

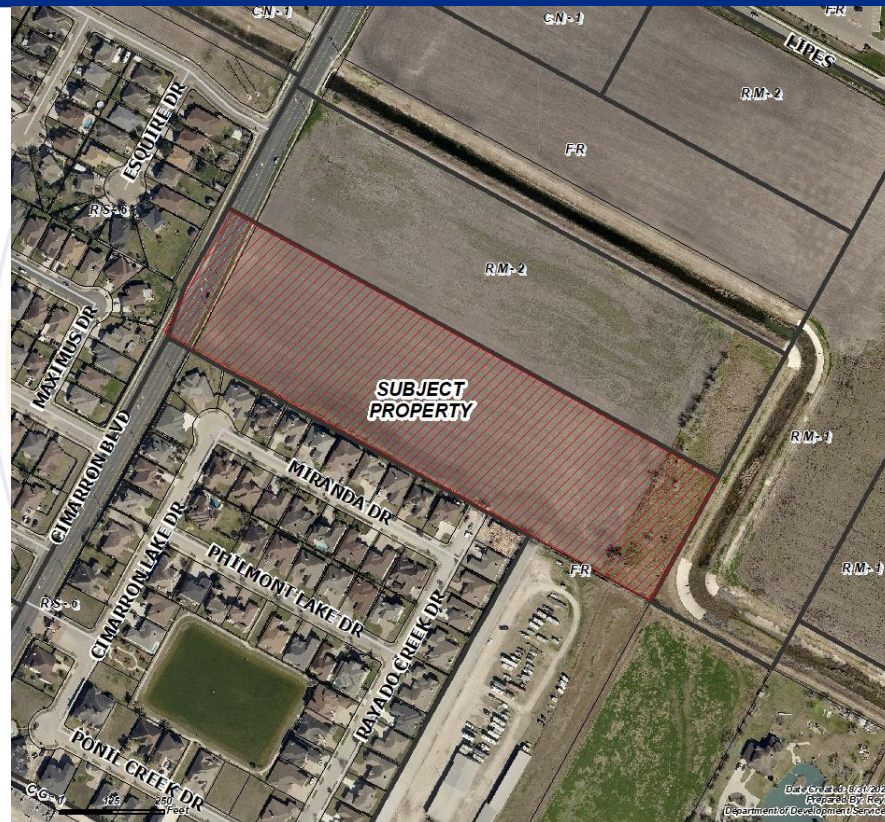
# Zoning Case #0921-01

**Richard Jurach, Jerry Jurach, Patricia Hunt and Paula Carter**  
**Rezoning for a Property at 3942 Cimarron Boulevard**  
**From “FR” To “RM-2”**

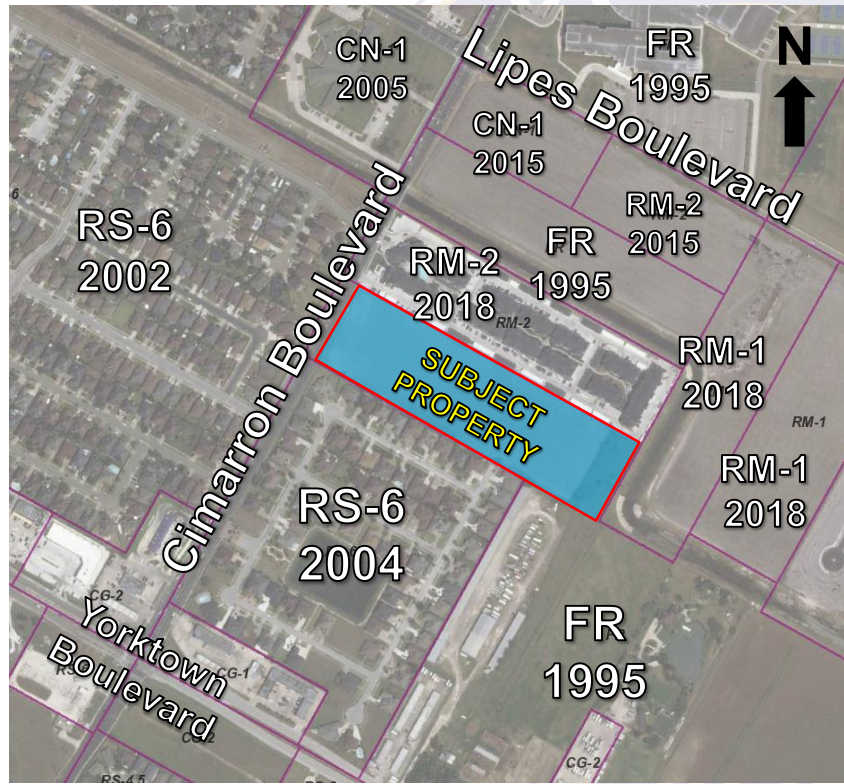


Planning  
Commission  
September 15, 2021

# Aerial Overview



# Zoning Pattern and Adjacent Development



Buffer Yards:  
RM-1 to RS-6: Type B: 10' & 10 pts.

