



Zoning Case #0819-04
Mirabal Development Group, LC.

Rezoning for a Property at
6805 Sandra Lane

Planning Commission
September 4, 2019

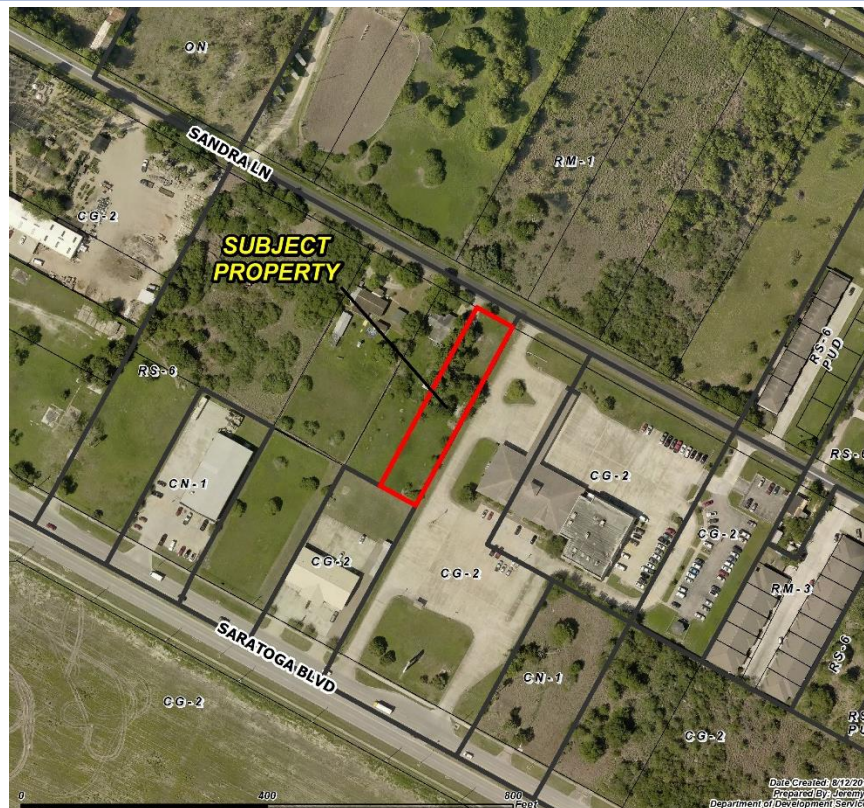


Aerial Overview





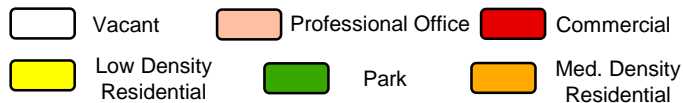
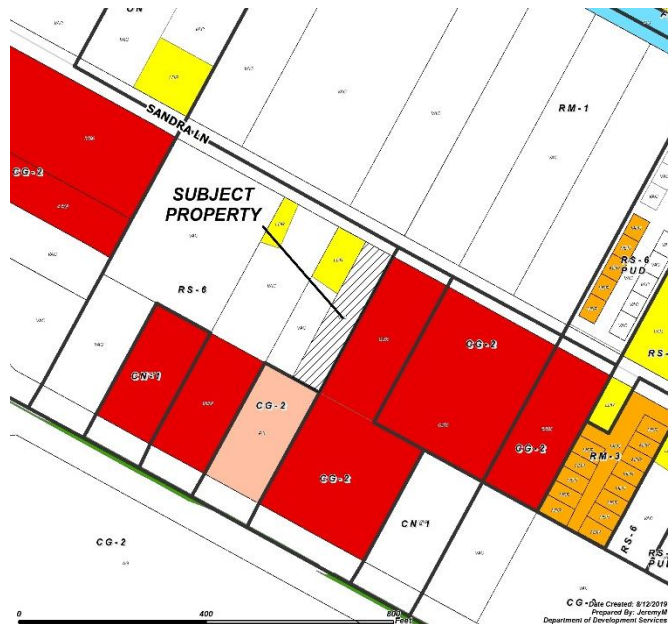
Subject Property at 6805 Sandra Lane



