

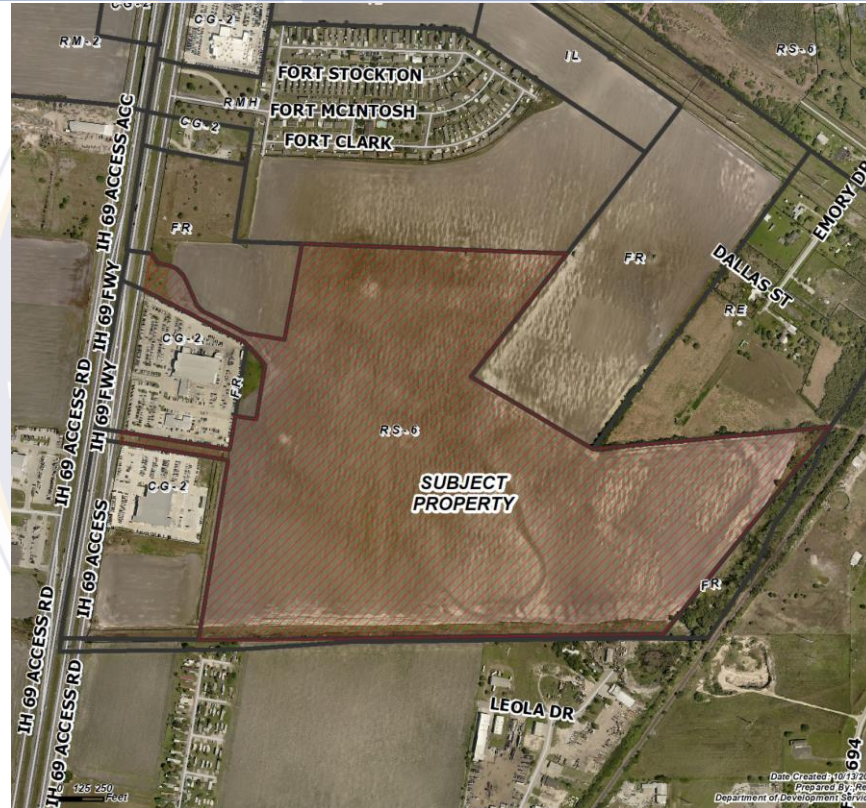
Zoning Case #1021-06

Walker Holdings and Development, LLC.
Rezoning for a Property at 3202 Interstate 69
From “RS-6” To “RS-4.5”

