

# Zoning Case #0621-03

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**Mostaghasi Investment Trust**  
**Rezoning for a Property at 2302 County Road 43**  
**From “FR” To “RS-4.5”**

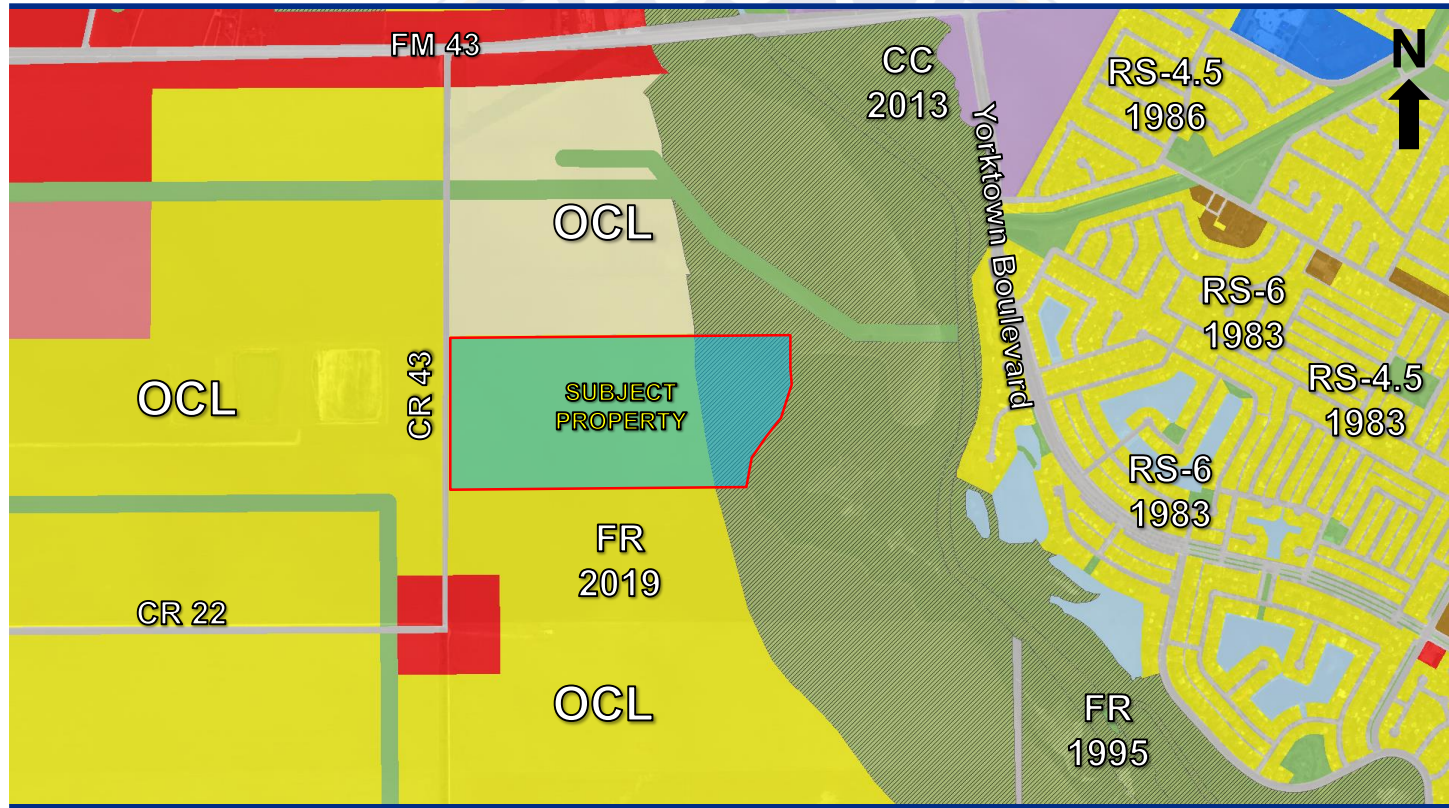


Planning  
Commission  
June 9, 2021

# Aerial Overview

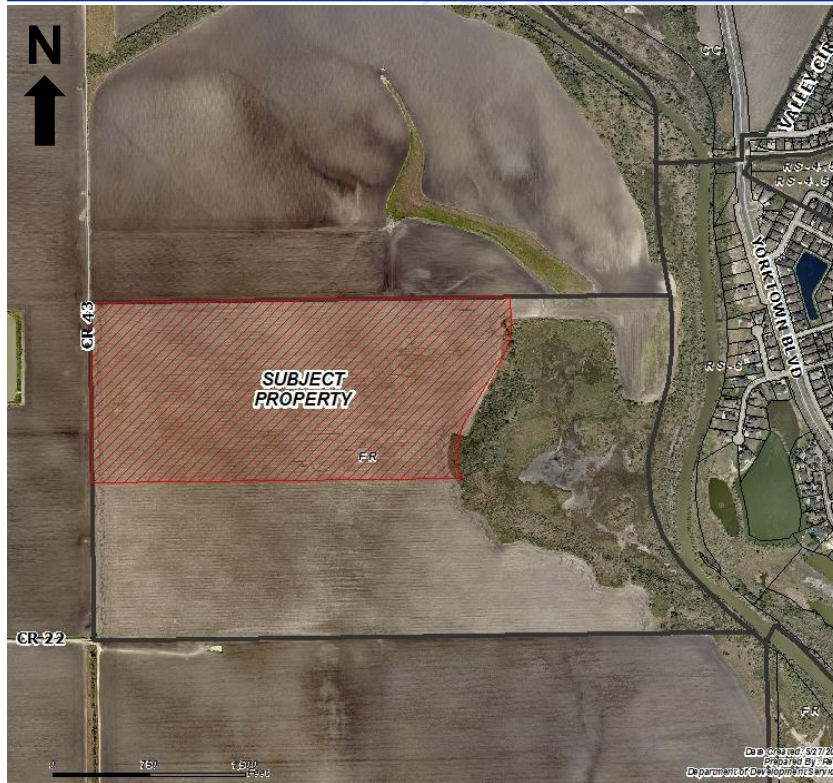


