



Zoning Case #0819-05
Tammy Johnson (Brizo Construction)

Rezoning for a Property at
3837 Herring Drive

Planning Commission Presentation
September 18, 2019

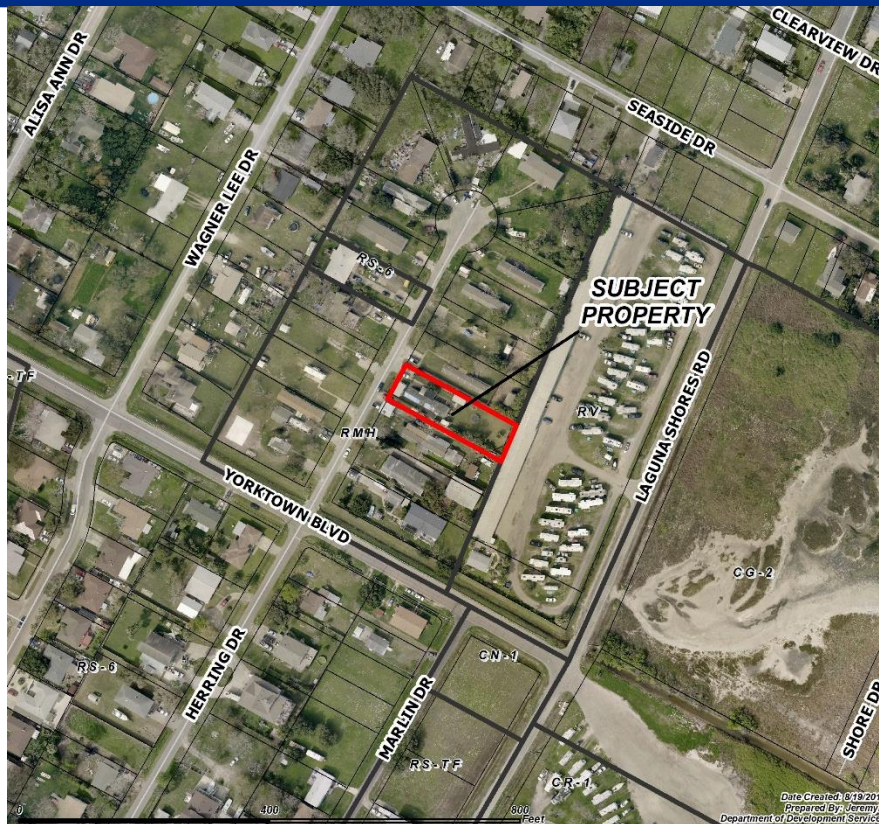


Aerial Overview





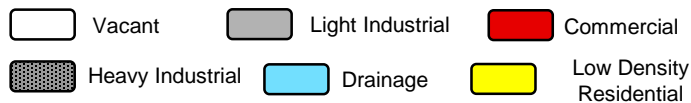
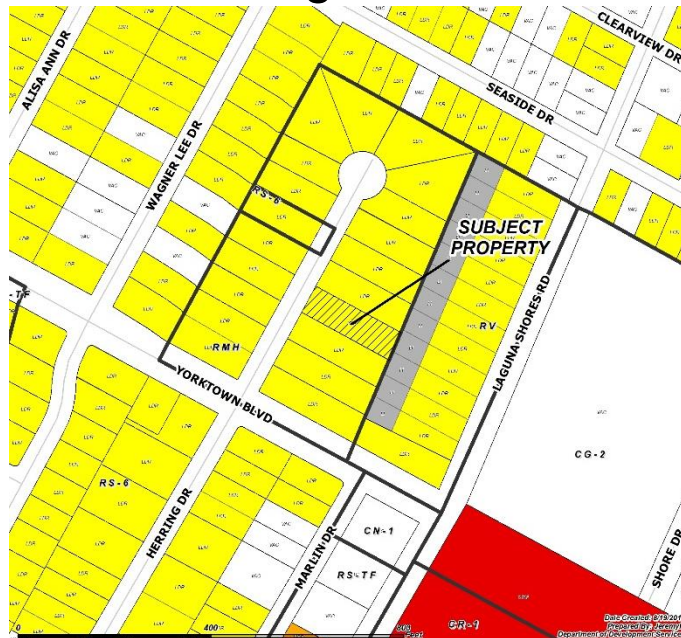
Subject Property at 3837 Herring Drive



