

Zoning Case #0120-02

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

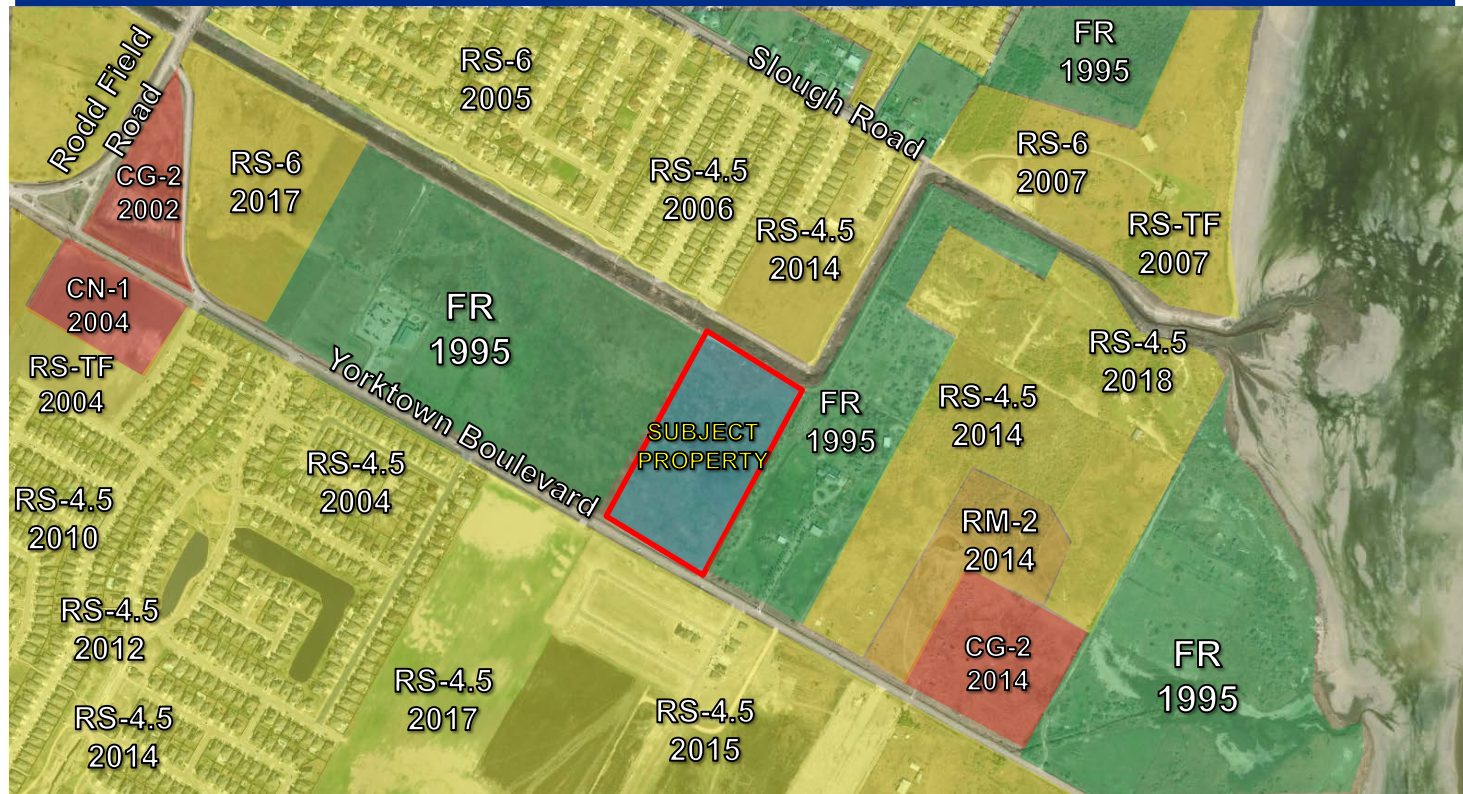


City Council
February 25, 2020

Aerial Overview



Zoning Pattern



Planning Commission and Staff Recommendation

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

Public Notification

