

# Zoning Case #0320-03

**Mostaghasi Investment Trust**  
**Rezoning for a Property at 14206 Leos Court**  
**From “CN-1” To “RS-6”**



City Council  
May 19, 2020

**SUBJECT PROPERTY**

LEOS CT

BOWMAN CT

KRUIJ CT

RIVERWAY DR

RIVER ROCK DR

CG-2

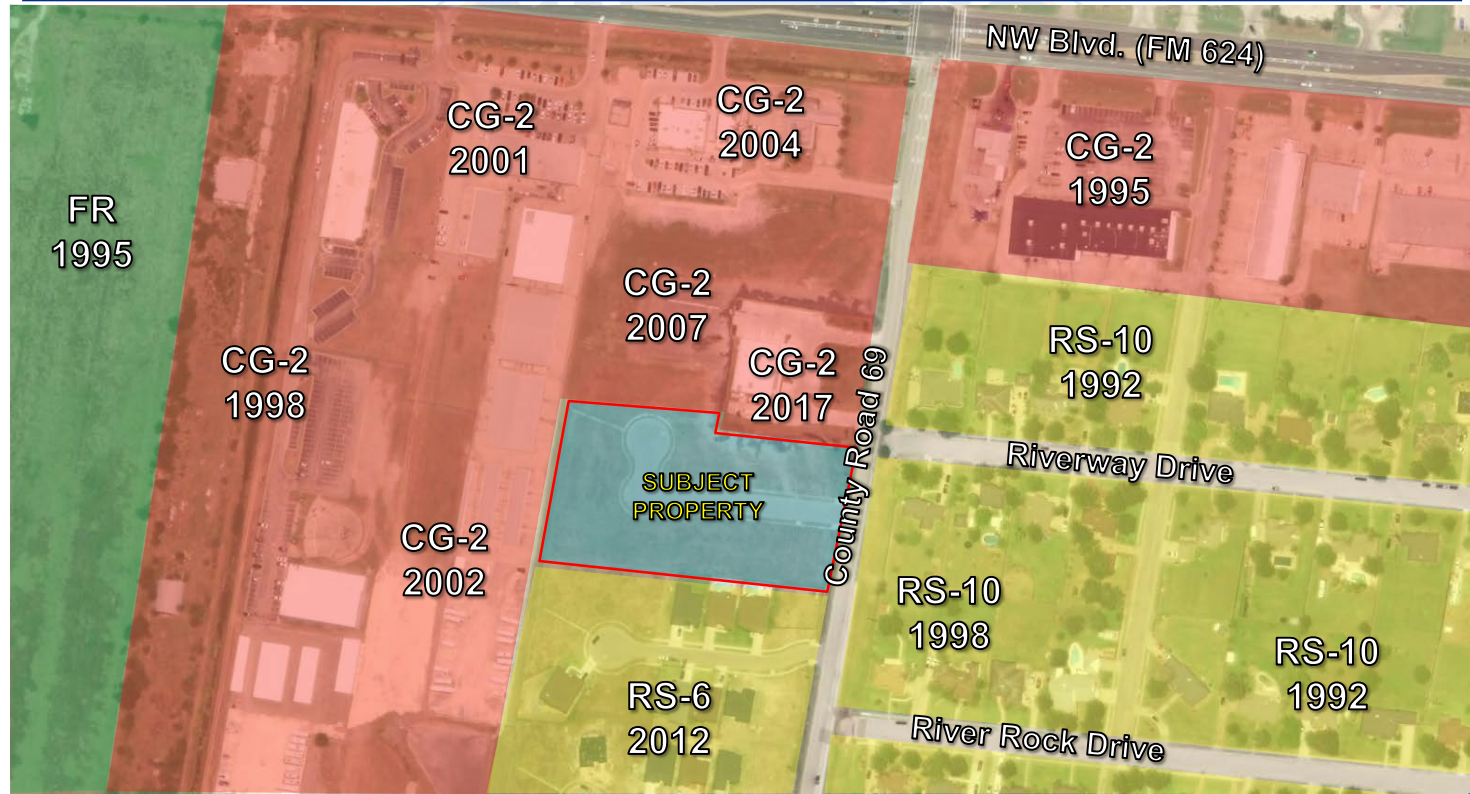
RS-10

CR-60

0 150 300 feet

Date created: 6/16/2016  
 Prepared by: City of  
 Department of Development Services