# Zoning Pattern





# UDC Requirements



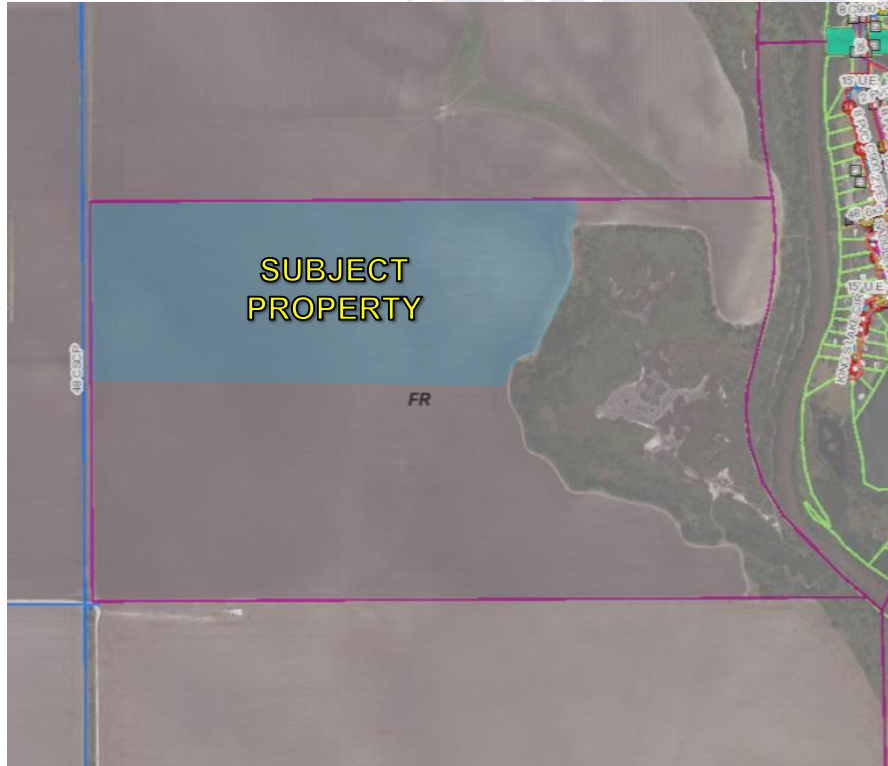
Buffer Yards:  
N/A





Setbacks:  
Street: 20 feet  
Side/Rear: 5 feet

Parking:  
2 per dwelling

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

# Utilities



-  **Water:**  
48-inch CSCP
-  **Wastewater:**  
In process
-  **Gas:**  
Not Available
-  **Storm Water:**  
Not Available

