

Zoning Case #0621-01

Joshua and Jasanía Morales
Rezoning for a Property at 13845 Mizzen Street
From “RS-6” to “RS-6/SP”



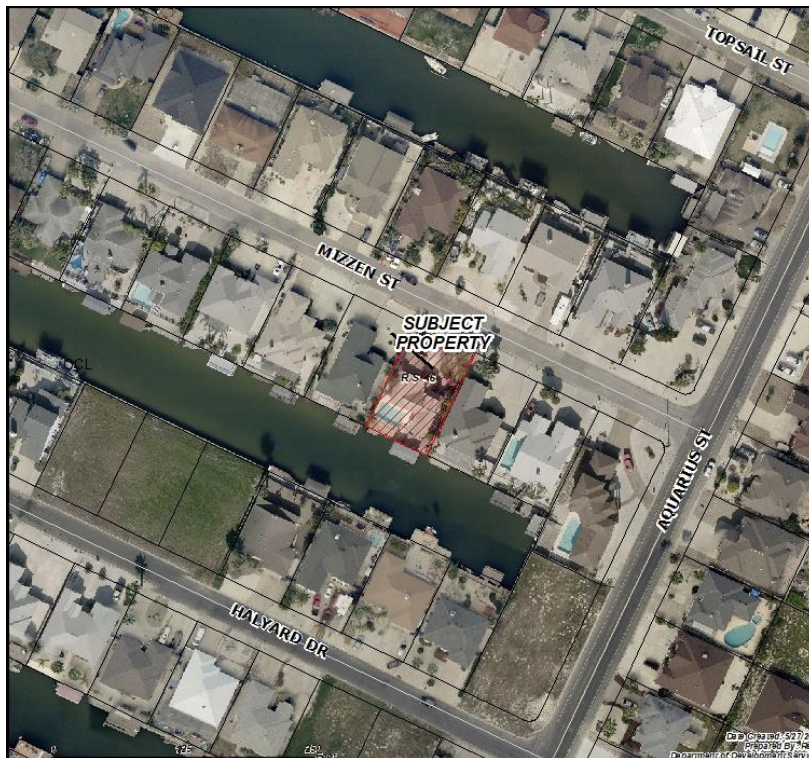
Planning Commission
June 9, 2021

Zoning Pattern





UDC Requirements



Buffer Yards: N/A

Setbacks:

Street: 25 feet

Side: 5 feet

Rear: 20 feet

Uses Allowed: Single-Family
Detached Housing, Day care home,
Educational Facilities, Place of
Worship.

Utilities

Water:
6-inch

Wastew
8-inch

Gas:
2-inch

Storm
30-inch



Water:
6-inch PVC

Wastewater:
8-inch VCP

Gas:
2-inch Service Line

Storm Water:
30-inch RCP

Bed and Breakfast Home Requirements

Section 5.2.8 Bed and Breakfast Home:

A Bed and breakfast home shall be permitted in accordance with the use tables in Article 4 subject to the following standards:

- A. A. Sleeping accommodations shall not exceed five bedrooms and no more than 10 lodgers shall be accommodated at one time, not including the owner- occupied rooms.
- B. Kitchen and dining facilities may be included to provide meals to guests only. No food preparation shall be permitted in guest bedrooms.
- C. Parking in the street yard of a bed and breakfast home shall be prohibited. All parking shall be screened from an adjacent residential use by an opaque fence or a hedge a minimum of 6 feet in height.



Special Permit Conditions

- D. In residential districts, no exterior evidence of the bed and breakfast home shall be allowed, except that one attached sign no larger than 1 square foot in area shall be permitted with no additional advertising of any kind allowed on site. In nonresidential districts, the sign provisions of Section 7.5 shall apply.
 - E. The operator shall keep a current request register including names, permanent addresses, dates of occupancy and motor vehicle license numbers for all guests.
 - F. A temporary use permit in accordance with Section [5.4](#) shall be required for any party, reception or similar special event that is anticipated to draw more than 10 total guests (including overnight guests) to the bed and breakfast home. Special events subject to the temporary use permit shall be limited to a total of six such functions per calendar year and shall be limited to between the hours of 7 a.m. and midnight. Such events shall be limited to the interior of the bed and breakfast home.
 - G. The bed and breakfast home shall be not closer than 1,000 feet to any other bed and breakfast home.
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UDC Requirements

13845 Mizzen Proposed Site Plan

UDC Requirements Met:

Max Bedrooms: 5

Bedrooms: 3

No On-Street Parking

Off Street Parking Spaces: 4

Parking Screened from Right of Way:

Screening: Palms or Oleanders

Other Requirements met at a future time.



■ Parking space, each a size of 12 ft x 14 ft

● Landscaping buffer of large agave, oleander, or similar sized shrub

● Available rooms (3)

→ Drive aisle to parking spots

Possible buffer plants



Above, with sago palms



Above, with oleander bushes

Public Notification

20 Notices mailed inside 200' buffer/
1 Notices mailed outside 200' buffer

Notification Area

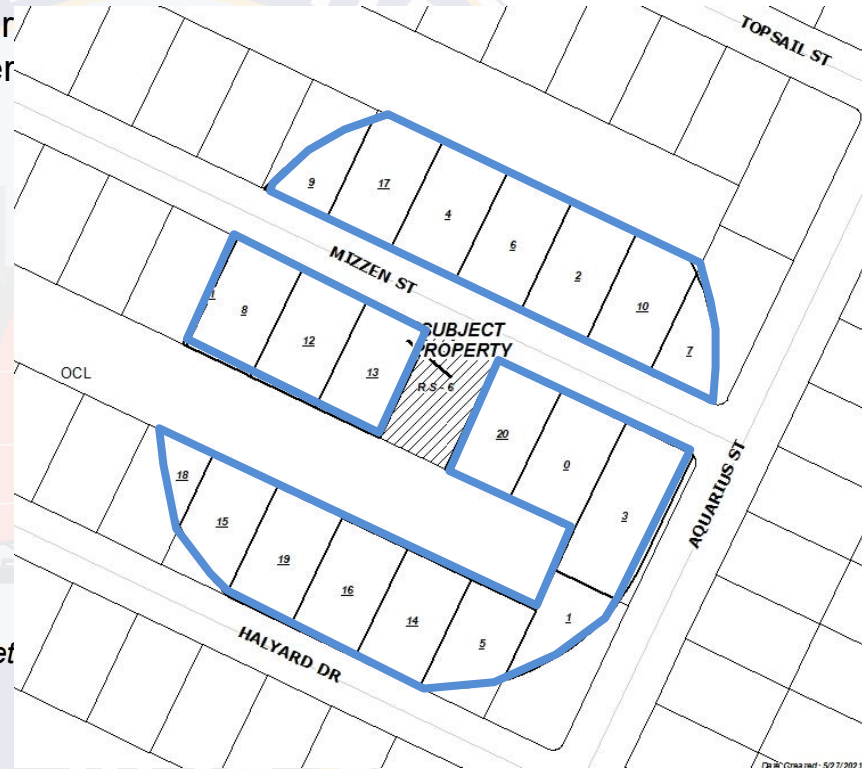
Opposed: 0 (0.00%)
Separate Opposed Owners: 2



In Favor: 0



Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition



Staff Recommendation

Approval of the
“RS-6” Single-Family 6 District
with a Special Permit