# Zoning Pattern





# Planning Commission and Staff Recommendation

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

# Public Notification

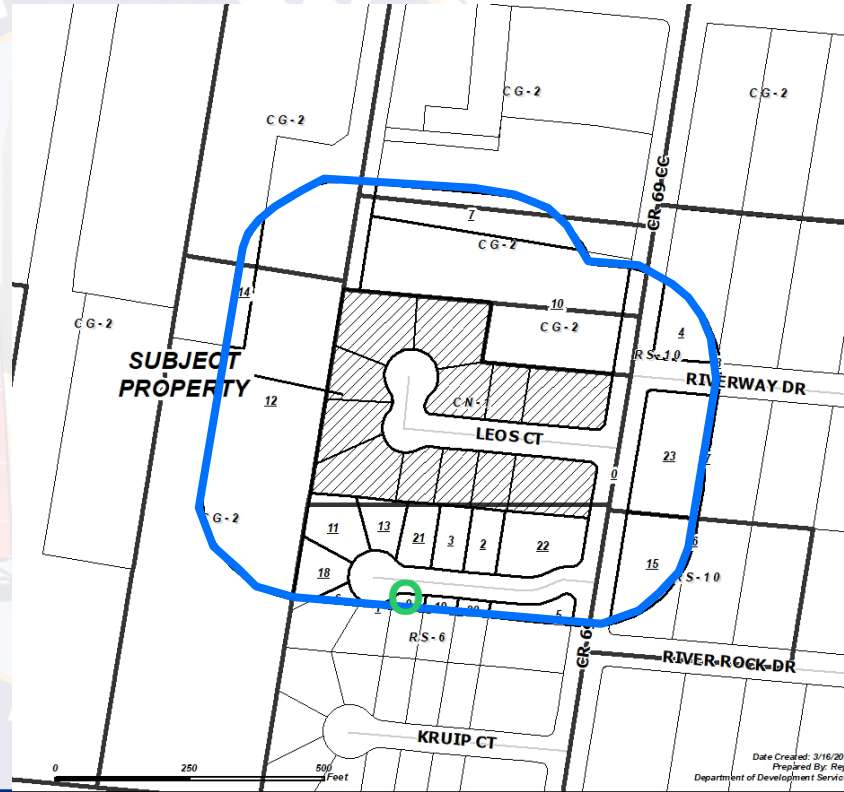
23 Notices mailed inside 200' buffer  
7 Notices mailed outside 200' buffer