Setbacks:  
Street: 20 feet  
Side & Rear: 10 feet  
Rear: 2:1 Setback (height)

Parking:  
1 Bedroom – 1.5 spaces/unit  
2+ Bedroom – 2 spaces/unit  
1 space/ 5 units – Visitors

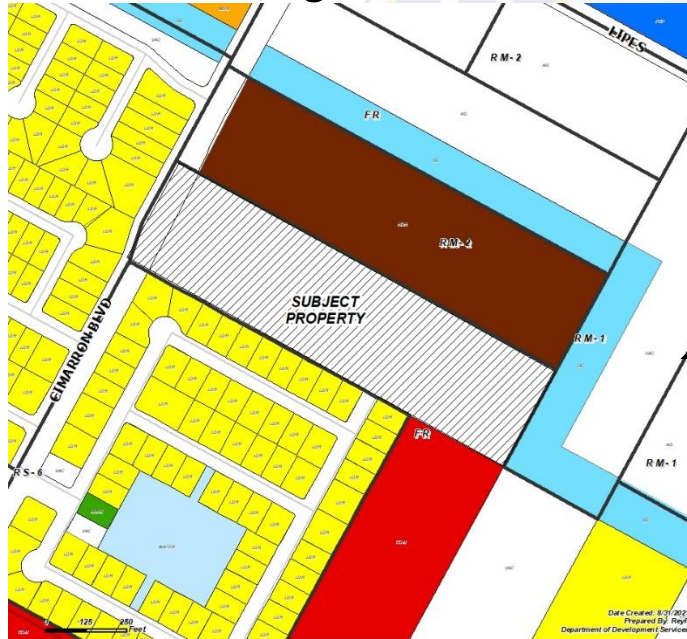
Landscaping, Screening, and Lighting  
Standards

Uses Allowed: Single-Family Homes,  
Duplexes, Apartments, and Day Care  
Uses.