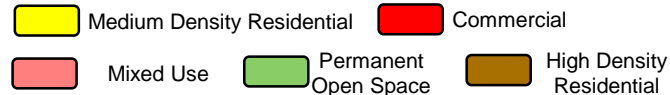


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Sandra Lane





Sandra Lane, West of Subject Property





Sandra Lane, South of Subject Property





Sandra Lane, East of Subject Property





Public Notification

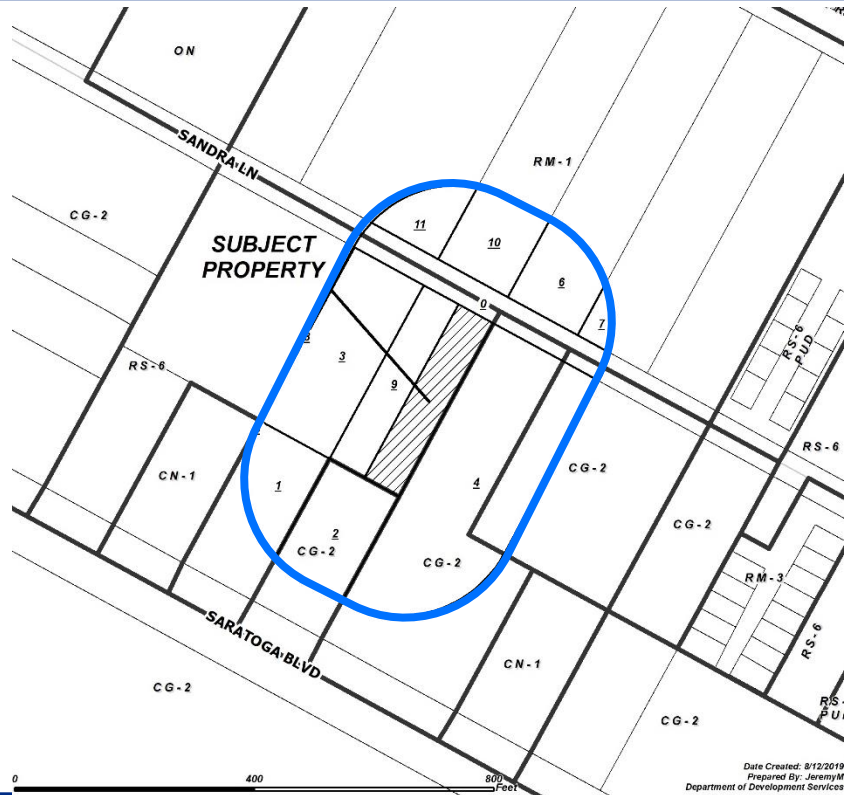
11 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



