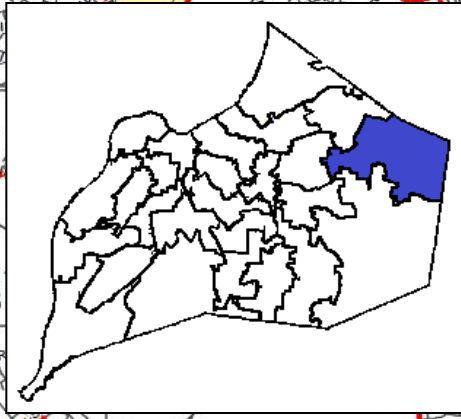
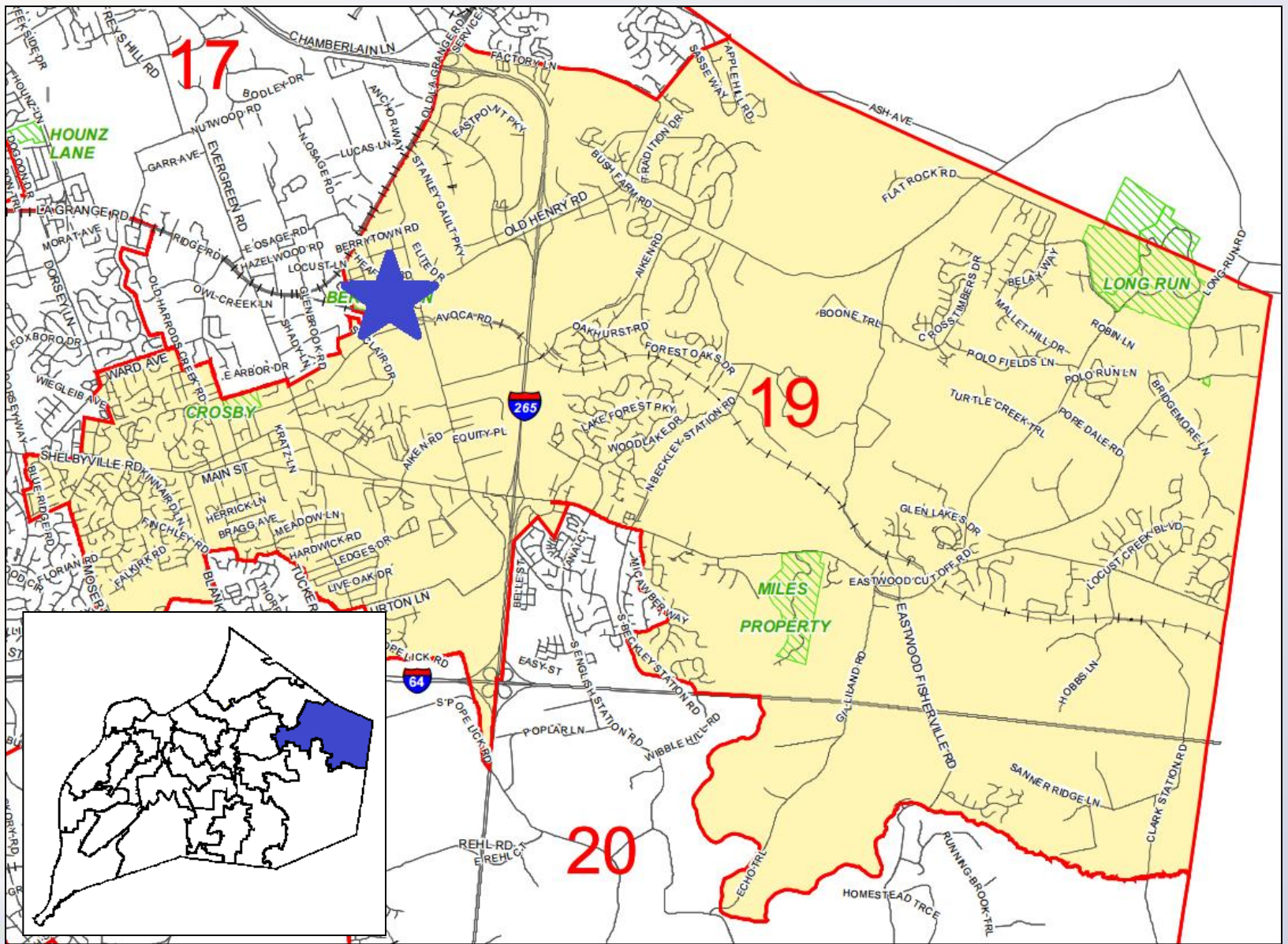


