

Zoning Case #1121-01

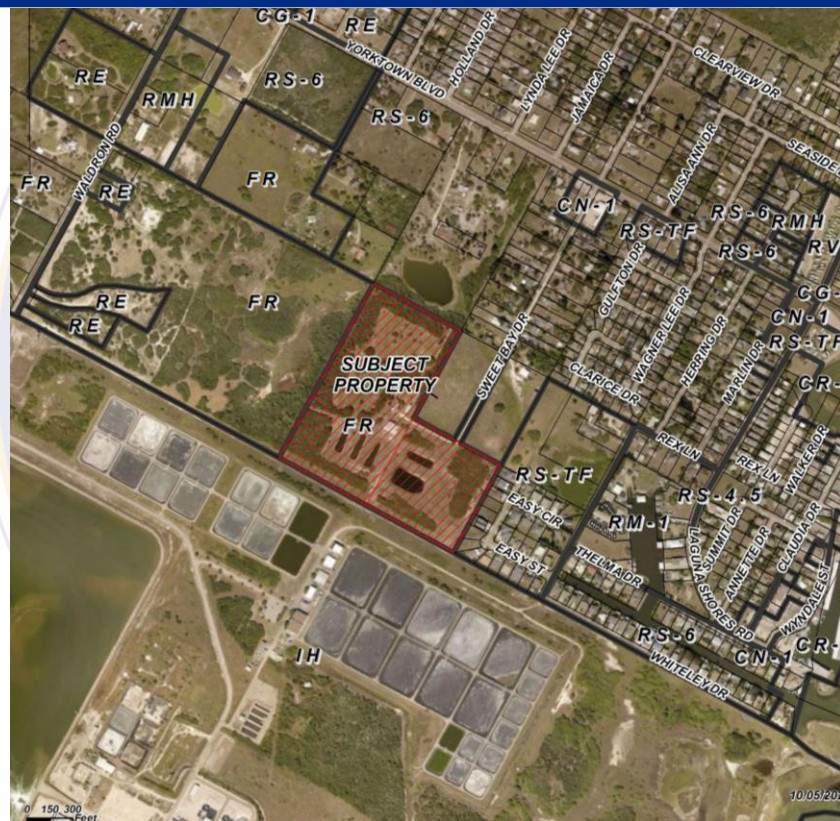
L C Alty, Ltd.

