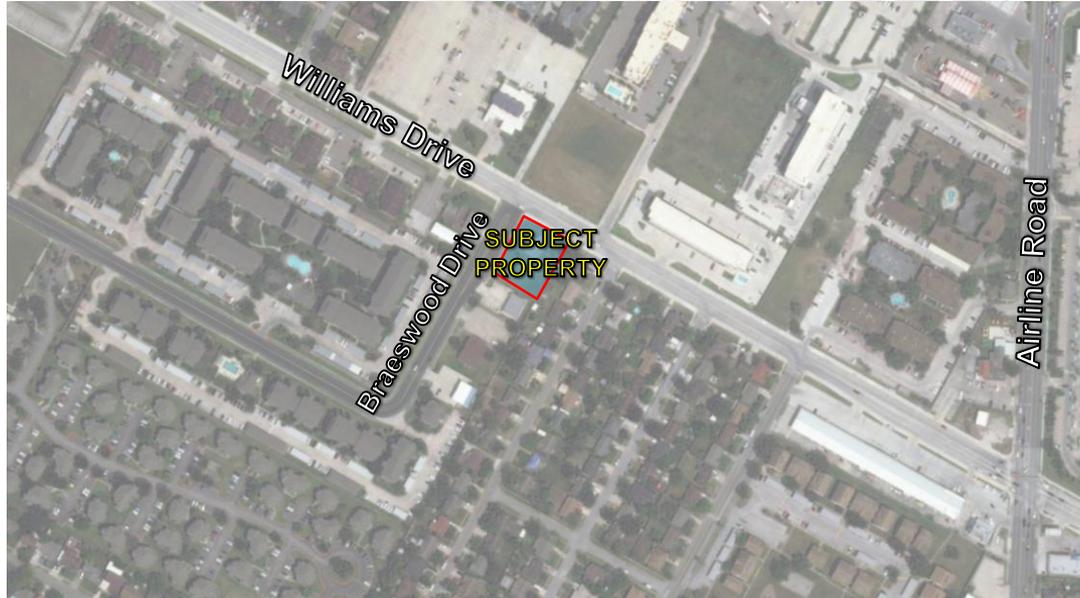


# Zoning Case #0621-02

---

**Glenn Lyons**

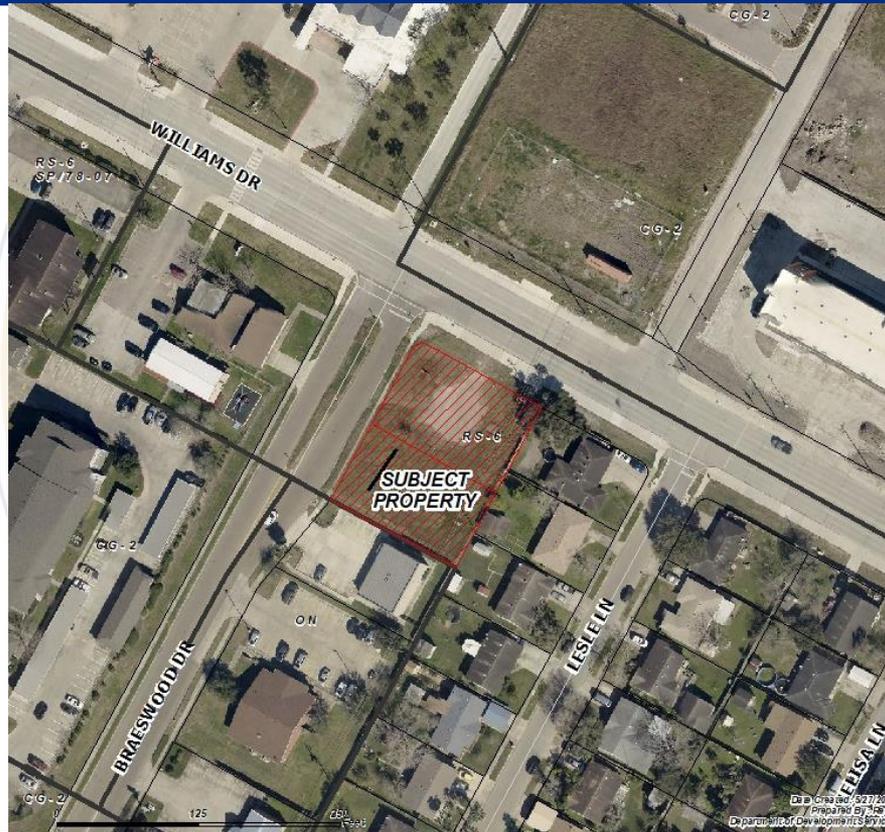
**Rezoning for a Property at 5839 Williams Drive  
From “RS-6” To “ON”**



