

# Zoning Case #0821-01

**Jeffery C. Lundquist**

**Rezoning for a Property at 4121 Waldron Road  
From “FR” To “RE”**



Planning  
Commission  
August 4, 2021

# Aerial Overview



# Zoning Pattern and Adjacent Development



# UDC Requirements



Buffer Yards:  
FR to RE: N/A

Setbacks:  
Street: 25 feet  
Side & Rear: 15 feet

Parking:  
2 per unit

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

**Water:**  
12-inch ACP

**Wastewater:**  
Not Available

**Gas:**  
2-inch Service Line

## Storm Water: Roadside ditches

# Public Notification

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

## Notification Area

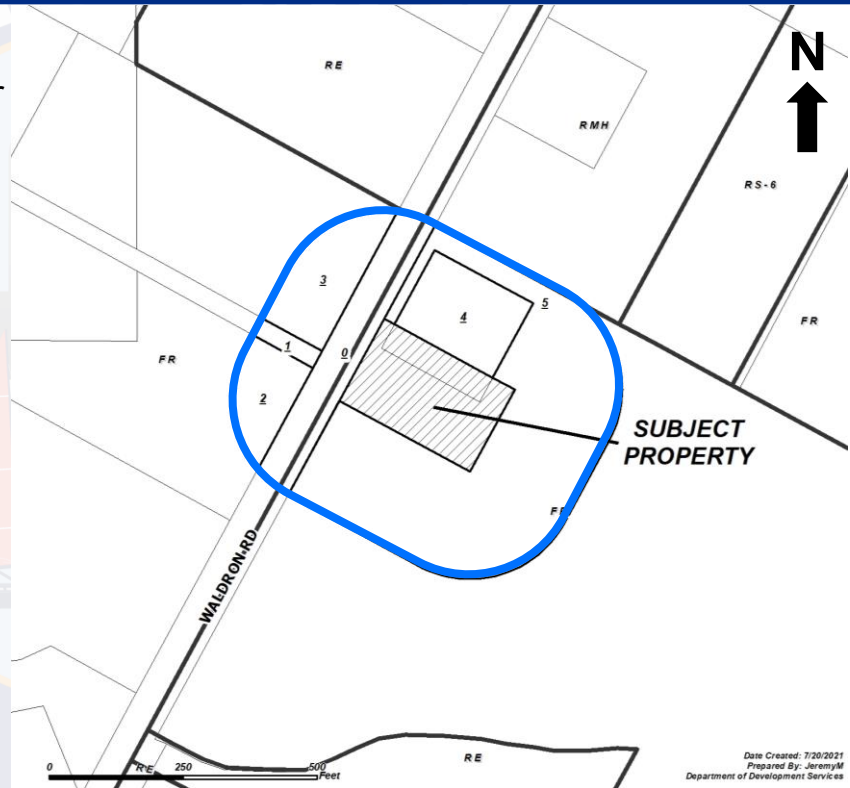
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



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*



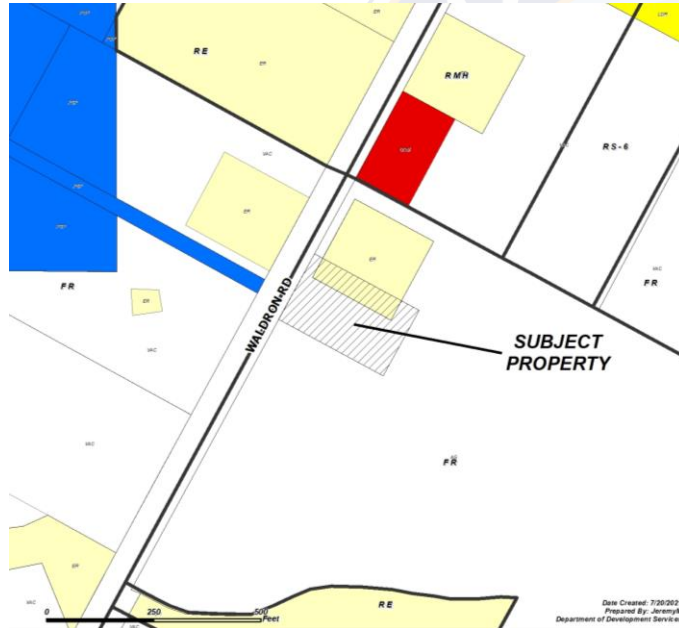
# Staff Recommendation

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**Approval of the  
“RE” Estate Residential District**

# Land Use

## Existing Land Use



## Future Land Use

