



# ZONING CASE #Z17-09

PH-17-022

April 4, 2017

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- The property is zoned as a Planned Unit Development (PUD) with “SF-2” (Single Family Residential District) and “R-3” (Multifamily Residential District)
- The applicant is requesting “R-2” (Two Family Residential District) for duplex development



## Exhibit 1. Zoning map

8.12 acres, being Lots 1-13, Block 11, Lots 1-4, Block 12 and Lots 1-4, Block 13, Lakeview Park Subdivision

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The project area is undeveloped. The surrounding land uses are:

- Undeveloped to the south
- Single Family and Multifamily Residential uses north of Rancier Avenue
- Single Family Residential and commercial to the east
- Undeveloped to the west

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- The property is designated as 'General Residential' on the FLUM
- The applicant's request is consistent with the FLUM
- The Planning and Zoning Commission recommended approval of the request on March 20, 2017, by a vote of 4 to 0