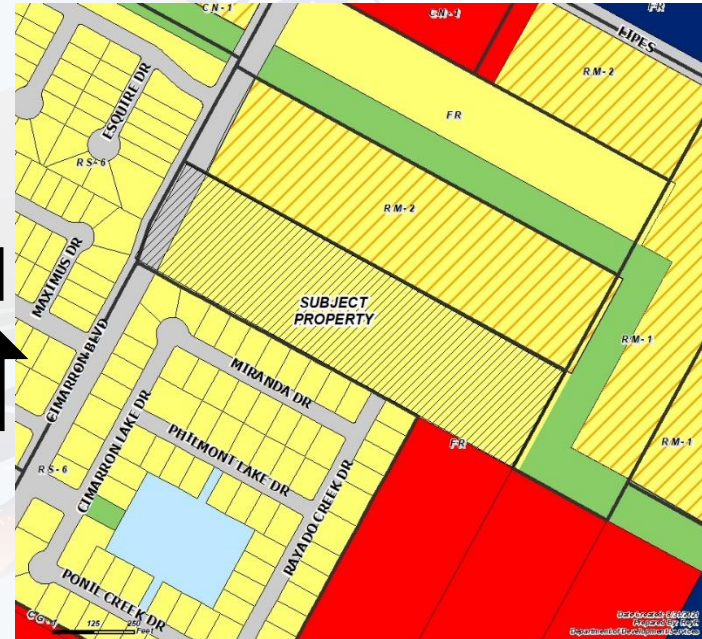


# Land Use

## Existing Land Use



## Future Land Use



**SUBJECT  
PROPERTY**



- SUBJECT  
PROPERTY**

# Public Notification

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

## Notification Area

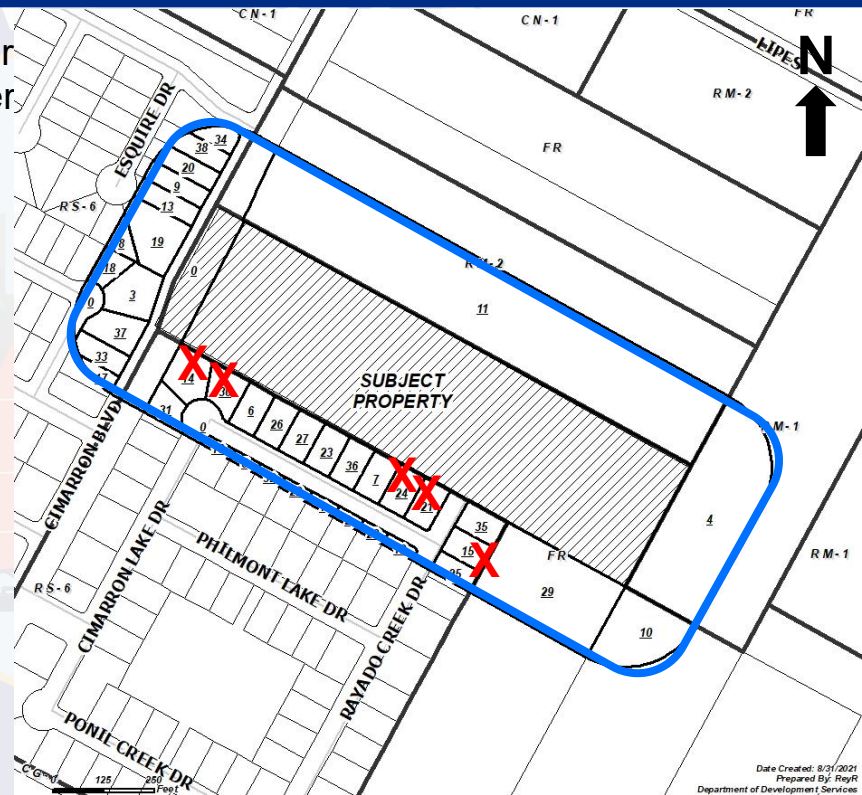
Opposed: 5 (5.56%)  
Separate Opposed Owners: 5



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

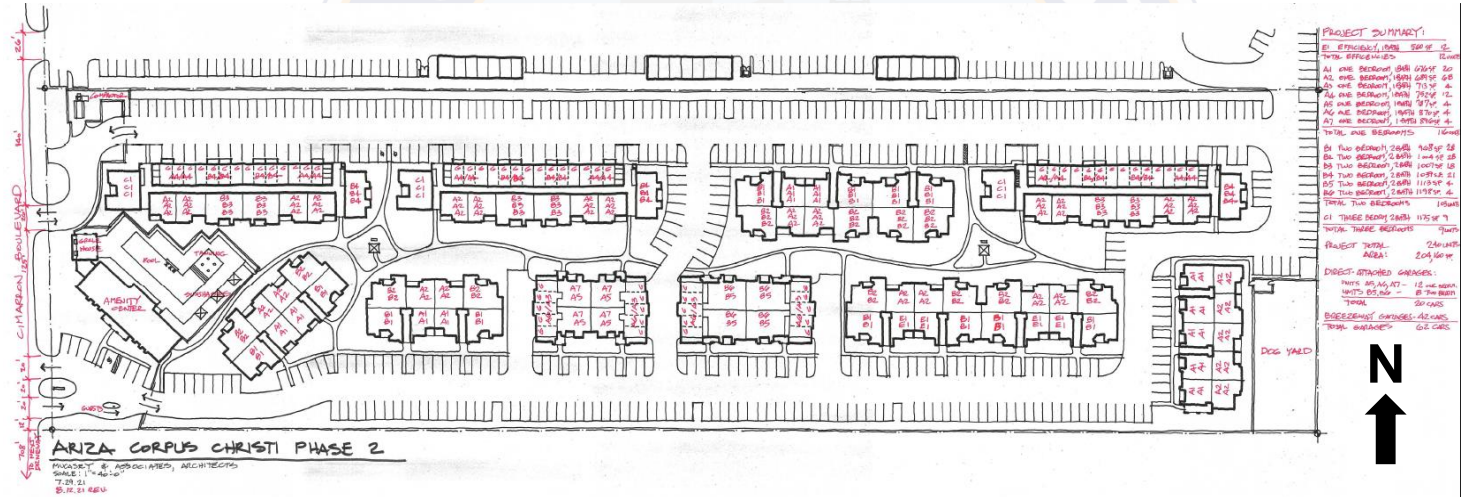
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## **Denial of the “RM-2” District in lieu of “RS-6/SP” District with Special Permit**

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a multifamily apartment complex with a density not to exceed 30 dwelling units per acre and consistent with the attached site plan.
  2. **Setbacks:** No structure shall be greater than two stories in elevation within 80-feet of the southern property line.
  3. **Buffer Yard:** When adjacent to the “RS-6” Single-Family 6 District, the buffer yard requirement shall be 10-feet, with the required points and screening fence satisfied by including a row of canopy trees with a minimum caliper size of 2.5 inches every 30 linear feet and a 7-foot tall screening fence.
  4. **Lighting:** All lighting must adhere to the standards set in the Unified Development Code (UDC).
  5. **Dumpster:** No dumpster shall be placed within 80-feet of the southern property line.
  6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
  7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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# Site Plan





# Apartment Density

