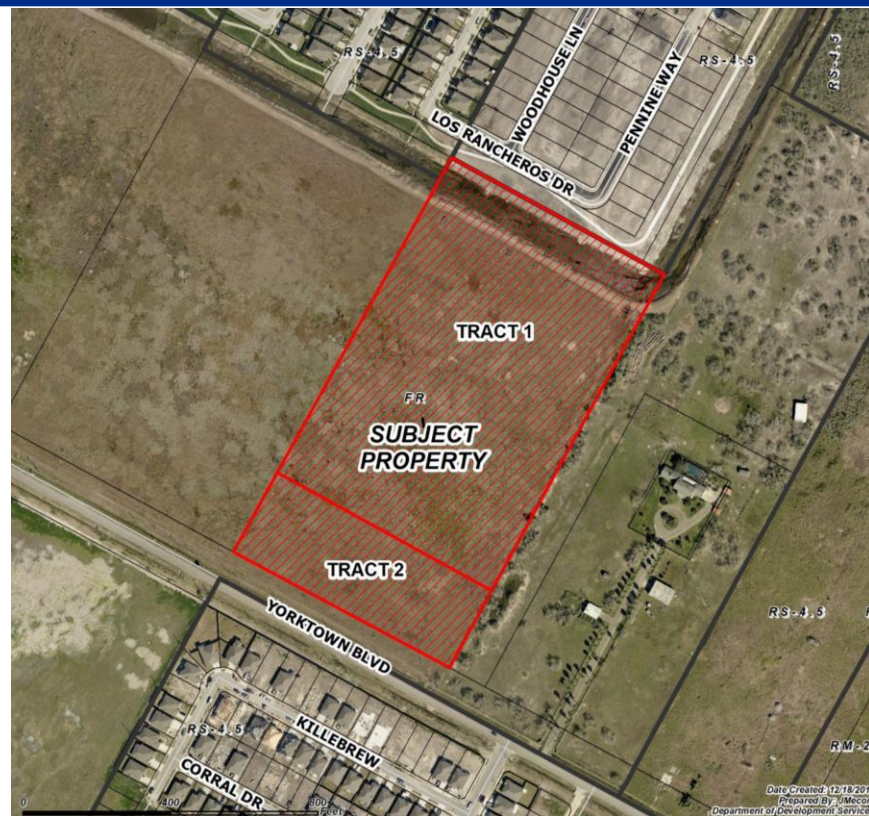


Zoning Case #0120-02

Grangerfield Development, LLC.
Rezoning for a Property at 7702 Yorktown Boulevard
From “FR” To “RS-4.5” and “CN-1”



Aerial Overview



This aerial map displays a residential area with various zoning districts. The 'SUBJECT PROPERTY' is highlighted in blue and outlined in red. The map includes the following zoning districts and their associated years:

- RS-6 2005
- Slough Road
- FR 1995
- RS-6 2007
- RS-4.5 2006
- RS-4.5 2014
- RS-TF 2007
- RS-4.5 2018
- FR 1995
- RS-4.5 2014
- RM-2 2014
- CG-2 2014
- FR 1995
- RS-4.5 2015
- RS-4.5 2017
- RS-4.5 2012
- RS-4.5 2010
- RS-TF 2004
- CN-1 2004
- CG-2 2002
- RS-6 2017
- Yorktown Boulevard
- Rodd Field Road

