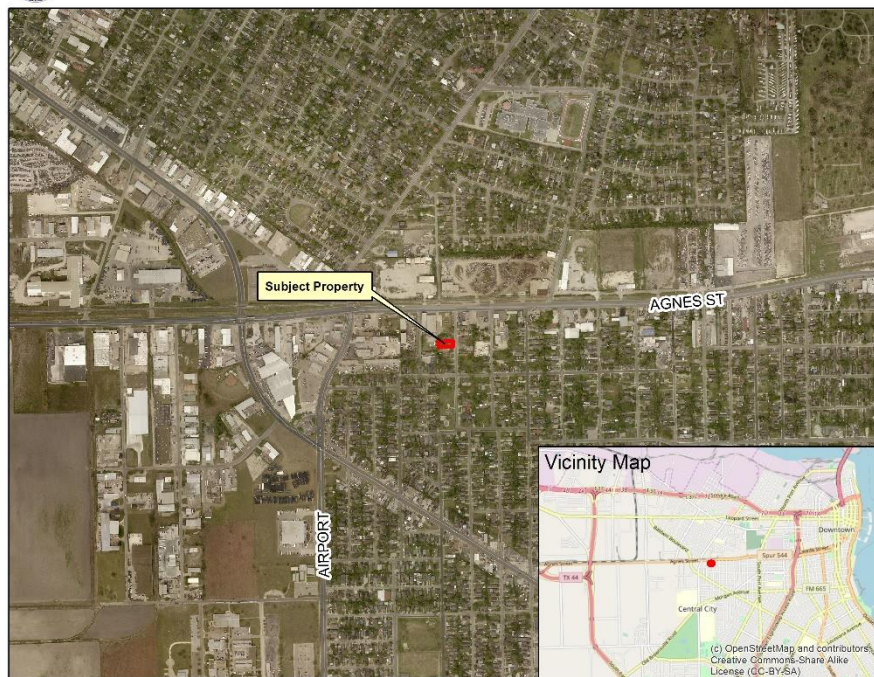
Planning Commission Presentation  
July 10, 2019



