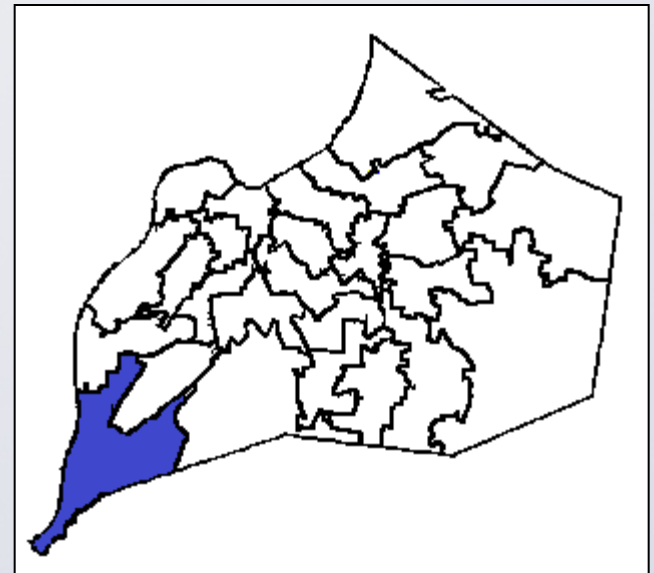
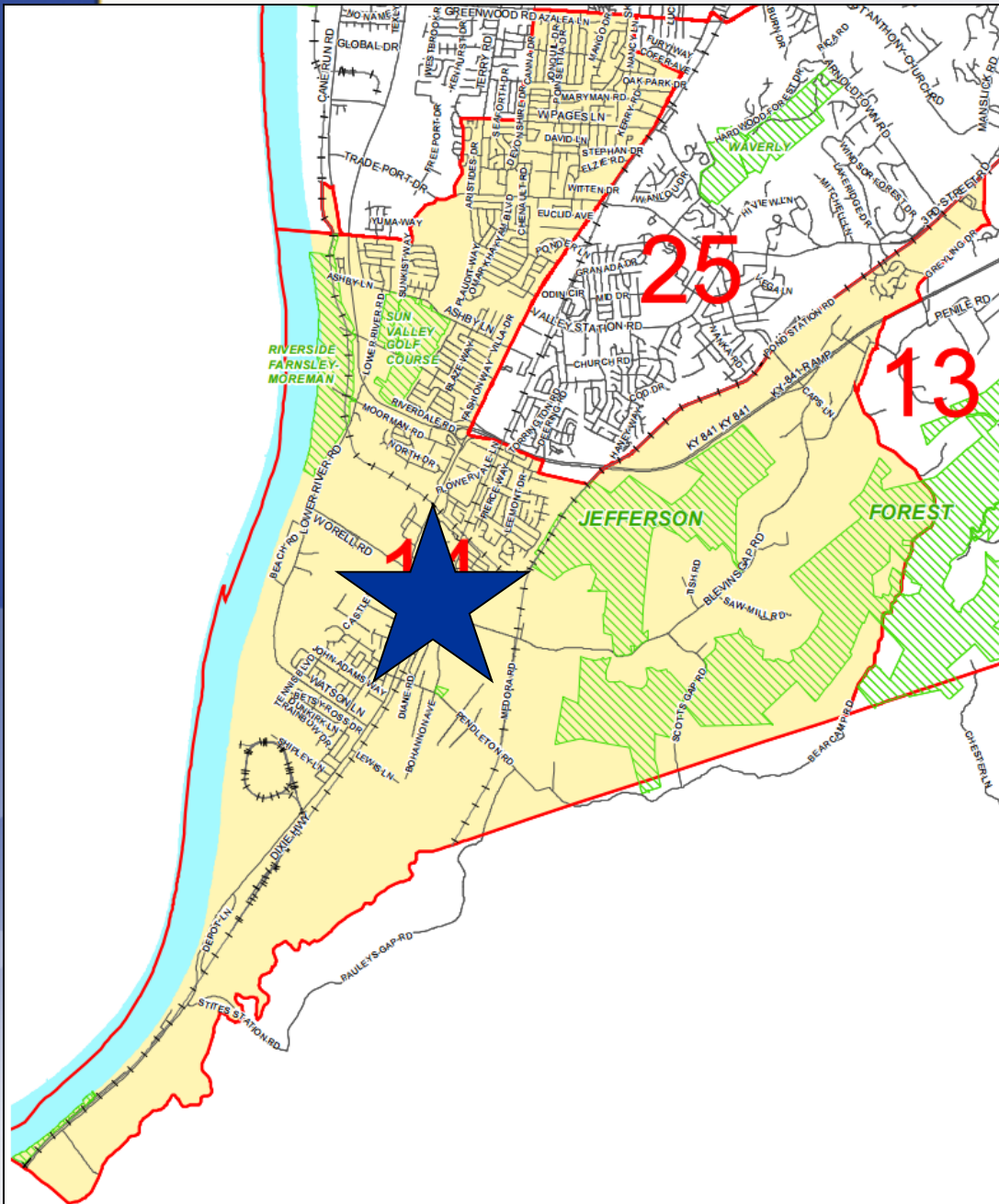