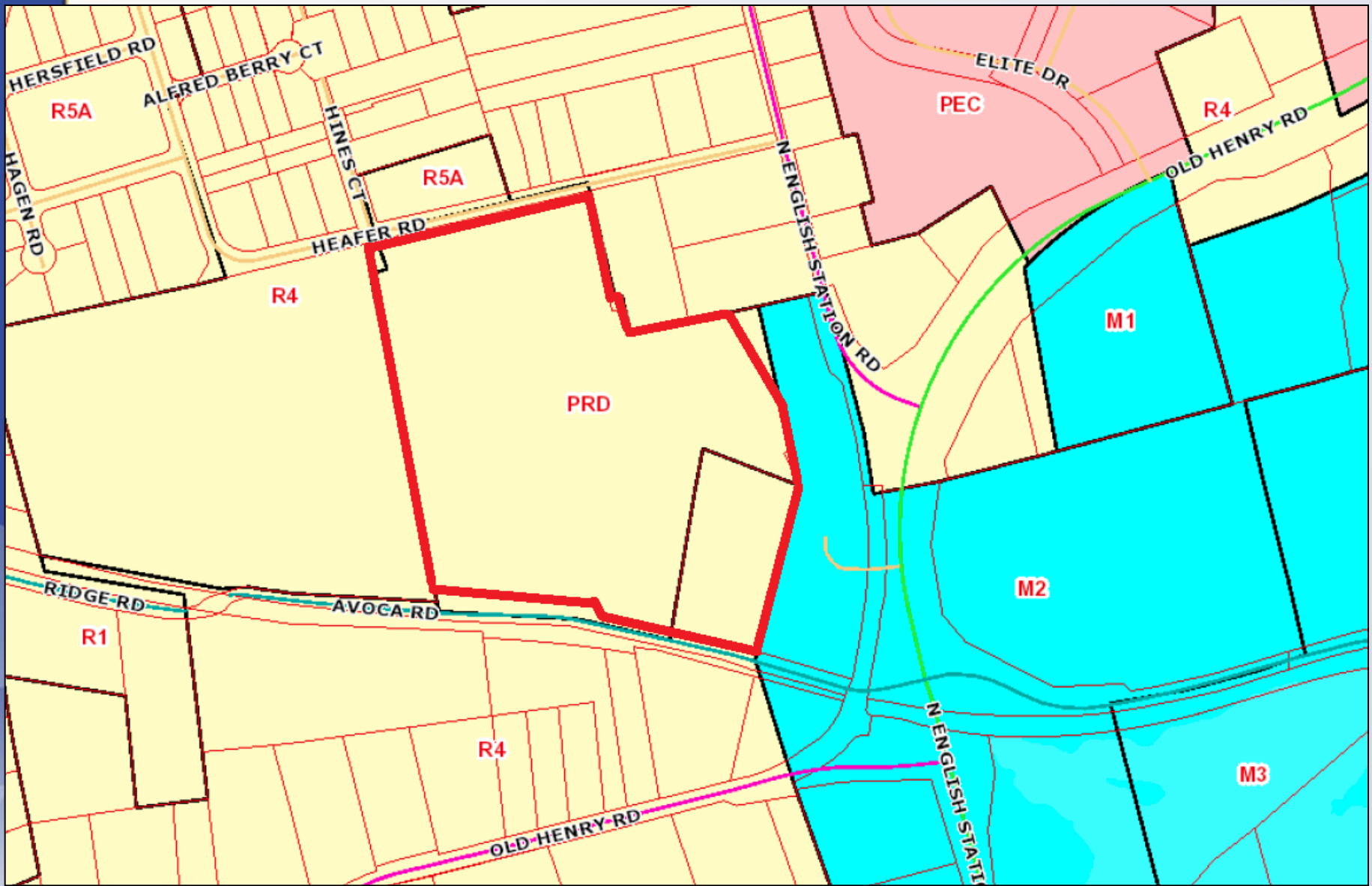
# 16ZONE1074

## Avoca Multi-Family



Planning/Zoning, Land Design & Development  
July 18, 2017





**Subject Property:**  
Existing: R-4 & PRD/N  
Proposed: R-6/N



**Subject Property:**  
Existing: Vacant/Single Family  
Proposed: Multi Family

16ZONE1074

# Request(s)

- Change in Zoning from R-4 and PRD to R-6 on approximately 28.3 acres
- Variance from Chapter 5.3.1.C for a Height Variance
- Detailed Development Plan

# Case Summary / Background

- Applicant is requesting to rezone 28.3 acres from R-4 and PRD to R-6.
- Site was previously part of two rezoning requests: 9-18-06 (R-4 to R-5A) and 13848 (R-5A to PRD).
- 408 apartment units
- Ingress/Egress points to Avoca Road and Heafer Road
- Also access to N. English Station Road via private access easement

# Site Photos-Subject Site



# Site Photos-Surrounding Areas





# Site Photos-Surrounding Areas



# Site Photos-Surrounding Areas





**AVOCA ROAD APARTMENTS**

# PC Recommendation

- The Planning Commission conducted a public hearing on 6/15/2017
- One person spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to PRD to R-6 by a vote of 8-0 (8 members voted)