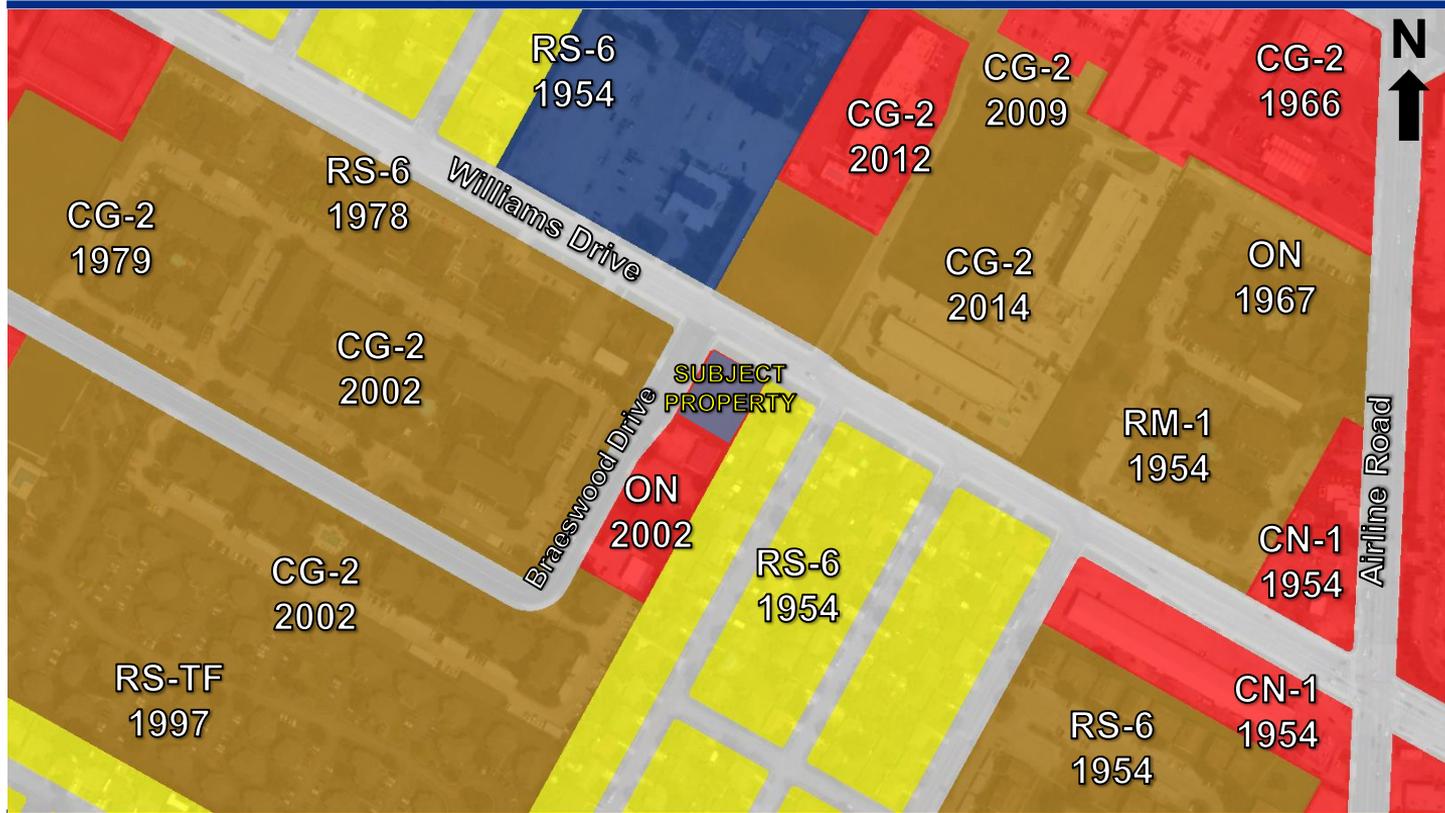
Planning  
Commission  
June 9, 2021

---

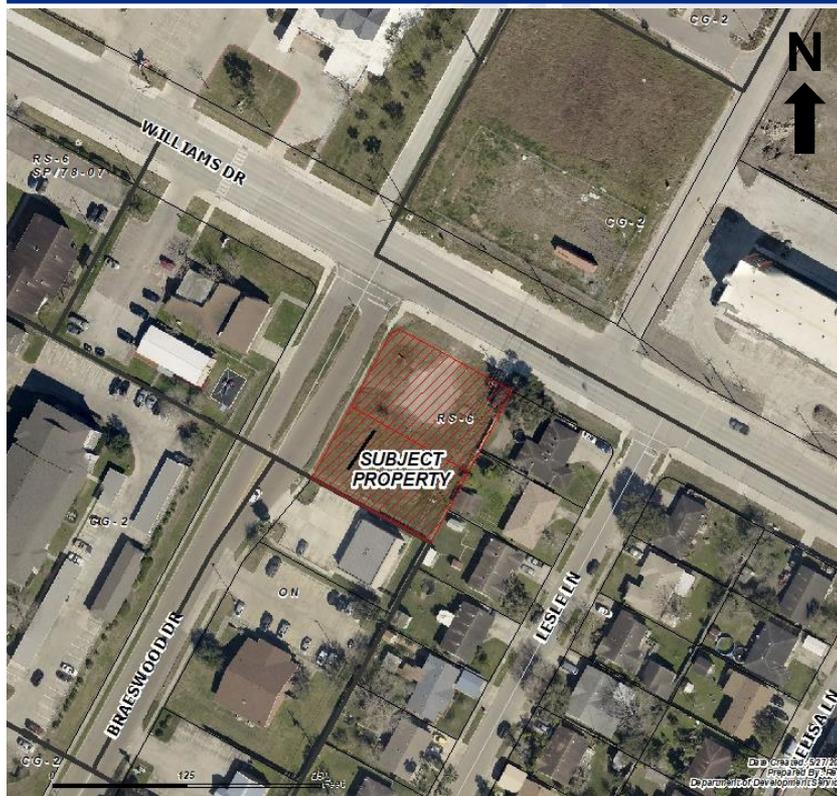
# Aerial Overview



# Zoning Pattern



# UDC Requirements



Buffer Yards:  
ON to RS-6: Type B: 10' & 10 pts.