# 17STREETS1027 RIVER POINT APARTMENTS CLOSURES



Planning, Zoning & Annexation Committee  
July 31, 2018



Old Dixie Highway and  
Old 18<sup>th</sup> Street  
District 14 - Cindi Fowler





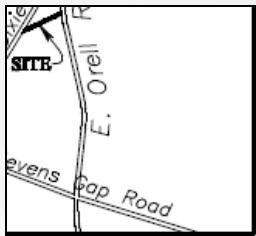
# Requests

- Close portion of Old Dixie Highway and Old 18<sup>th</sup> Street as related to River Point Apartments rezoning case



# Case Summary

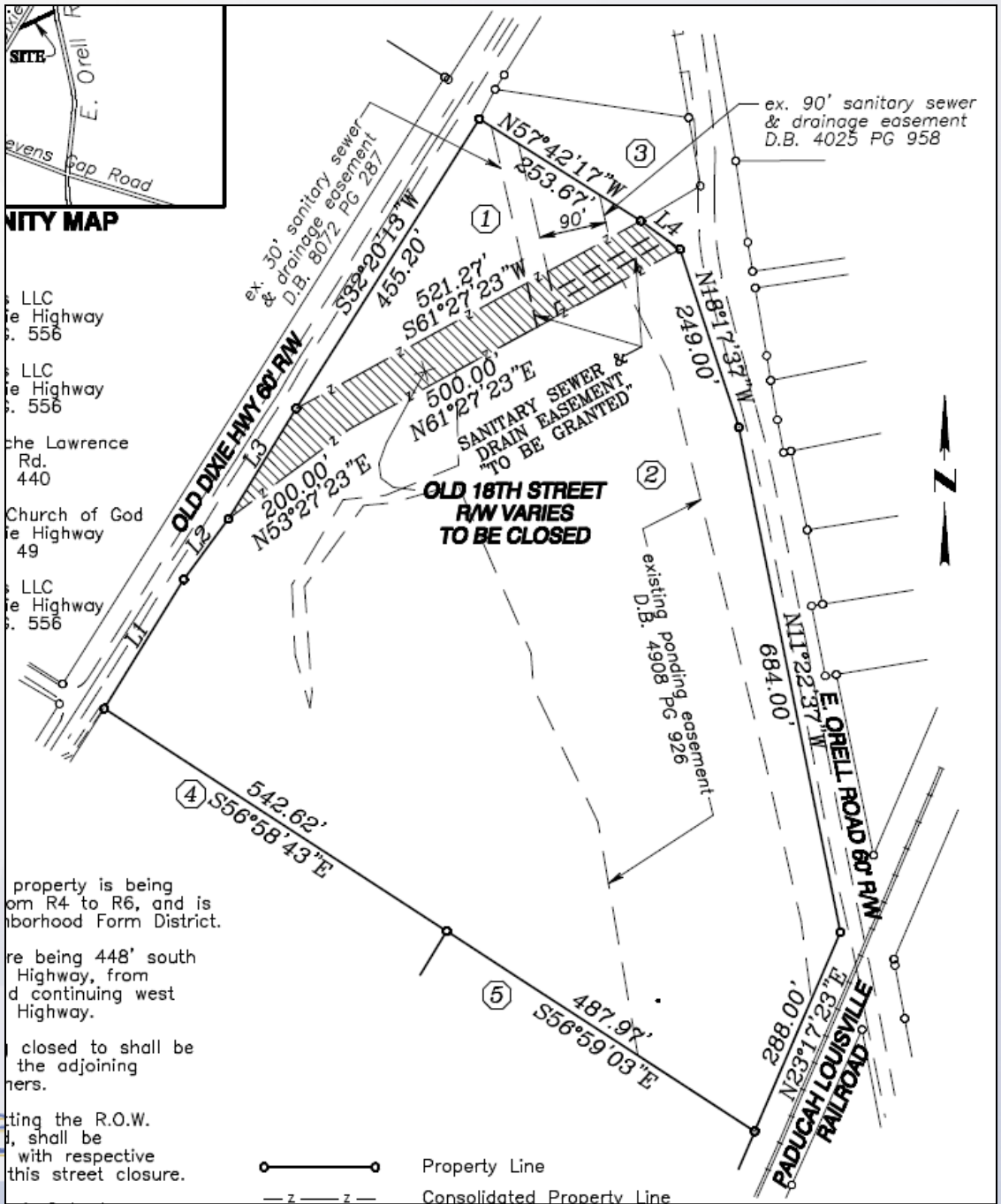
- Applicant is proposing to close an unimproved portion of Old 18<sup>th</sup> Street between Old Dixie Highway and East Orell Road.
- Also proposing to close a portion of Old Dixie Highway between Dixie Highway and near its intersection with West Orell Road.



