

# Zoning Case #0521-03

**MVR Construction Company**  
Rezoning for a Property at 6002 Greenwood Drive  
From “RS-6” To “RS-4.5”

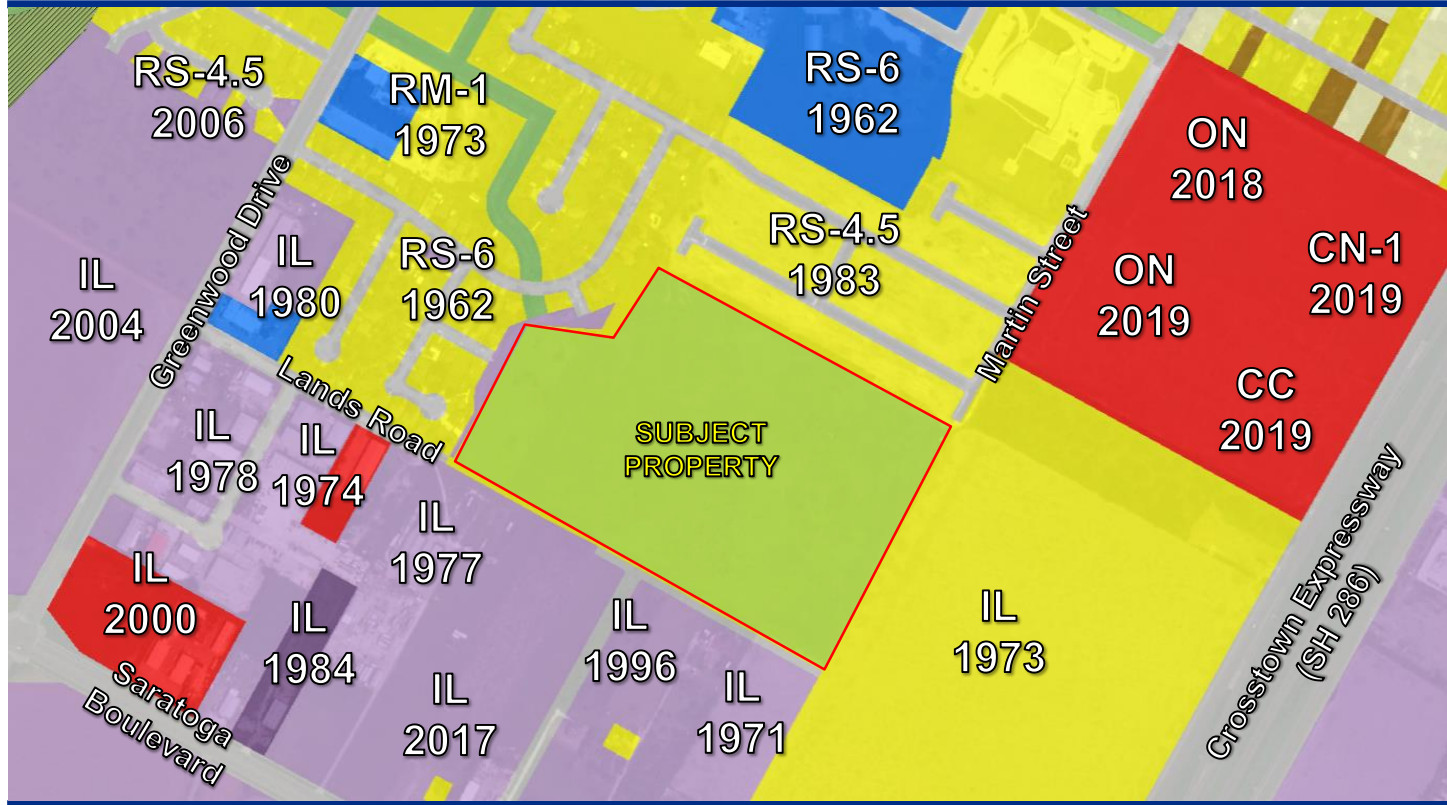


Planning  
Commission  
June 23, 2021

# Aerial Overview



# Zoning Pattern and Adjacent Development





# 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:**  
8-inch C900



**Wastewater:**  
8-inch PVC



**Gas:**  
2-inch Service Line



**Storm Water:**  
Drainage ditch

# Public Notification

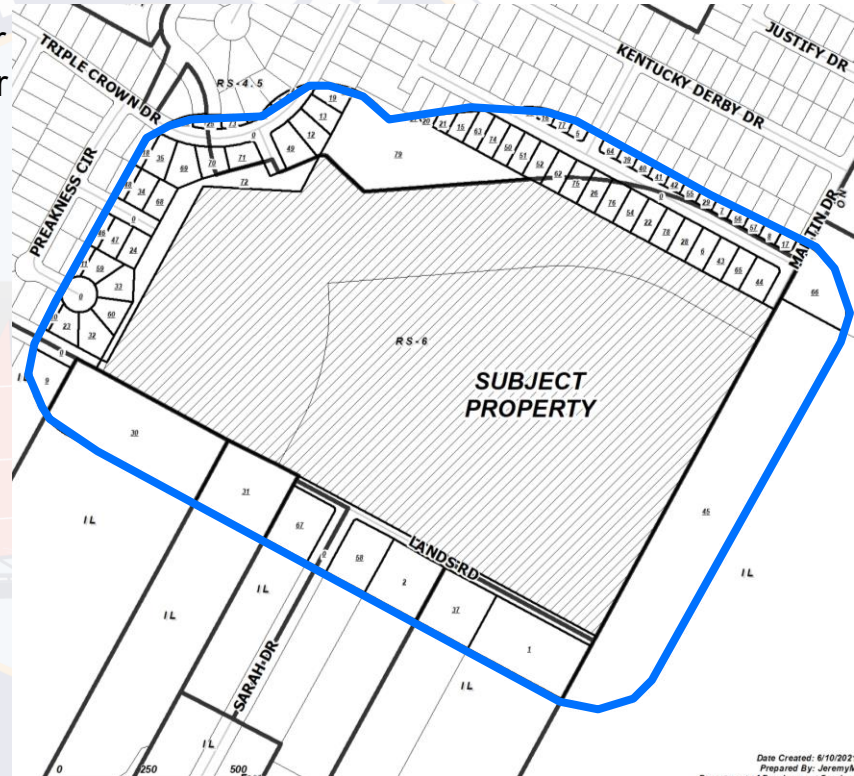