Setbacks:  
Street: 20 feet  
Side & Rear: 10 feet

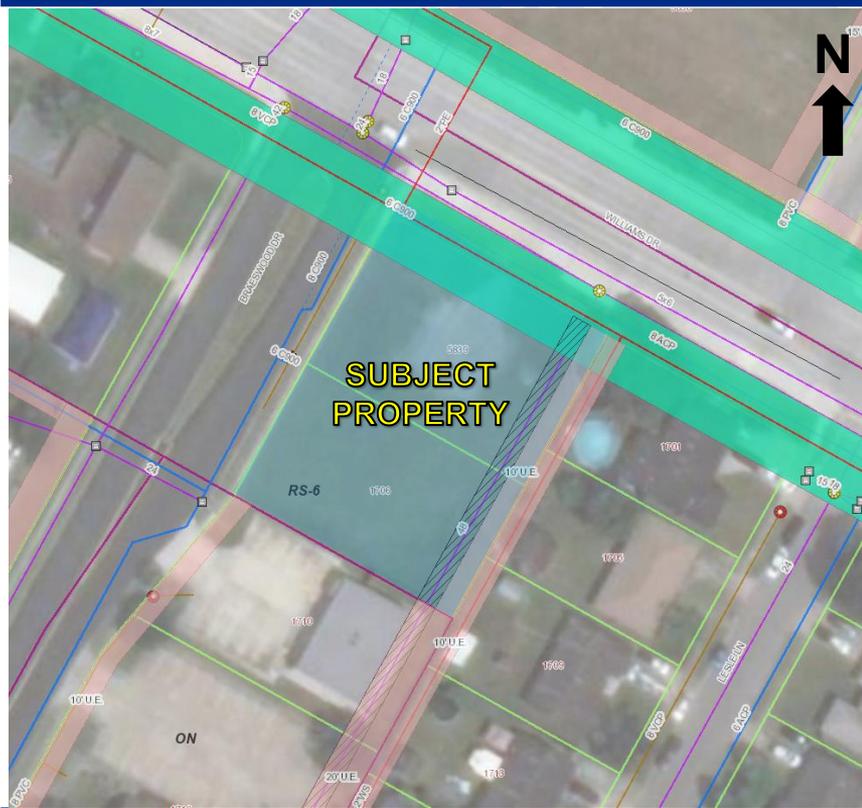
Parking:  
1:150 Square feet

Landscaping, Screening, and Lighting Standards

Uses Allowed: Medical, Retail, Offices, Multifamily

\*Bars/Nightclubs Not Allowed in "ON"

# Utilities



**Water:**  
8-inch C900



**Wastewater:**  
8-inch VCP



**Gas:**  
6-inch Service Line



**Storm Water:**  
Roadside ditches

# Public Notification

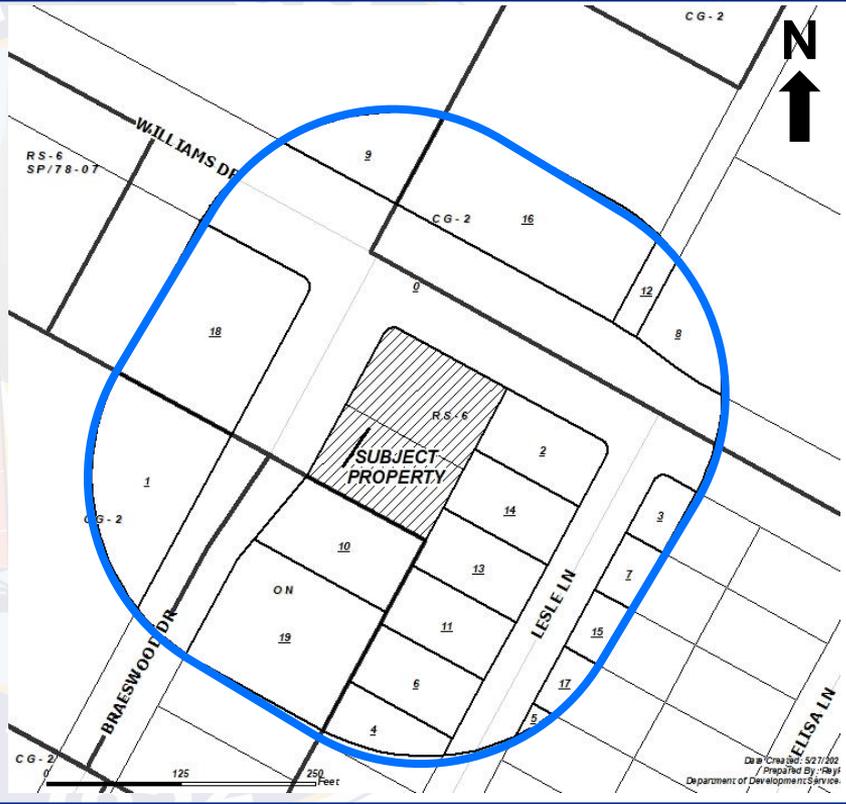
19 Notices mailed inside 200' buffer  
1 Notices mailed outside 200' buffer