Notification Area

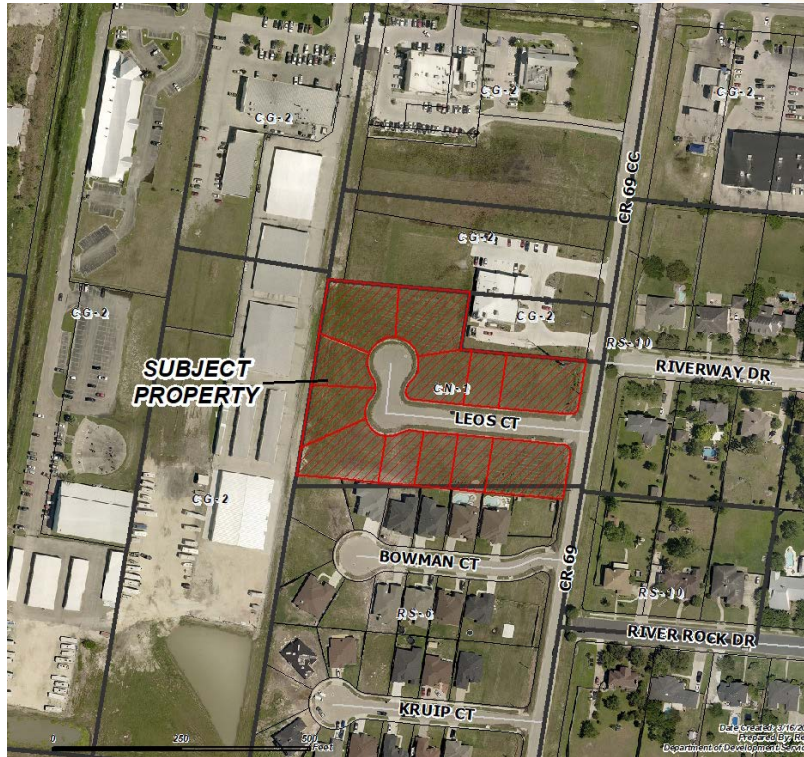
Opposed: 0 (0.00%)



In Favor: 1



# UDC Requirements



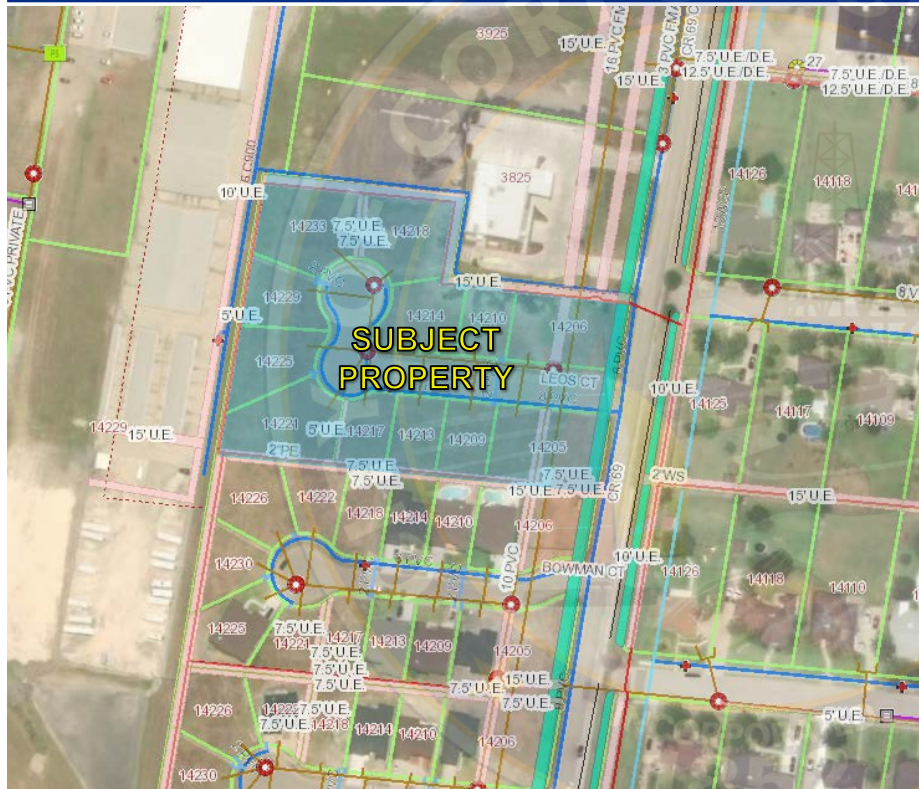
Buffer Yards:  
RS-6 to CG-2:  
Type C: 15' & 15-pts

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 PVC



**Wastewater:**  
10-inch PVC



**Gas:**  
Not Available



**Storm Water:**  
Roadside – CR 69