# Aerial Overview

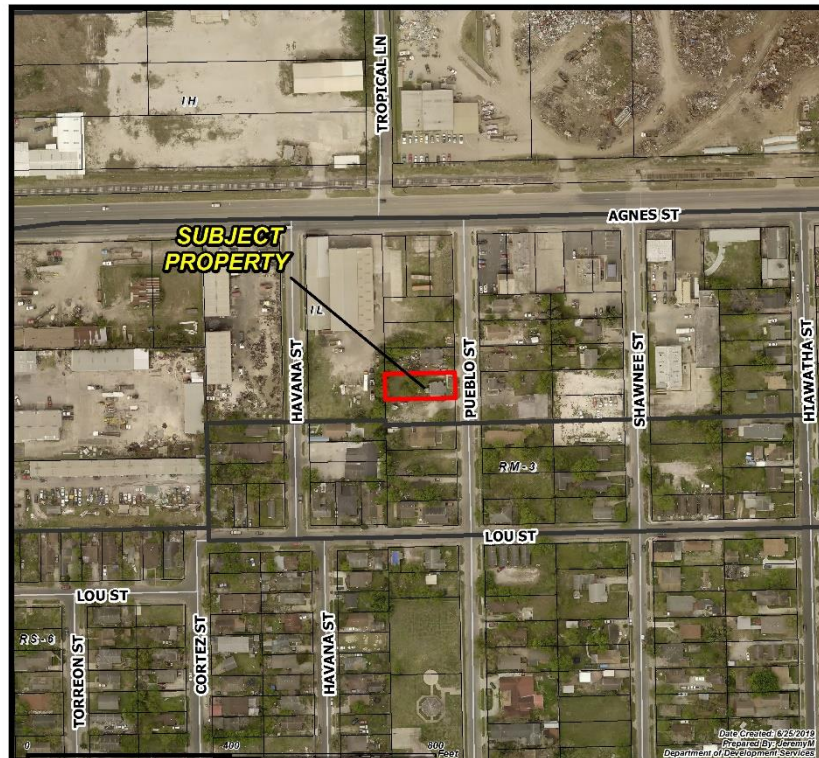


## Aerial Overview





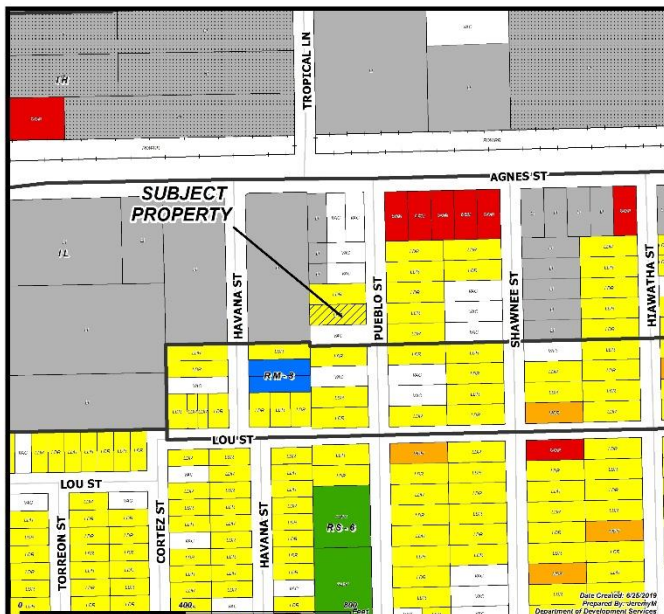
# Subject Property at 121 Pueblo Avenue



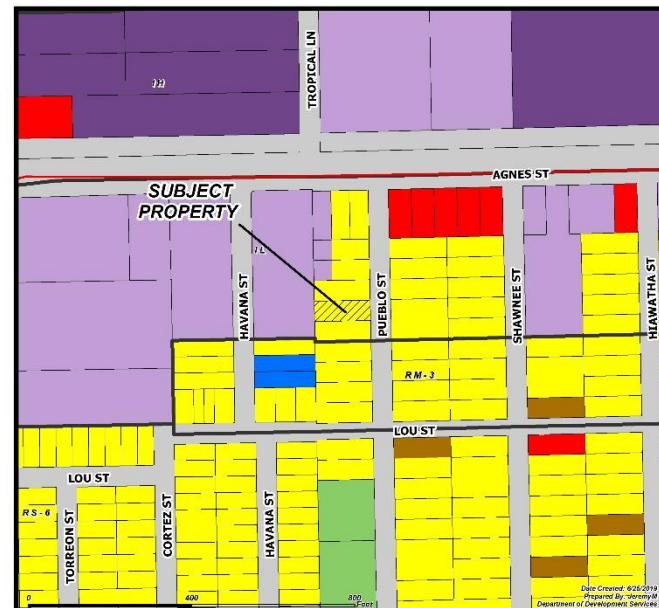


# Land Use

## Existing Land Use



## Future Land Use







# 121 Pueblo Avenue Subject Property

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# 121 Pueblo Avenue, North of Subject Property

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# Subject Property, South on Pueblo Avenue

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# 121 Pueblo Avenue East of Subject Property