**Rezoning for a Property at 4042 Sweet Bay Drive
From “FR” To “RS-4.5” and “RS-6”**

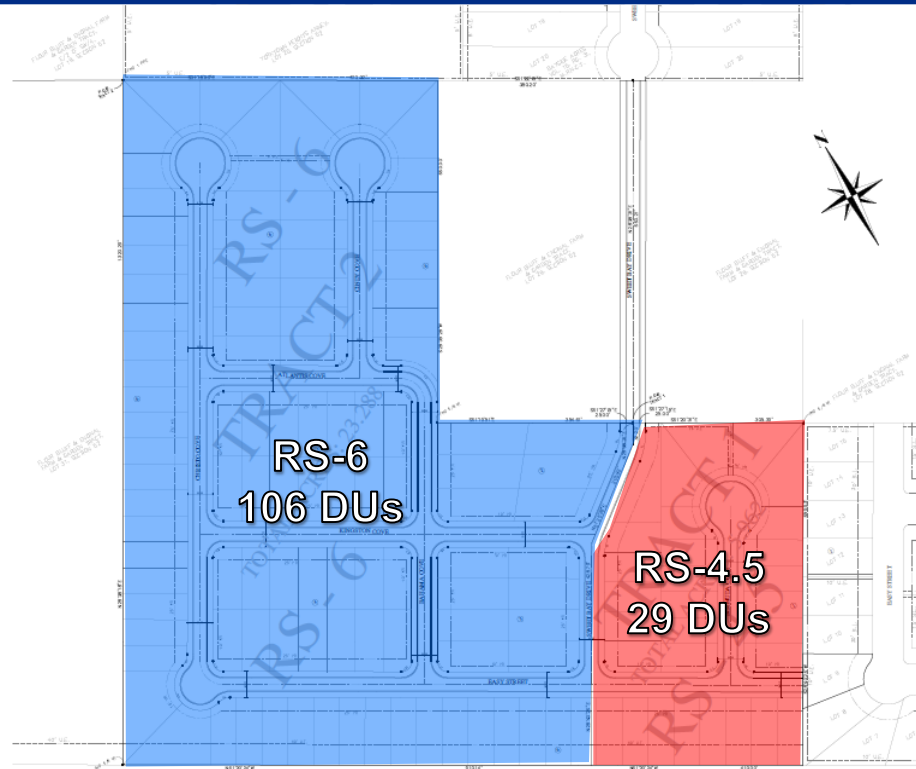


Planning
Commission
November 10, 2021

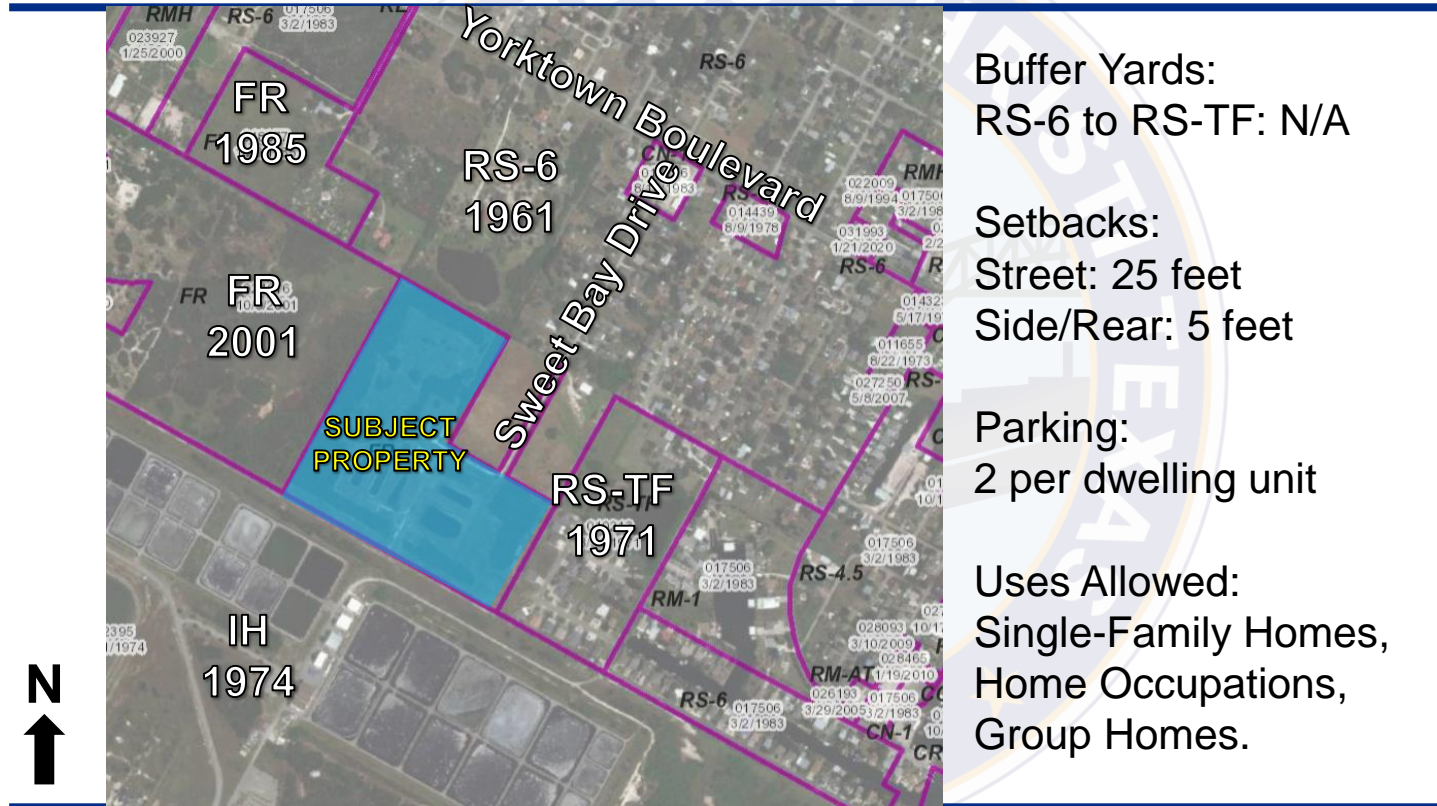
Aerial Overview



Site Plan

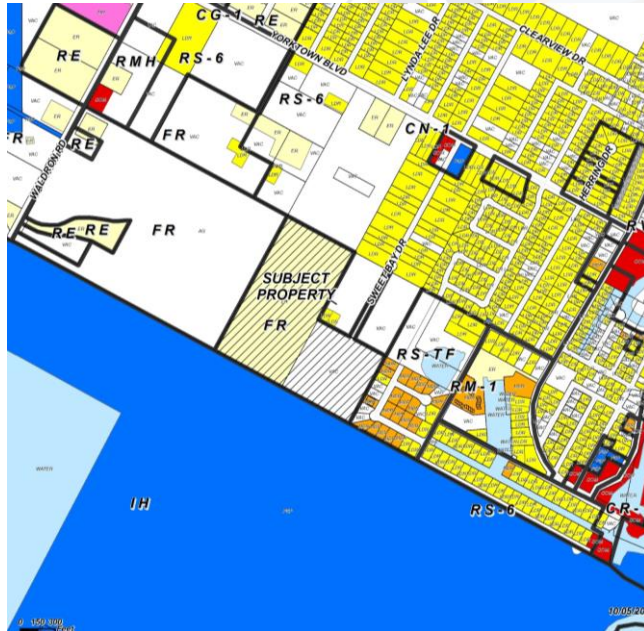