UDC Requirements



Buffer Yards:
N/A

Setbacks:	RS-4.5	CN-1
Street:	20 feet	20 feet
Side & Rear:	5 feet	0 feet

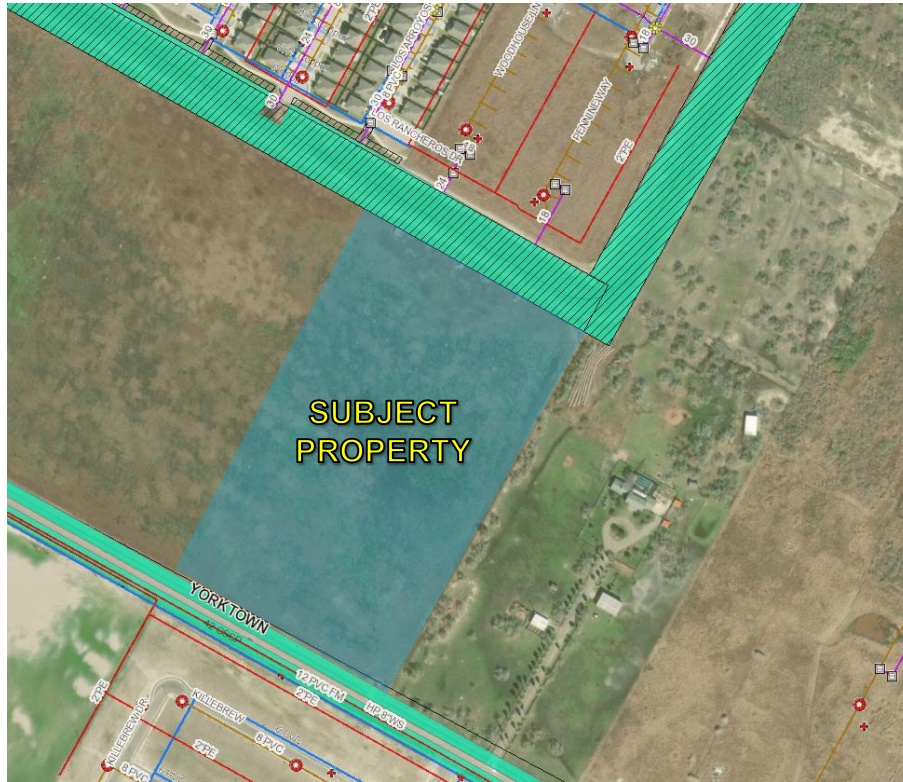
Parking:
2 per unit (Residential)
1:250 (Commercial)

Landscaping, Screening, and Lighting
Standards

Uses Allowed: Retail, Offices,
Multifamily

*Bars/Nightclubs Not Allowed in “CN-1”

Utilities



Water:
12-inch C900



Wastewater:
12-inch PVC FM



Gas:
8-inch Service Line



Storm Water:
Roadside ditches

Public Notification

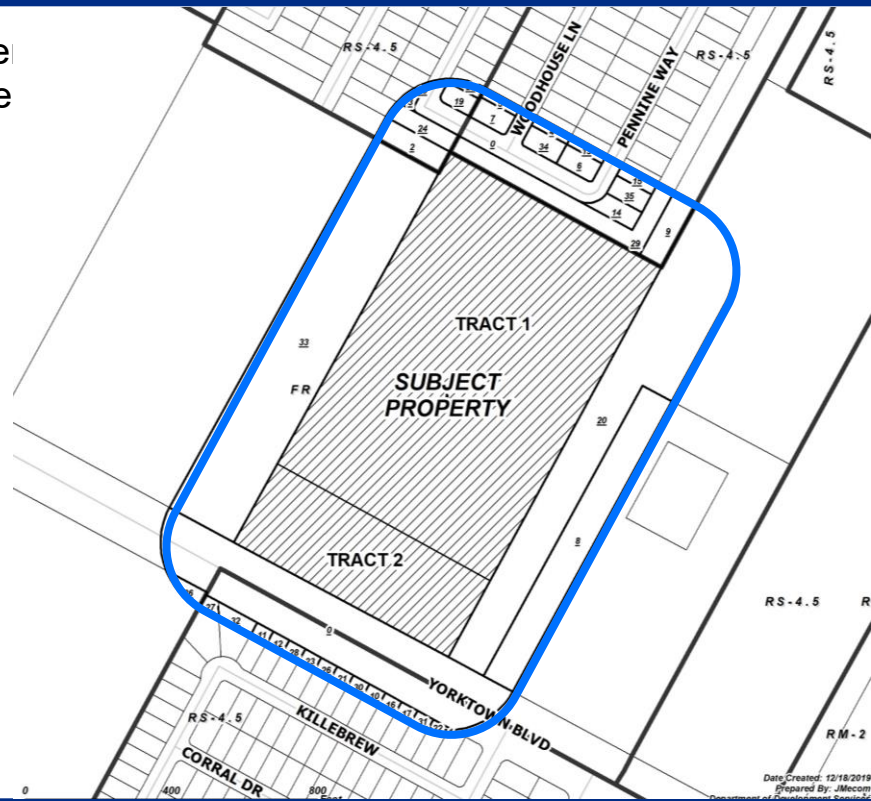
36 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0