**UNITY MAP**

s LLC  
 e Highway  
 . 556  
 s LLC  
 e Highway  
 . 556  
 che Lawrence  
 Rd.  
 440  
 Church of God  
 e Highway  
 49  
 s LLC  
 e Highway  
 . 556

property is being  
 om R4 to R6, and is  
 borhood Form District.  
 re being 448' south  
 Highway, from  
 d continuing west  
 Highway.  
 closed to shall be  
 the adjoining  
 ernes.  
 ating the R.O.W.  
 l, shall be  
 with respective  
 this street closure.



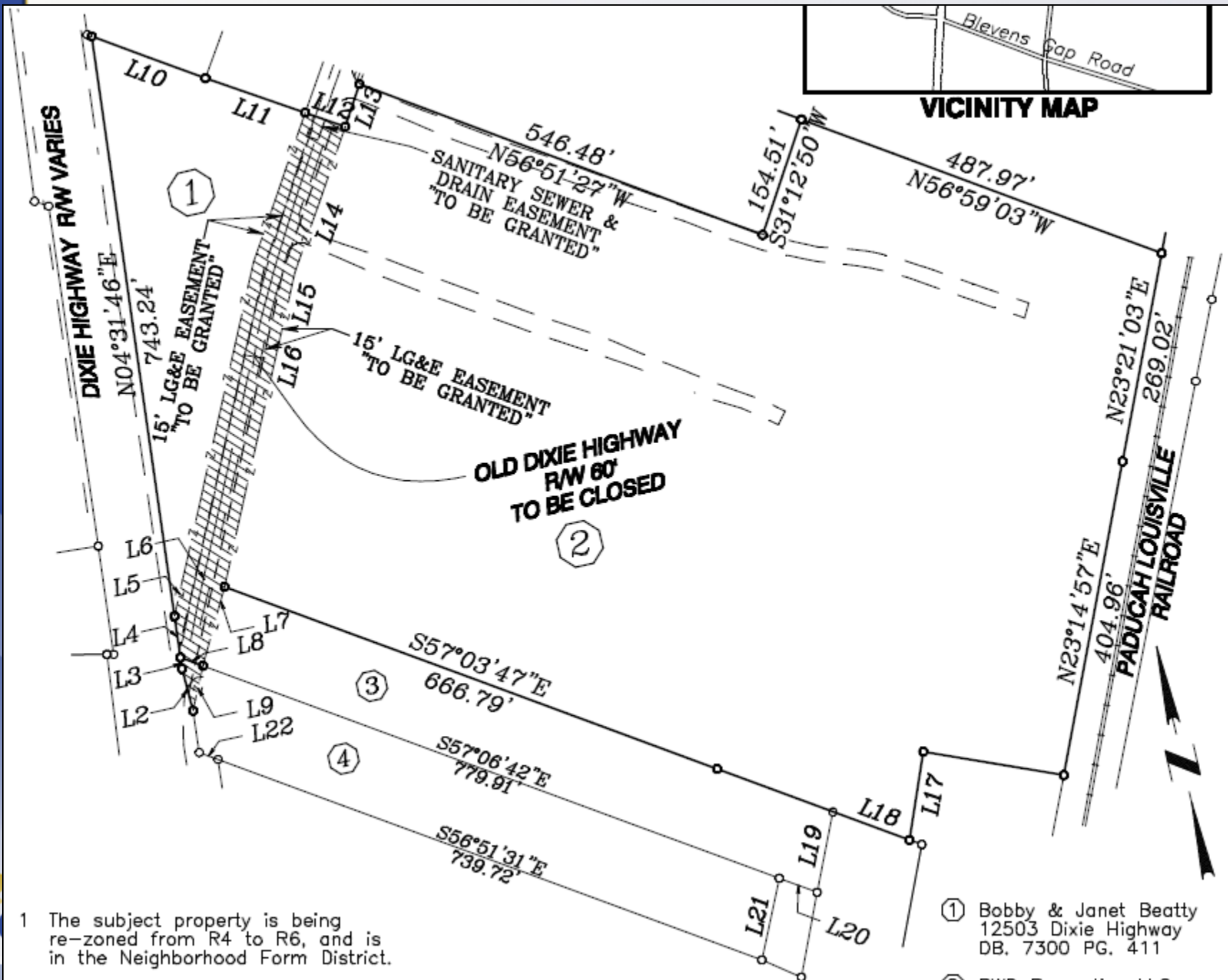
ex. 90' sanitary sewer & drainage easement D.B. 4025 PG 958