Zoning Pattern and Adjacent Development

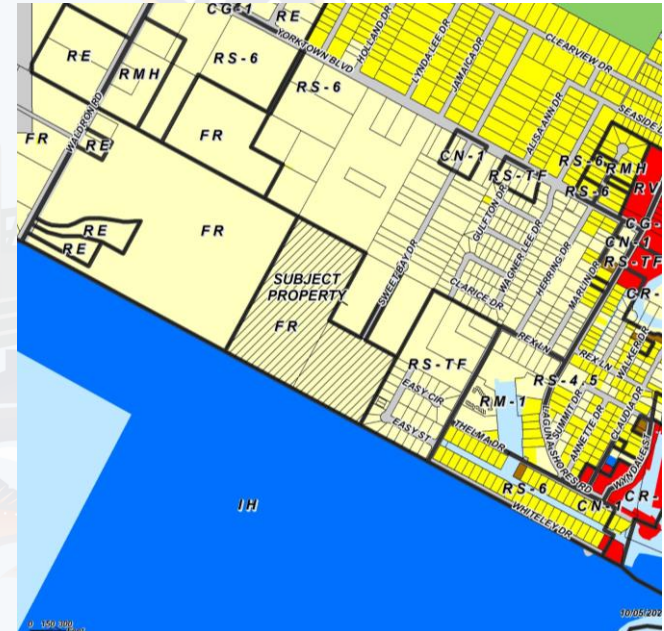


Land Use

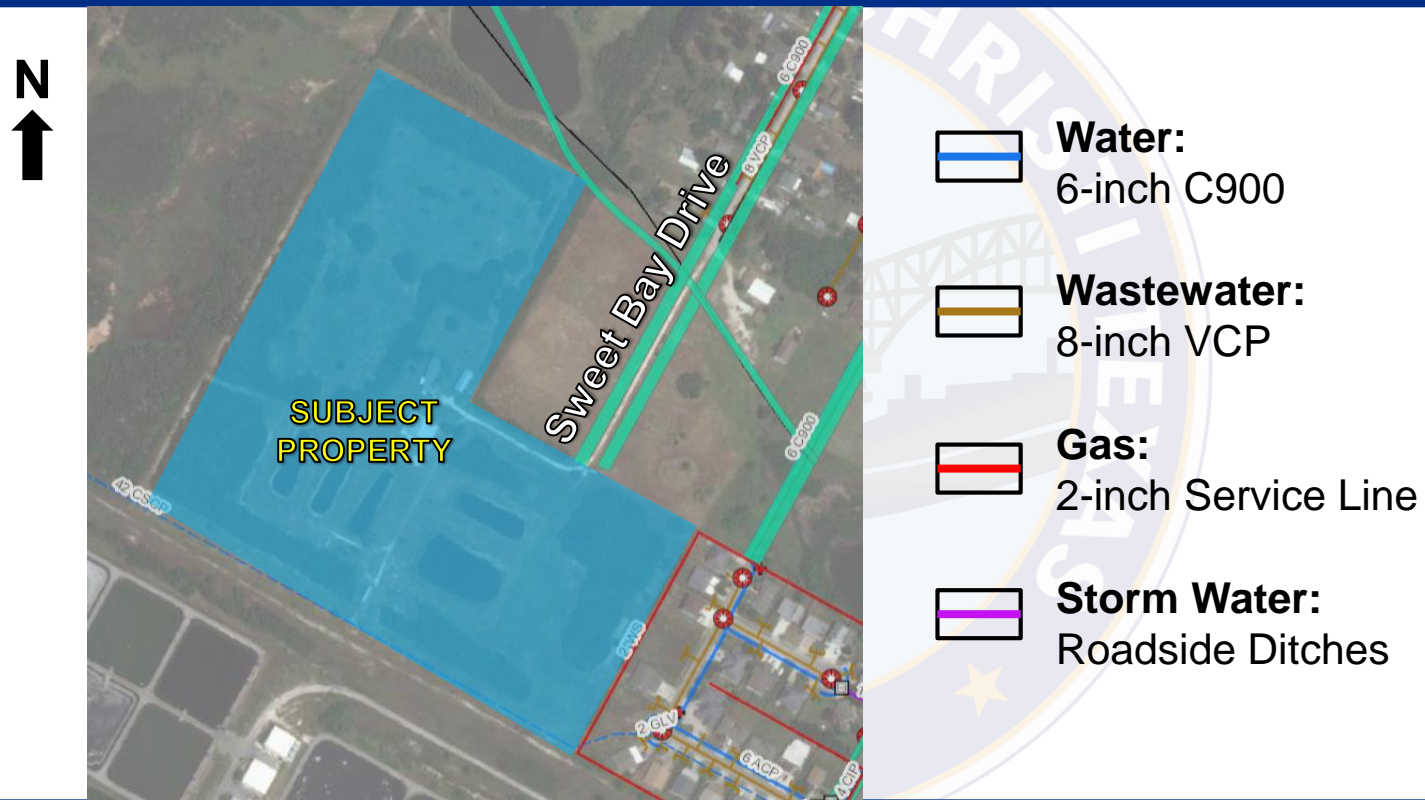
Existing Land Use



Future Land Use



Utilities



Public Notification

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