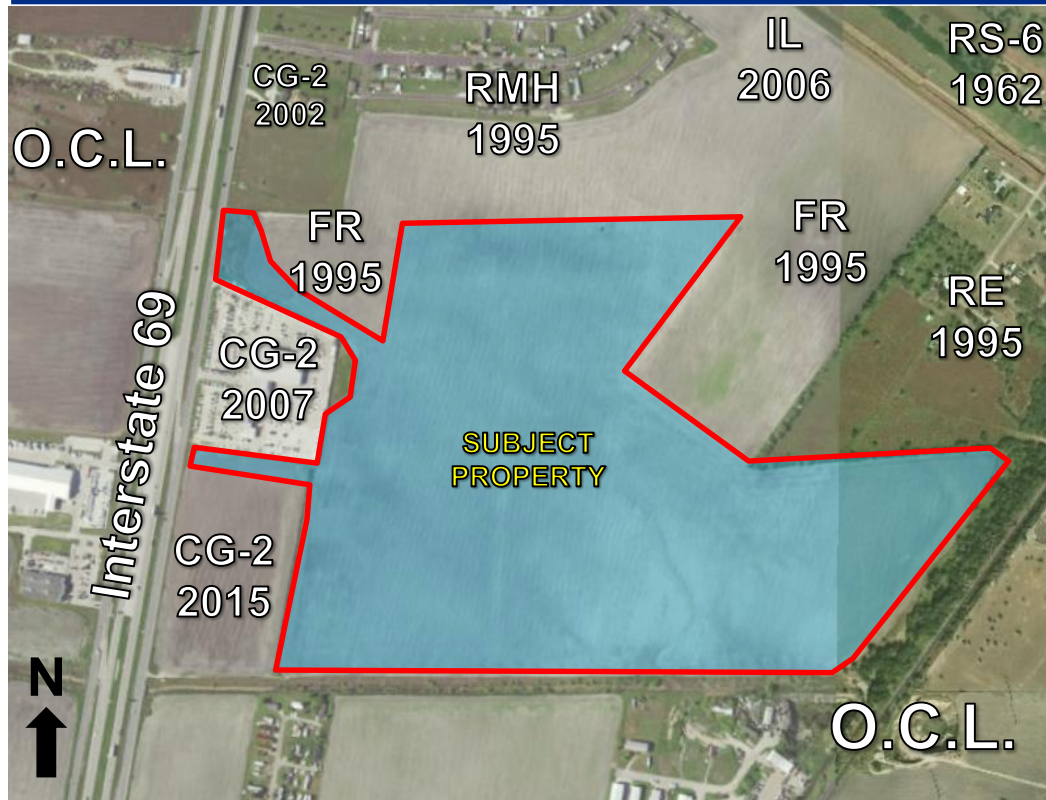


Planning
Commission
Oct. 27, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



Buffer Yards:
RS-4.5 to RMH:
Type B: 10' & 10 pts.

RS-6 to CG-2:
Type C: 15' & 15 pts.

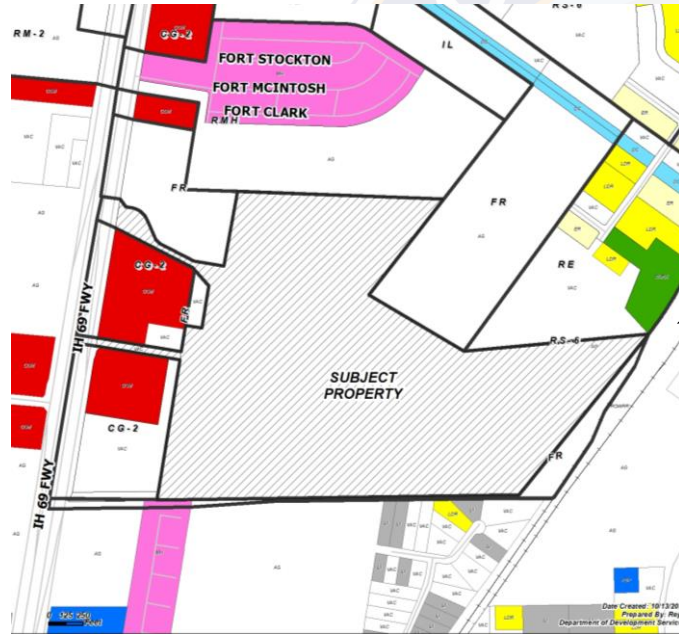
Setbacks:
Street: 25 feet
Side/Rear: 5 feet

Parking:
2 per dwelling unit

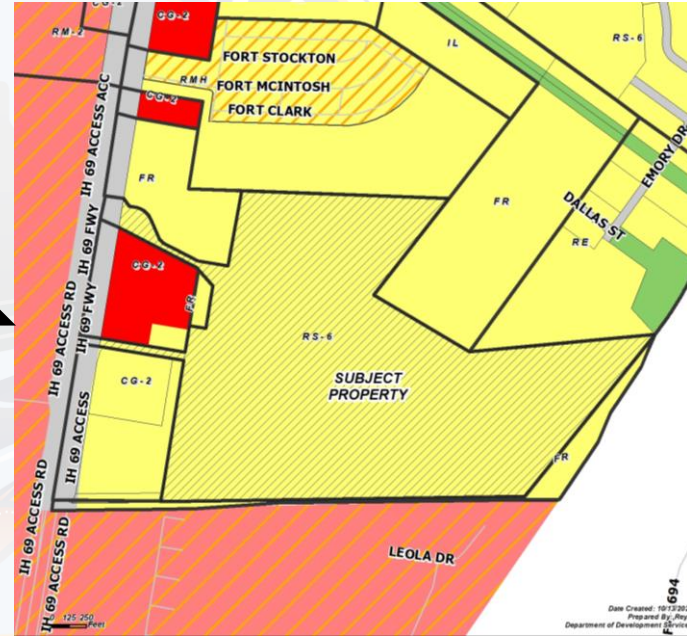
Uses Allowed:
Single-Family Homes,
Home Occupations,
Group Homes.

