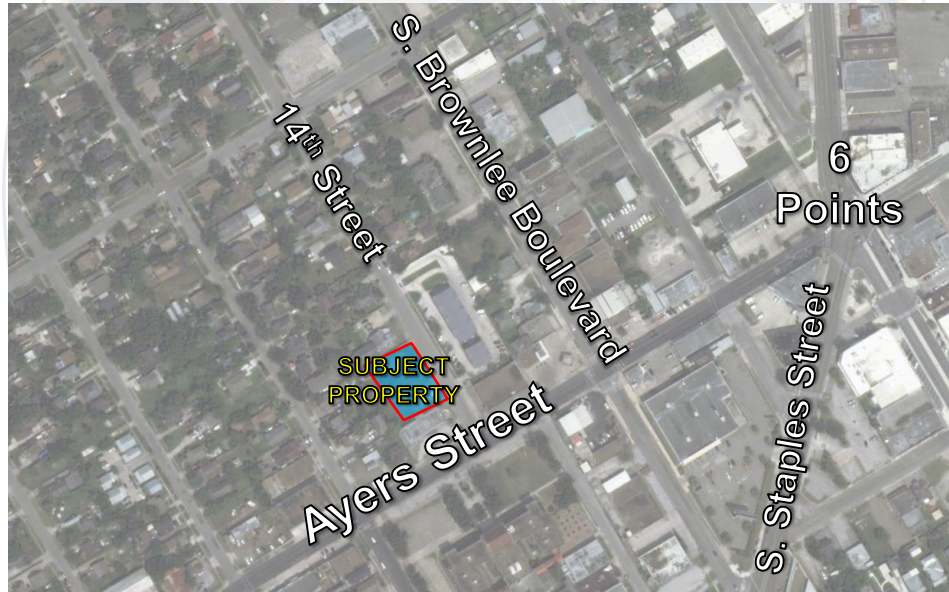


Zoning Case #1021-03

SRPC Properties, LLC.

**Rezoning for a Property at 1645 14th Street
From “RS-TF” and “CG-2” To “RM-2”**

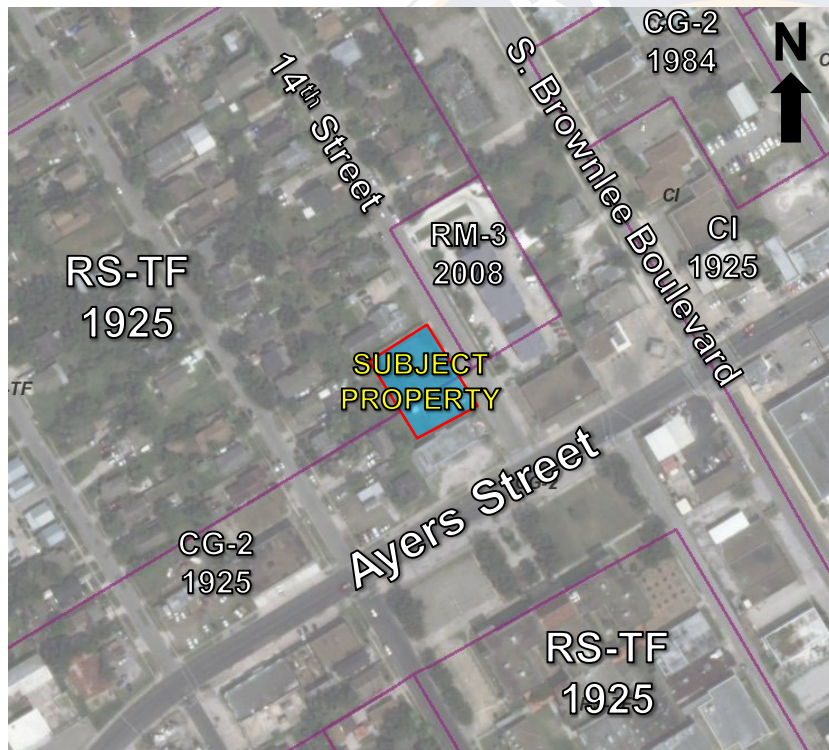


Planning
Commission
Oct. 13, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



Buffer Yards:

RM-2 to RS-TF or RS-6: Type B: 10' & 10 pts.
Points: Setbacks, Fencing, Landscaping, etc.