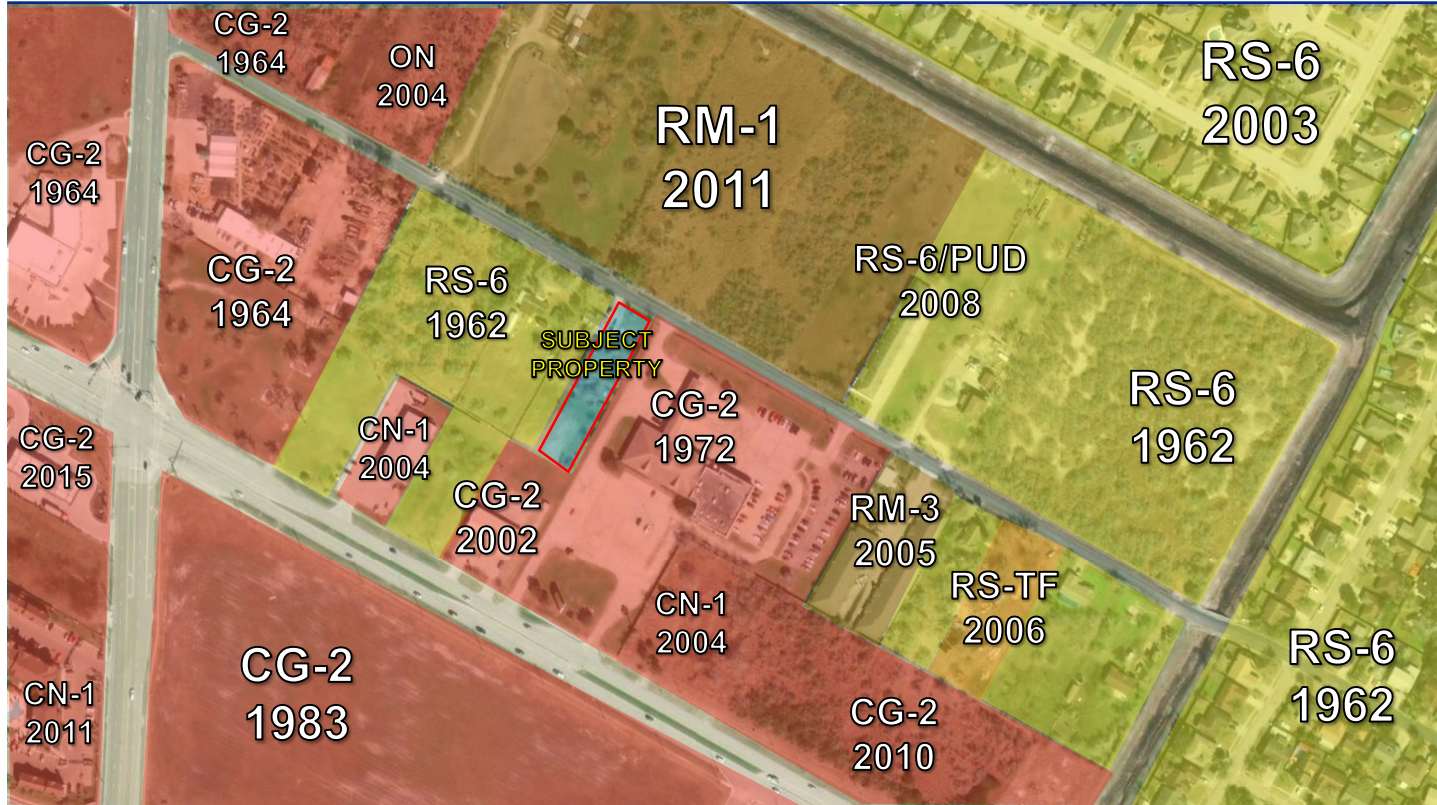
In Favor: 0





Zoning Pattern

N. Harrington Drive





UDC Requirements



Buffer Yards:

RM-1 to CG-2: Type A: 10' & 5 pts.

RM-1 to RS-6: Type B: 10' & 10 pts

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

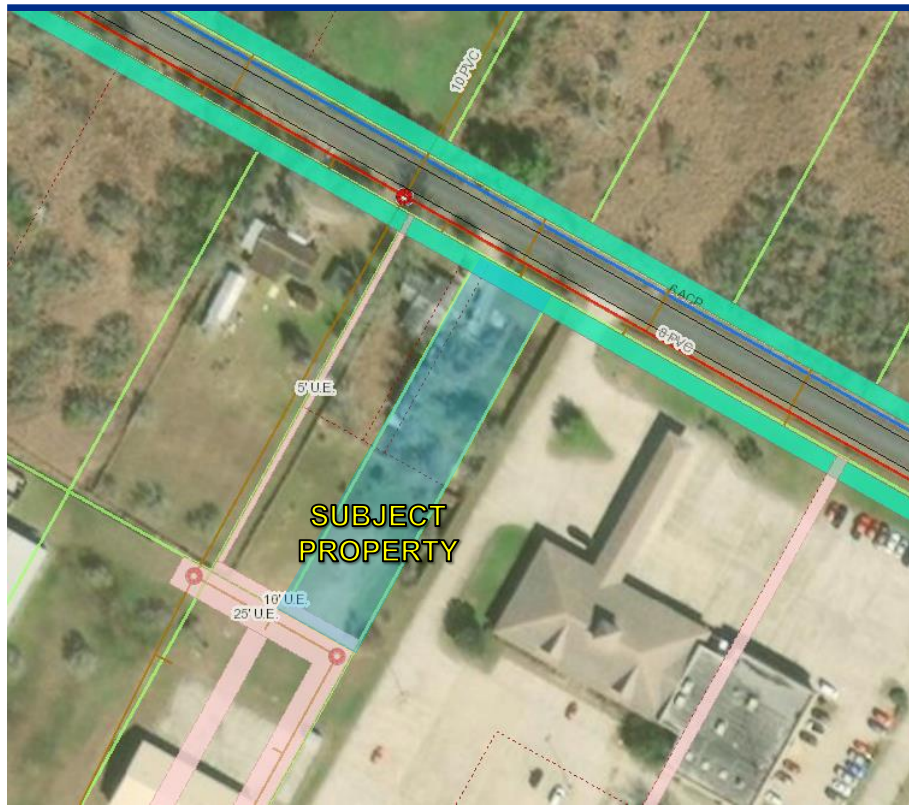
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards

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



Utilities



Water:

6-inch ACP

Wastewater:

8-inch PVC

Gas:

2-inch Service Line

Storm Water:

Roadside Drainage



Staff Recommendation

Approval of the
“RM-1” Multifamily 1 District