ex. 30' sanitary sewer & drainage easement D.B. 8072 PG 287

SANITARY SEWER &  
 DRAIN EASEMENT  
 TO BE GRANTED  
 OLD 18TH STREET  
 R/W VARIES  
 TO BE CLOSED

existing ponding easement D.B. 4908 PG 926





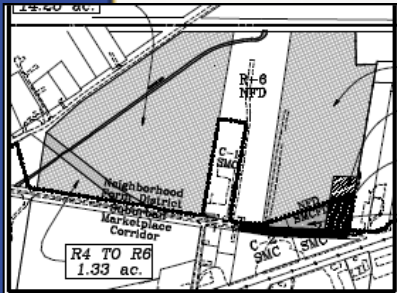
1 The subject property is being re-zoned from R4 to R6, and is in the Neighborhood Form District.





Google





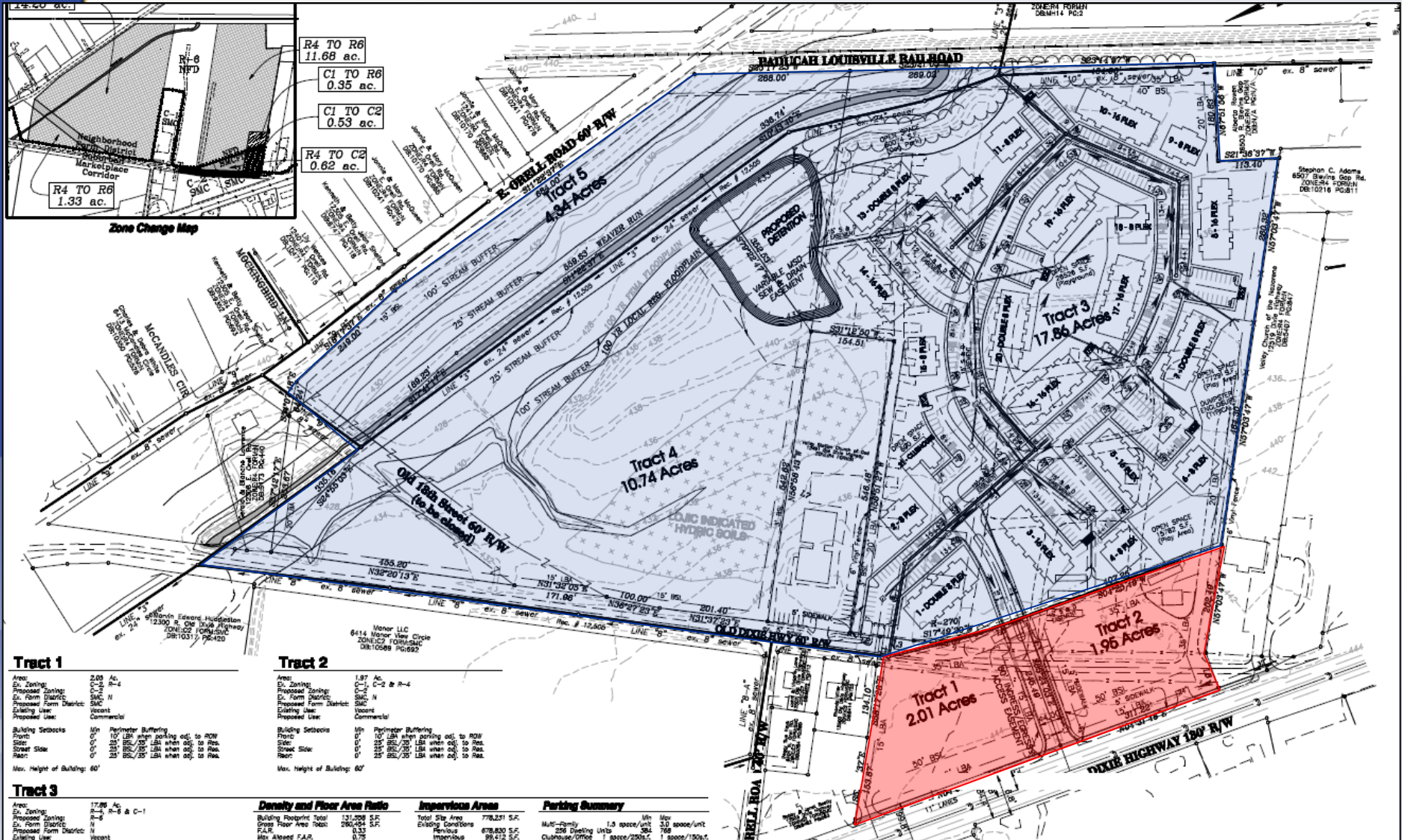
R4 TO R6  
11.68 ac.

C1 TO R6  
0.35 ac.

C1 TO C2  
0.53 ac.

R4 TO C2  
0.62 ac.

Zone Change Map



**Tract 1**

Area: 2.01 Ac.

Ex. Zoning: R-4

Proposed Zoning: C-2

Ex. Farm District: SMC-N

Proposed Farm District: SMC

Existing Use: Vacant

Proposed Use: Commercial

Building Setbacks: Min 10' when parking adj. to ROW; 5' when adj. to R/W; 5' when adj. to R/W

Street Side: 5' when adj. to R/W; 5' when adj. to R/W

Max. Height of Building: 60'

**Tract 2**

Area: 1.97 Ac.

Ex. Zoning: C-2 & R-4

Proposed Zoning: SMC-N

Ex. Farm District: SMC-N

Proposed Farm District: SMC

Existing Use: Vacant

Proposed Use: Commercial

Building Setbacks: Min 10' when parking adj. to ROW; 5' when adj. to R/W; 5' when adj. to R/W

Street Side: 5' when adj. to R/W; 5' when adj. to R/W

Max. Height of Building: 60'

**Tract 3**

Area: 17.86 Ac.

Ex. Zoning: R-4, R-6 & C-1

Proposed Zoning: C-2

Ex. Farm District: SMC-N

Proposed Farm District: SMC

Existing Use: Vacant

Density and Floor Area Ratio	Impervious Area	Parking Summary
Building Footprint Ratio: 13.288 S.F.	Total Site Area: 778,231 S.F.	Min: 1.0 space/unit
Green Floor Area Ratio: 280,454 S.F.	Existing Conditions: 678,820 S.F.	Max: 3.0 space/unit
F.A.R.: 6.33	Impervious: 81,412 S.F.	226 Existing Units
Max. Allowed F.A.R.: 6.75		Clubhouse/Office: 1 space/2300 S.F.



# Public Meetings

- LD&T meeting on 3/22/2018
- Planning Commission public hearing on 4/19/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the street closure requests with a vote of 7-0 (three members were not present).