Land Use

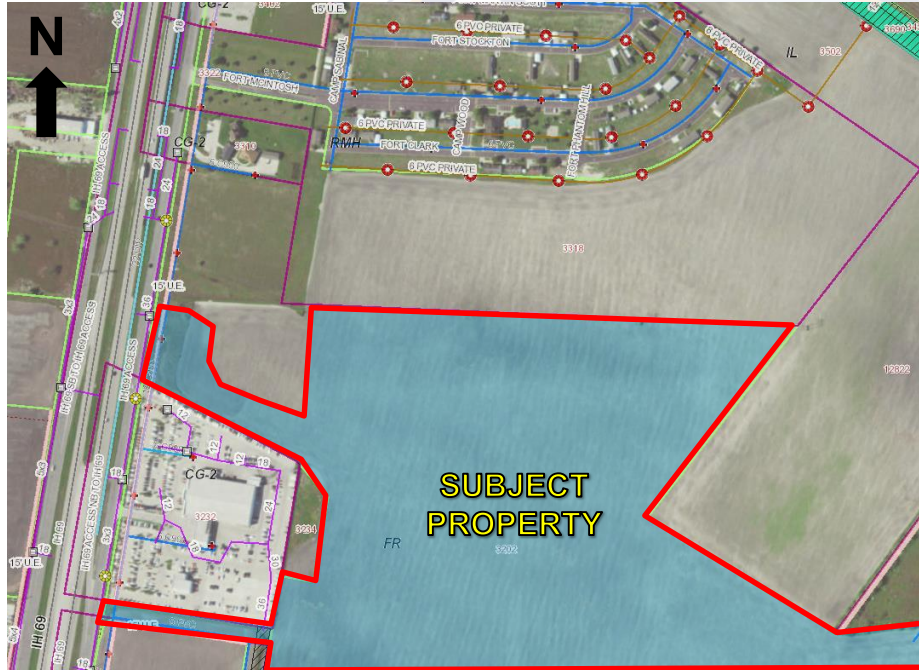
Existing Land Use



Future Land Use



Utilities



Water:
6-inch PVC



Wastewater:
12-inch PVC



Gas:
2-inch Service Line



Storm Water:
36-inch along
Interstate 69

Public Notification

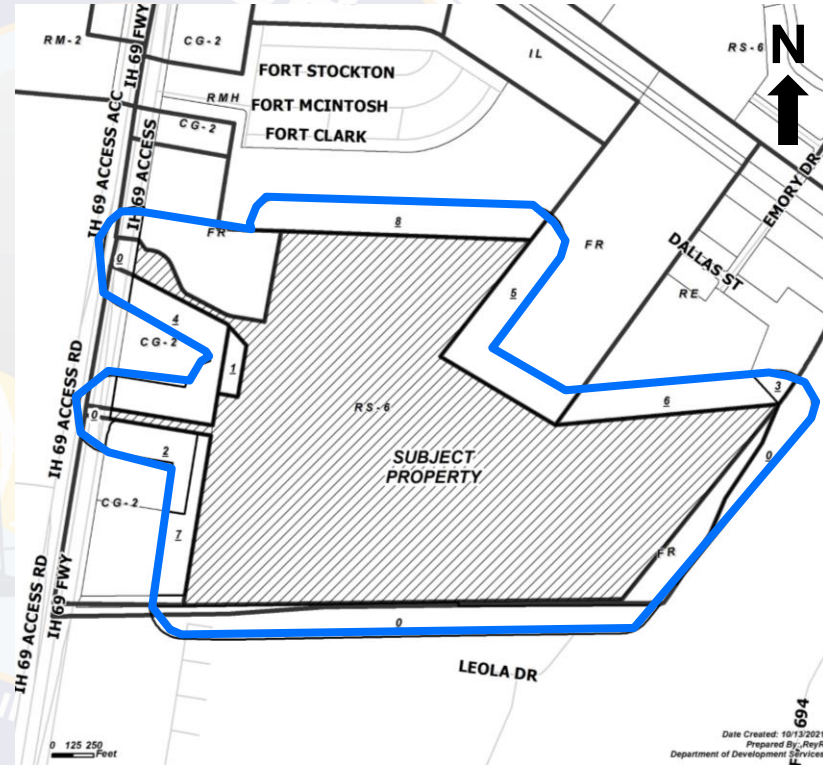
9 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

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
“RS-4.5” Single-Family 4.5 District