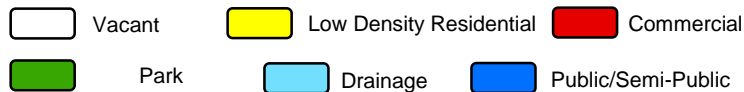
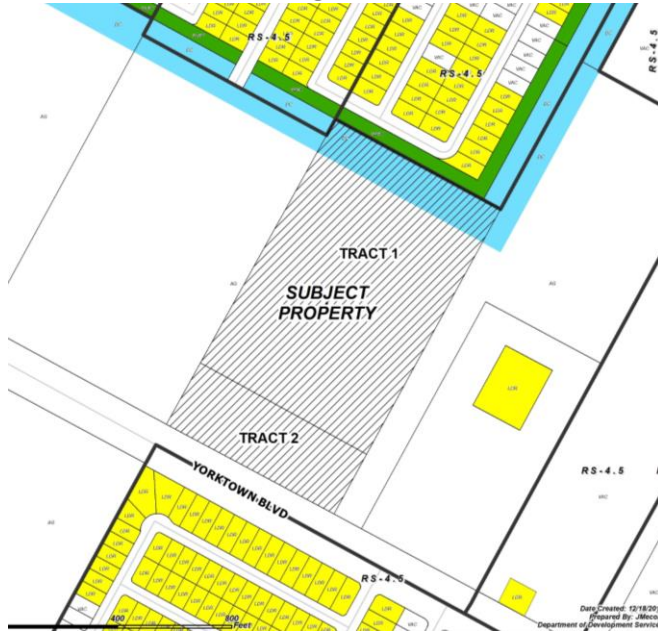


Staff Recommendation

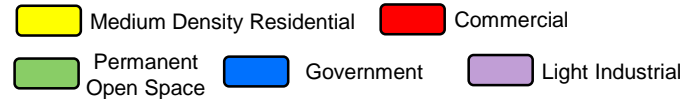
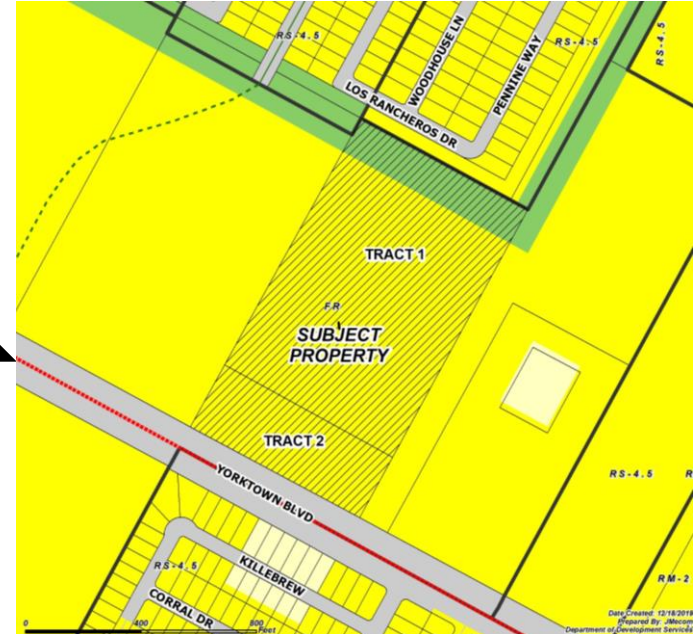
Approval of the
“RS-4.5” Single-Family 4.5 District and
“CN-1” Neighborhood Commercial District

Land Use

Existing Land Use



Future Land Use



Subject Property, North on Yorktown Boulevard



Yorktown Boulevard, East of Subject Property



Yorktown Boulevard, South of Subject Property



Yorktown Boulevard, West of Subject Property