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# Public Notification

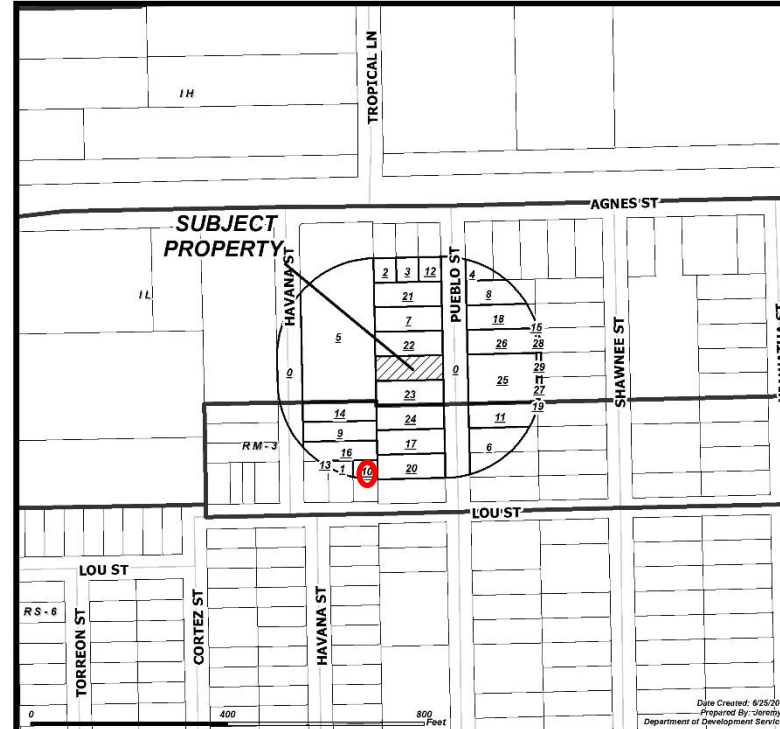
29 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0%)



In Favor: 1 (0.4%)





# Zoning Pattern





# UDC Requirements



Buffer Yards:  
IL to RM-3:  
Type B: 5' & 10 pts.

Setbacks:  
Street: 20 feet  
Sides/Rear: 5 and 10 feet

Parking:  
2 per Unit

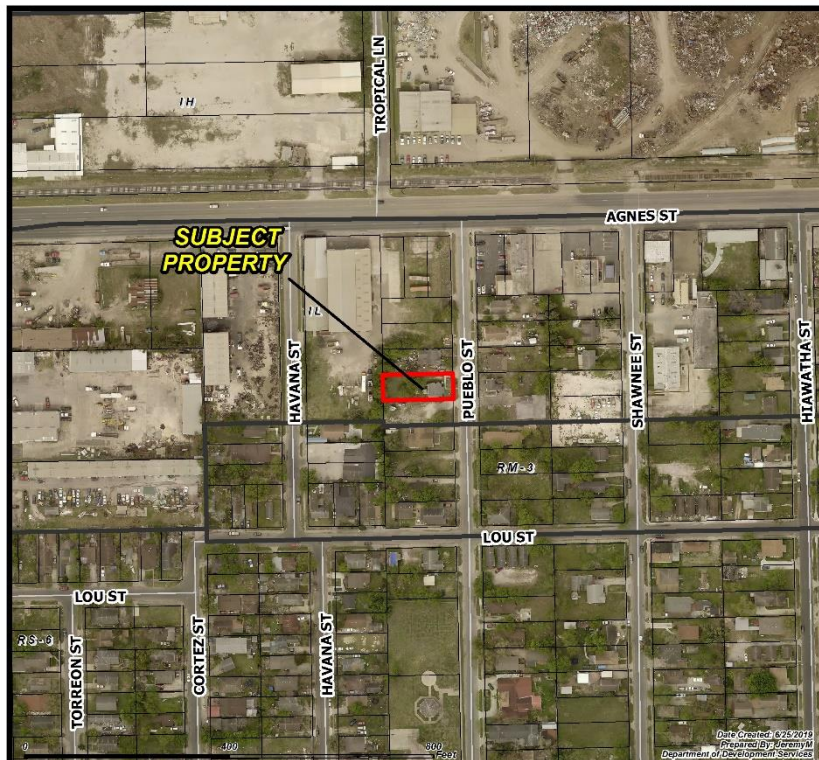
Landscaping, Screening, and  
Lighting Standards

Uses Allowed: Singlefamily and  
Multifamily Uses.





# Utilities



## Water:

6-inch ACP

- ☒ Water Main
- Distribution

## Wastewater:

8-inch VCP

- ☒ WASTEWATER
- ☒ WASTEWATER MANHOLE

## Gas:

2-inch Service Line

- ☒ GAS DIST MAIN
- <all other values>

## Storm Water:

On-street inlets

- ☒ STORMWATER
- ☒ STORM MANHOLE



# Staff Recommendation

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**Approval** of the  
“RM-3” Multifamily Residential 3 District