## 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



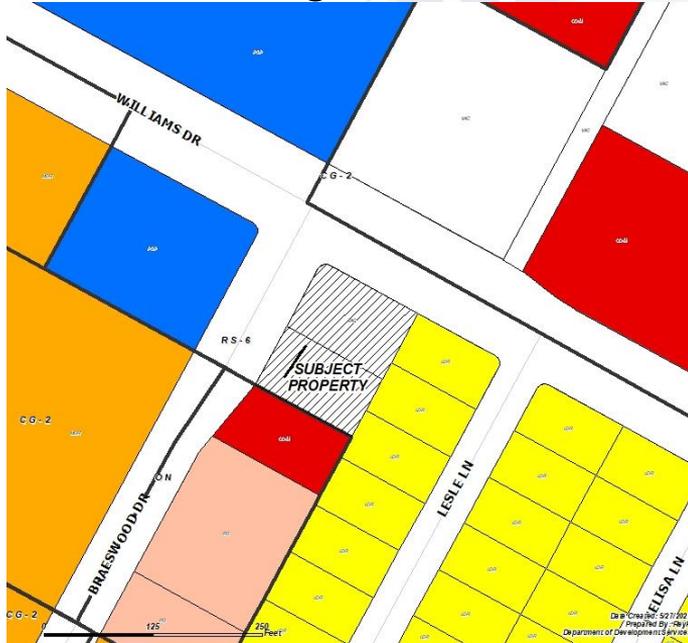
# Staff Recommendation

---

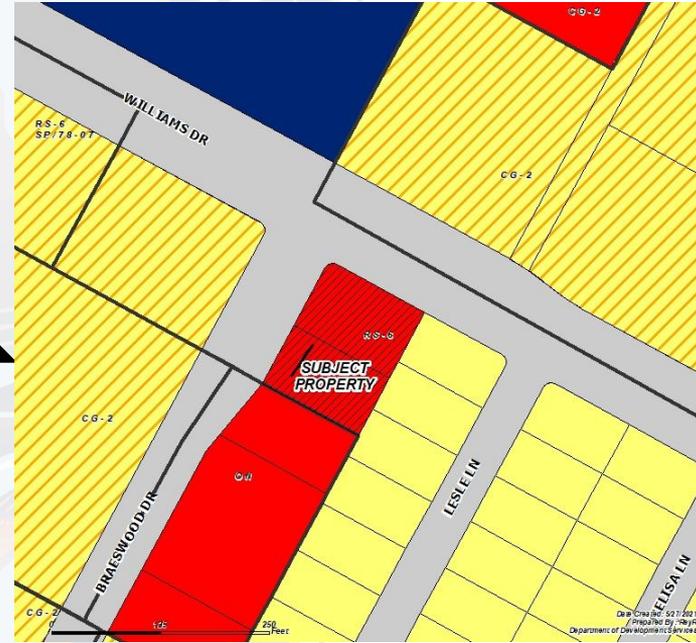
**Approval** of the  
“ON” Neighborhood Office District

# Land Use

## Existing Land Use



## Future Land Use



- |                         |                          |                    |                         |                          |                      |
|-------------------------|--------------------------|--------------------|-------------------------|--------------------------|----------------------|
| Vacant                  | Med. Density Residential | Commercial         | Low Density Residential | Commercial               | Mixed Use            |
| Low Density Residential | Professional Office      | Public/Semi-Public | Government              | Med. Density Residential | Permanent Open Space |