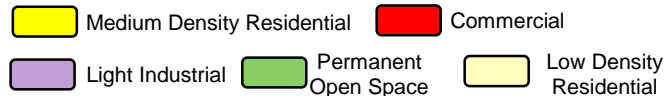
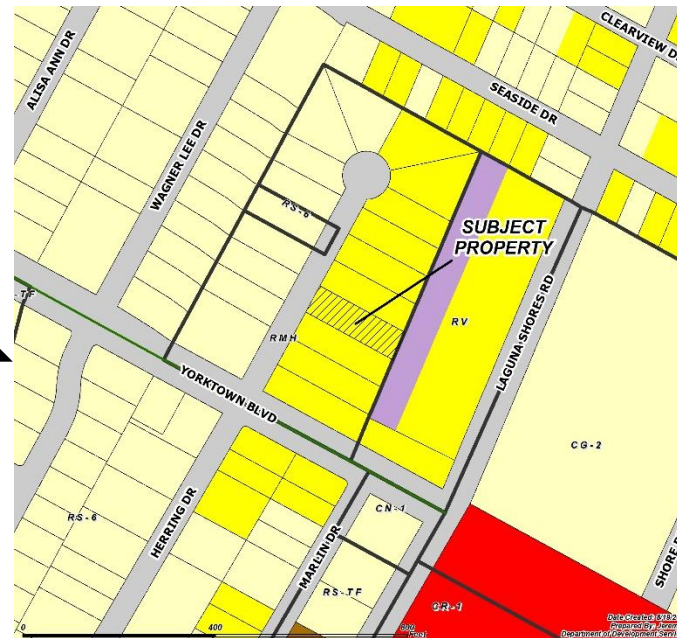


Land Use

Existing Land Use



Future Land Use





Subject Property, East on Herring Drive





Herring Drive, South of Subject Property





Herring Drive, West of Subject Property





Herring Drive, North of Subject Property





Public Notification

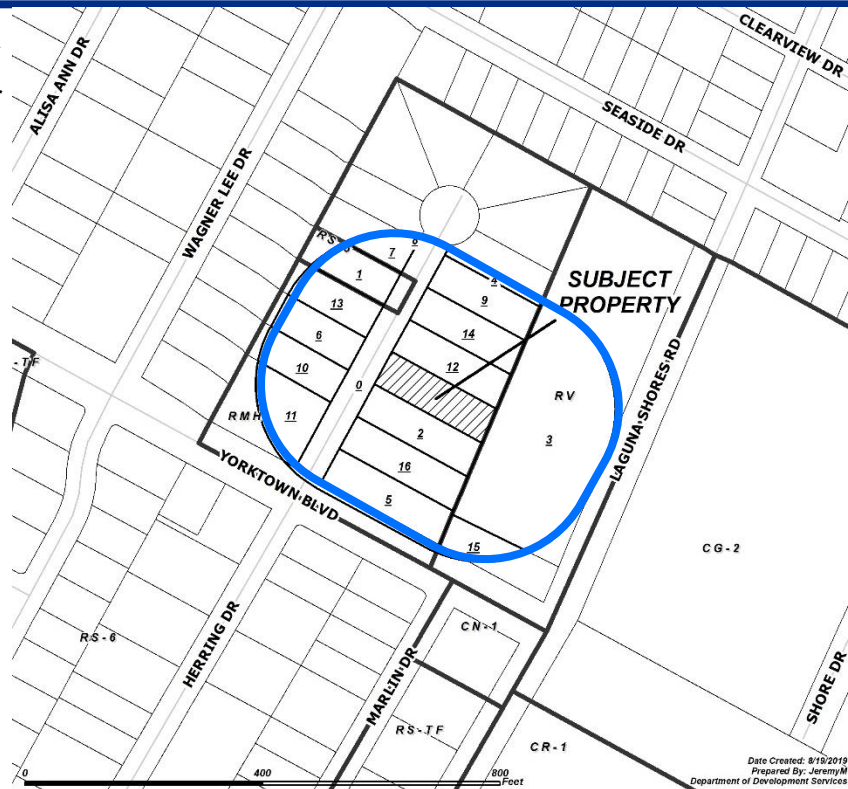
16 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