Setbacks:

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

Parking:

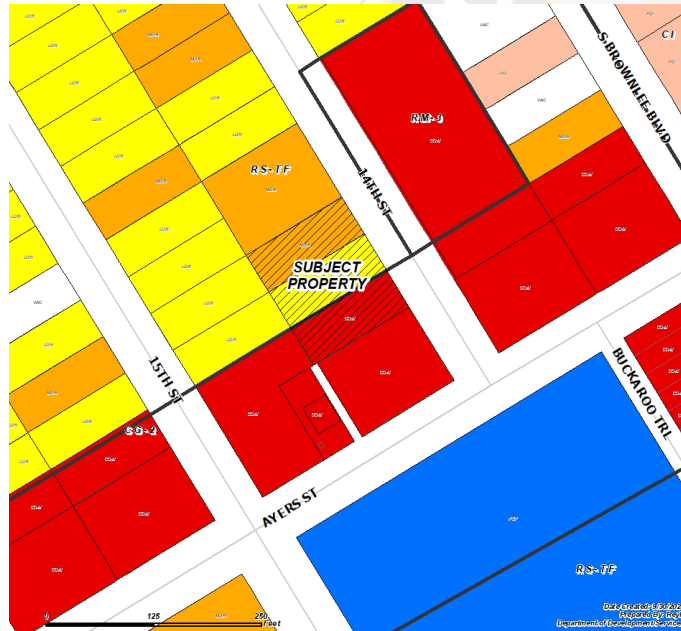
1 Bedroom – 1.5 spaces/unit
2+ Bedroom – 2 spaces/unit
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting
Standards

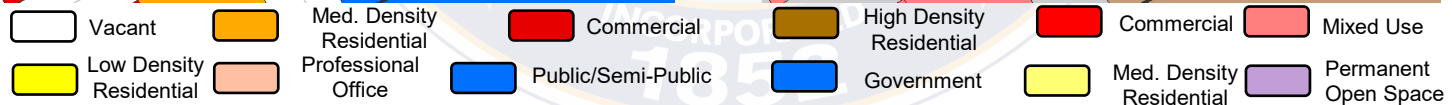
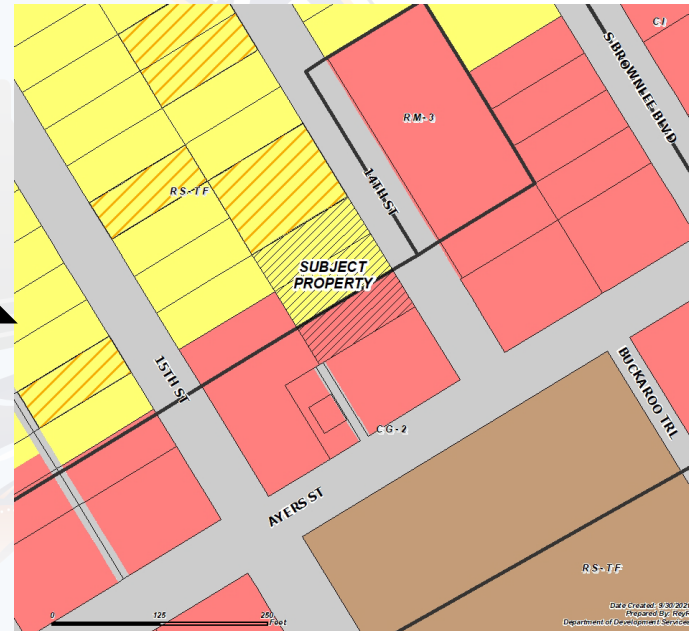
Uses Allowed: Single-Family Homes,
Duplexes, Apartments, and Day Care Uses.