79 Notices mailed inside 200' buffer  
4 Notices mailed outside 200' buffer

## Notification Area

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

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*



Date Created: 6/10/2022

Prepared By: Jeremy

Department of Planning and

# Staff Recommendation

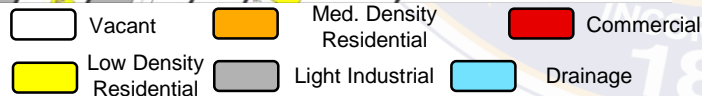
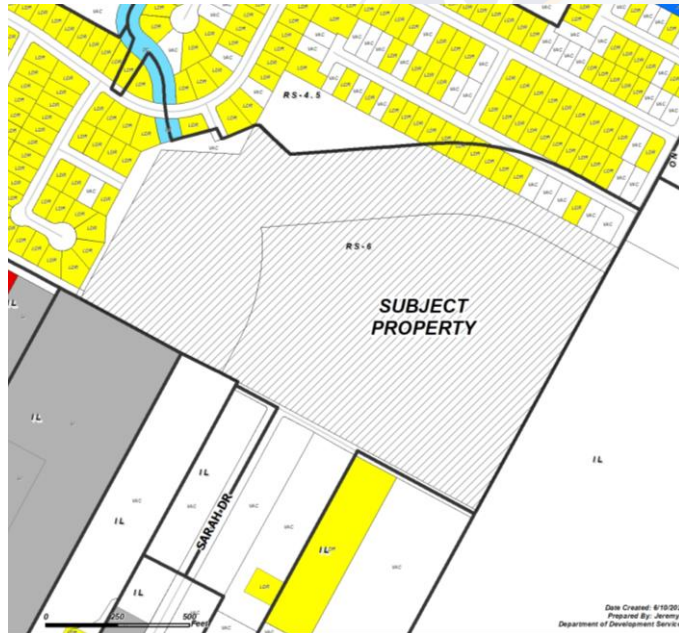
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**Approval** of the  
“RS-4.5” Single-Family 4.5 District



# Land Use

## Existing Land Use



## Future Land Use