Notification Area

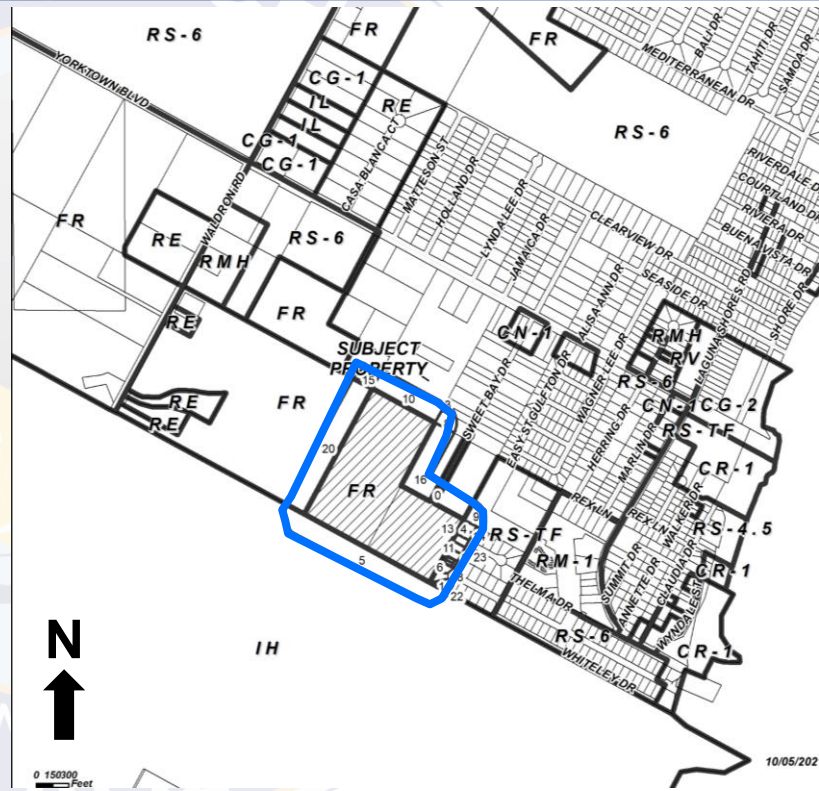
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



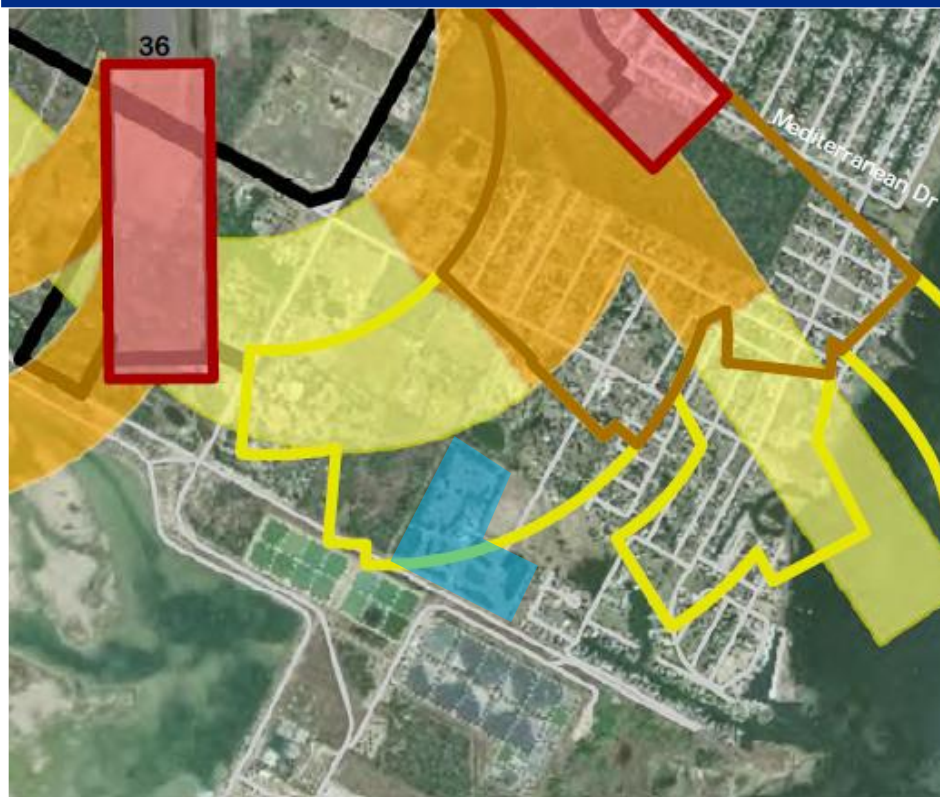
*Notified property owner's land in square feet / Total square footage of all property in the notification area =
Percentage of public opposition*



Staff Recommendation

Approval of the
“RS-4.5” Single-Family 4.5 District and
“RS-6” Single-Family 6 District

AICUZ



Legend

2009 AICUZ APZs

- Clear Zone
- APZ I
- APZ II

2020 AICUZ APZs

- Clear Zone
- APZ I
- APZ II

- NOLF Waldron
- Runway
- Road