# Public Notification

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



Notification Area

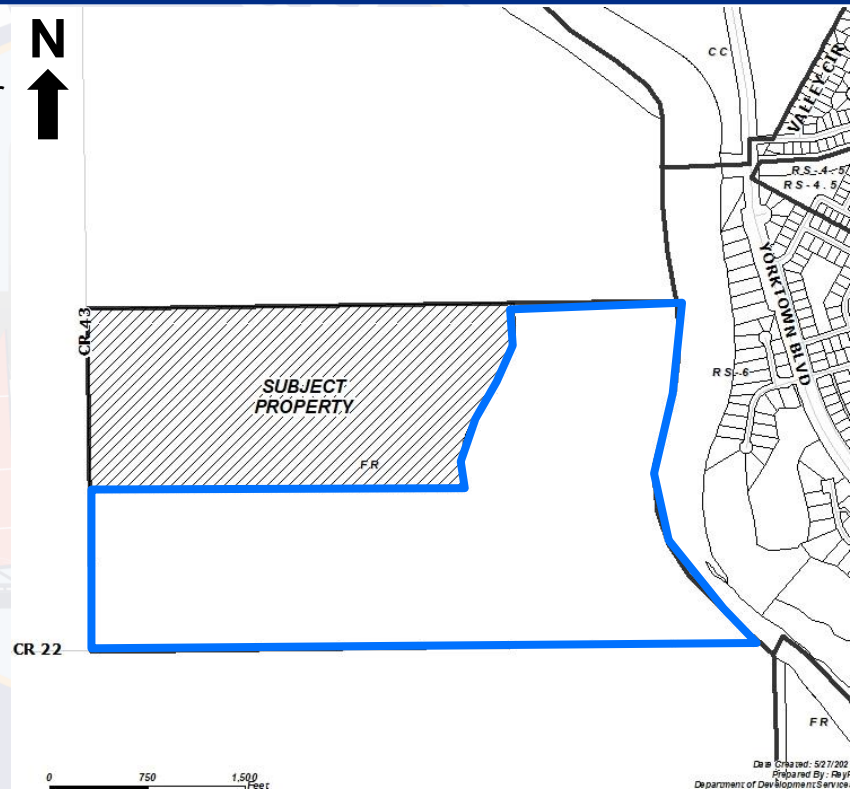
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



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



Date Created: 5/27/202  
Prepared By: Ray  
Department of Development Services

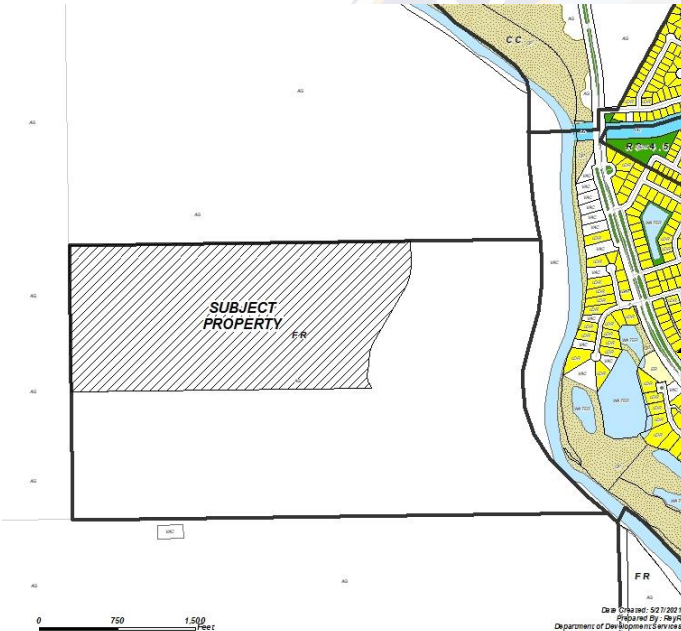
# Staff Recommendation

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**Approval** of the  
“RS-4.5” Single-Family 4.5 District

# Land Use

## Existing Land Use



## Future Land Use