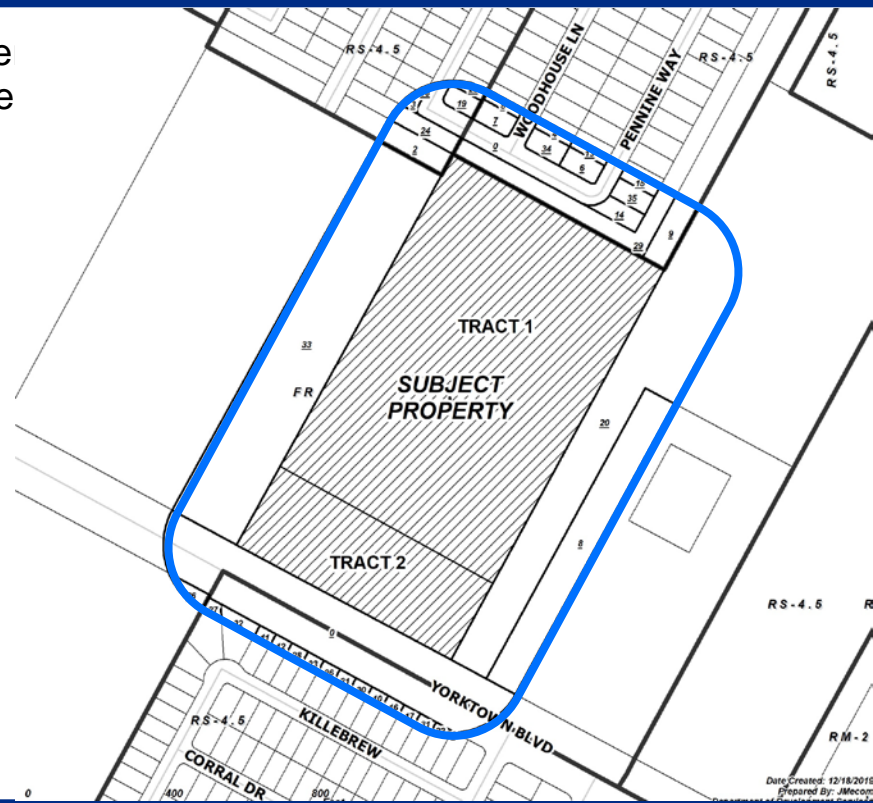
36 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



UDC Requirements



Buffer Yards:
N/A

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

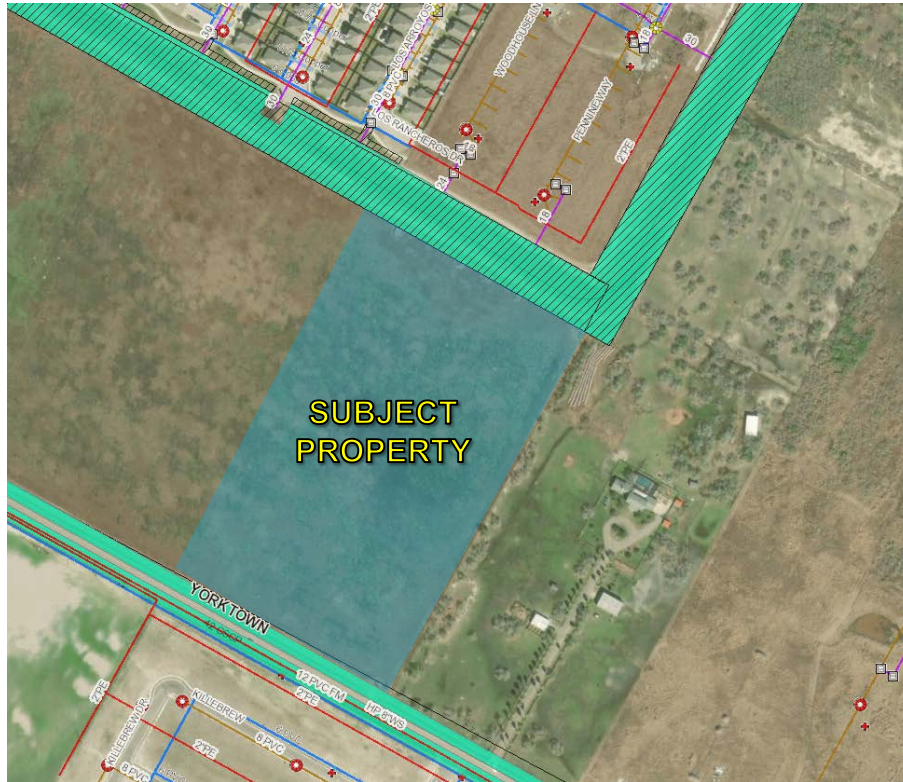
Parking:
2 per unit (Residential)
1:250 (Commercial)





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