Land Use

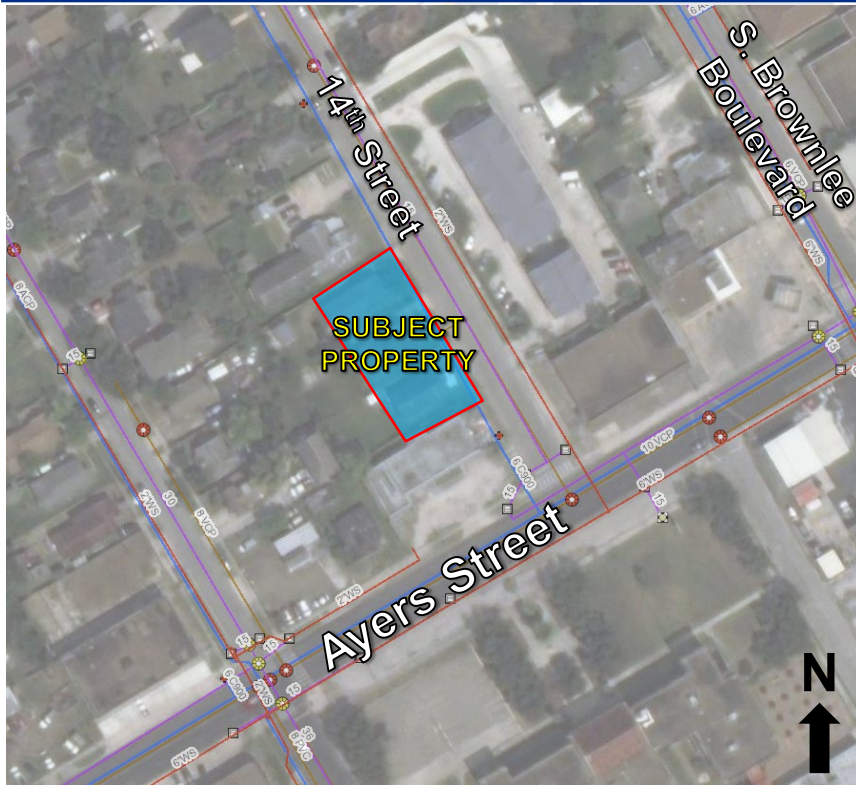
Existing Land Use



Future Land Use



Utilities



Water:
6-inch C900



Wastewater:
8-inch VCP



Gas:
2-inch Service Line



Storm Water:
15-inch Line

Public Notification

28 Notices mailed inside 200' buffer

4 Notices mailed outside 200' buffer

Notification Area

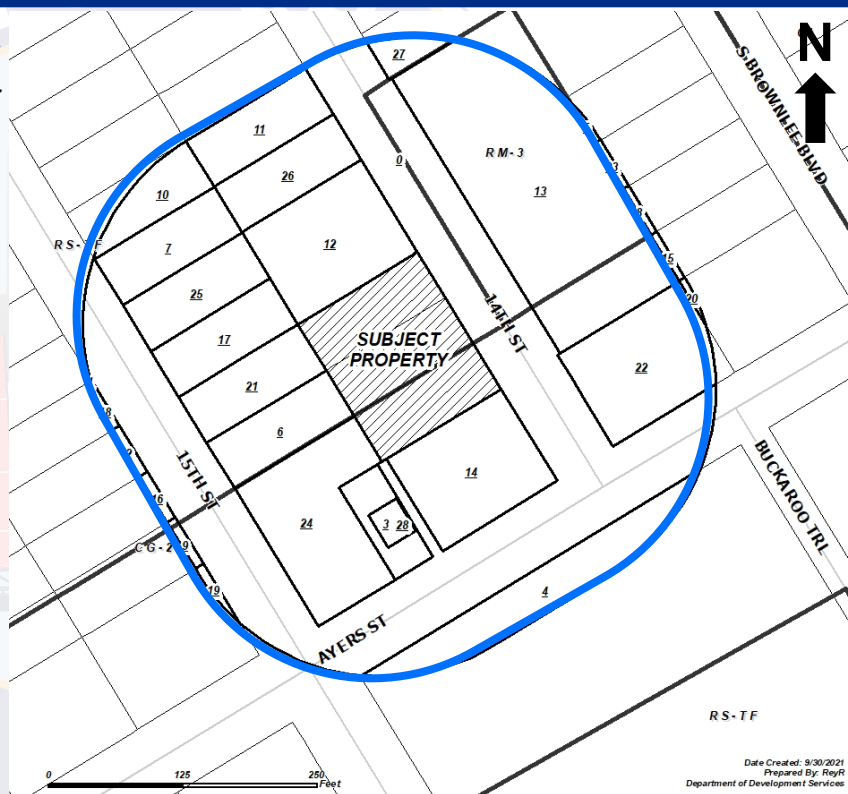
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



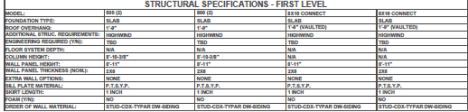
In Favor: 0 (0.00%)



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



Site Plan



①	NO #3 DRAIN PENETRATIONS WITHIN PLUMBING CIRCLE. WEBTED FLOOR TRUSSES CANNOT BE CUT OR MODIFIED IN ANY WAY OR THE DELTET WARRANTY WILL BE VOID.
②	REVIEW POSSIBLE CONFLICT W/DRMAN AND FLOOR TRUSSES. TUB MAY HAVE TO BE ADJUSTED OR BUILT UP DEPENDING ON DRAIN LOCATION.

REV

ENGINEERING SEAL

ENGINEERING SEAL

$$3/16'' = 1'-0''$$

CLUBS

PROJECT DESCRIPTION:

2 ST (2)800 W/ 8X16
CONNECT AND 2(500) W/
8X10 CONNECT

218-390

PMT

KW

FIRST LEVEL FLOOR PLAN



7

Staff Recommendation

**Approval of the
“RM-2” Multifamily District**