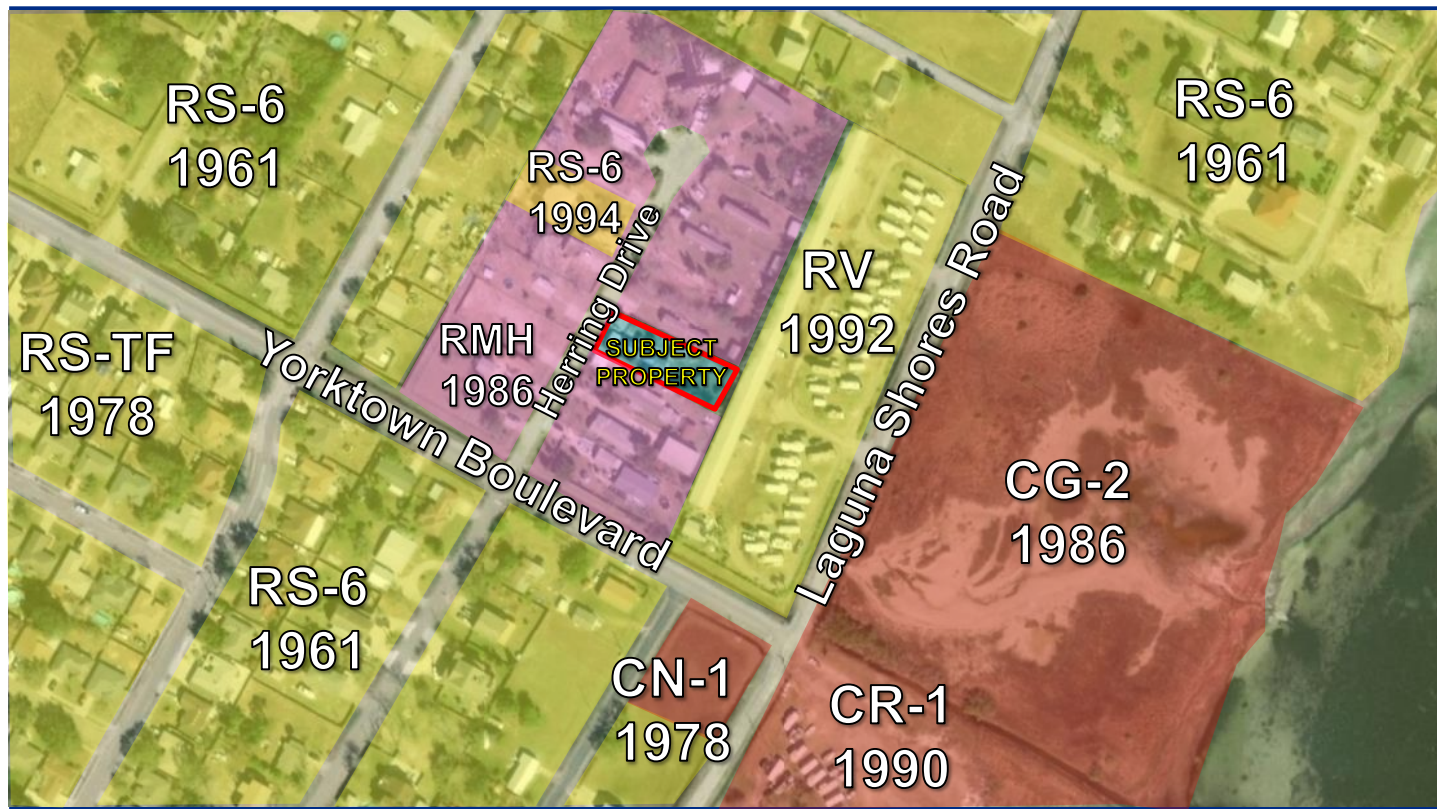
In Favor: 0



Date Created: 8/10/2019
Prepared By: Jeremy M
Department of Development Services

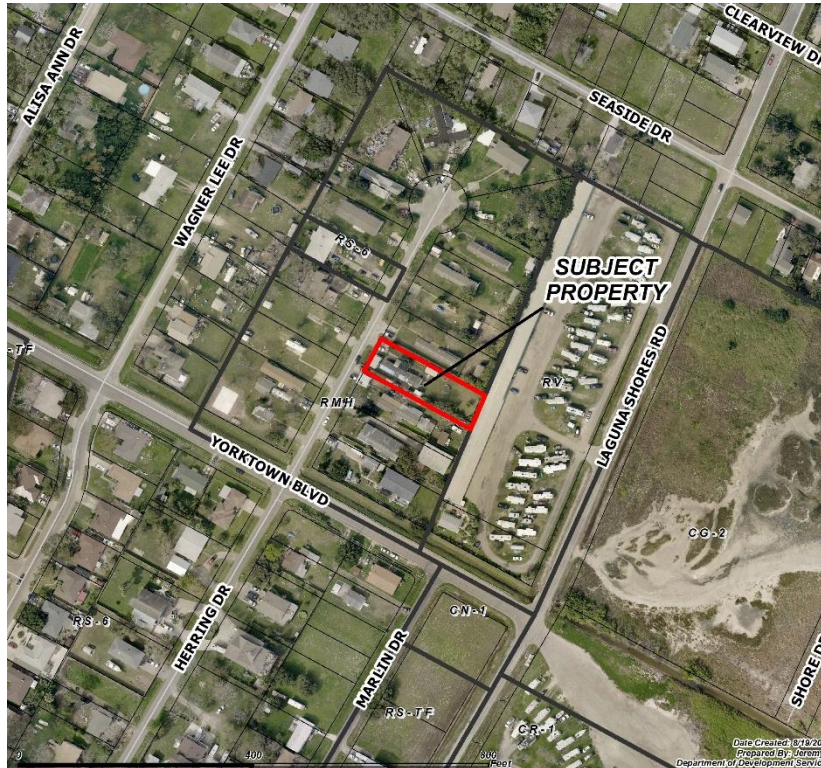


Zoning Pattern





UDC Requirements



Buffer Yards:
Type A: 5 points

Setbacks:
Street: 25 feet
Side/Rear: 5 feet

Parking:
2 per dwelling unit

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



Utilities



Water:
6-inch C900

Wastewater:
8-inch VCP

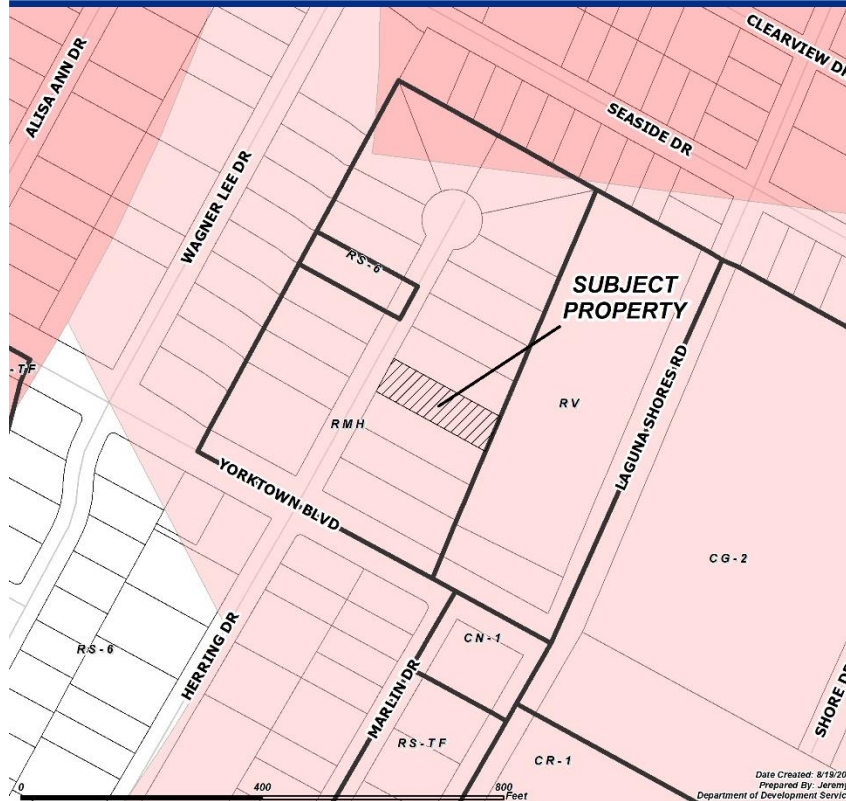
Gas:
2-inch Service Line

Storm Water:
Road Side







AICUZ

**SUBJECT
PROPERTY**



CASE: 0819-05

AIR INSTALLATION COMPATIBLE USE ZONE

-  Runway
-  Clear Zone
-  Accident Potential Zone 1
-  Accident Potential Zone 2



Staff Recommendation

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