

# 23-ZONE-0001

Proposed Rezoning from R-4 to OR

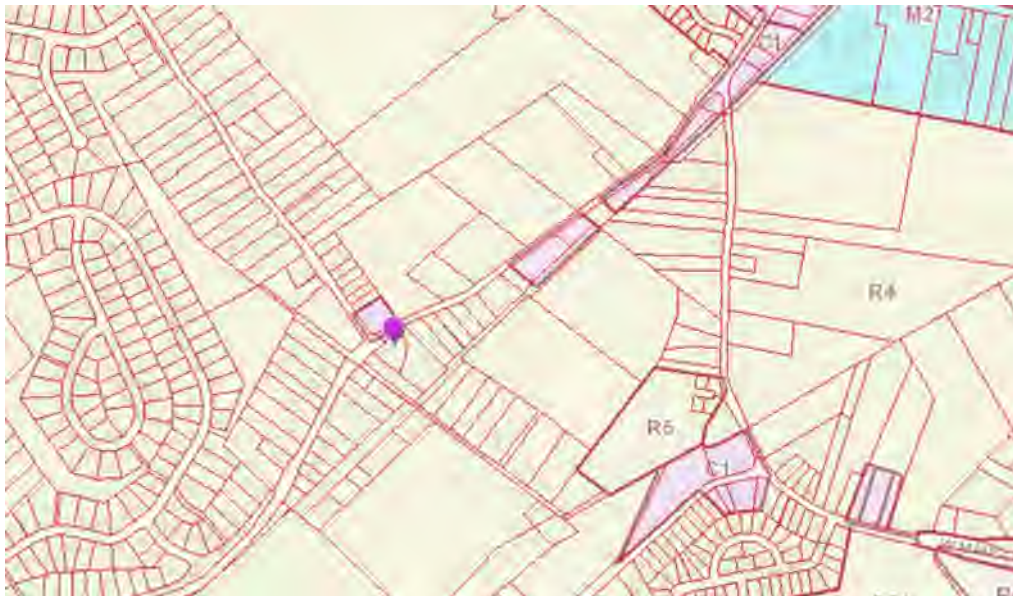
8319 3<sup>rd</sup> Street Rd



Existing Zoning: R-4

Existing Form District:  
Neighborhood

Existing Use: Daycare  
Center

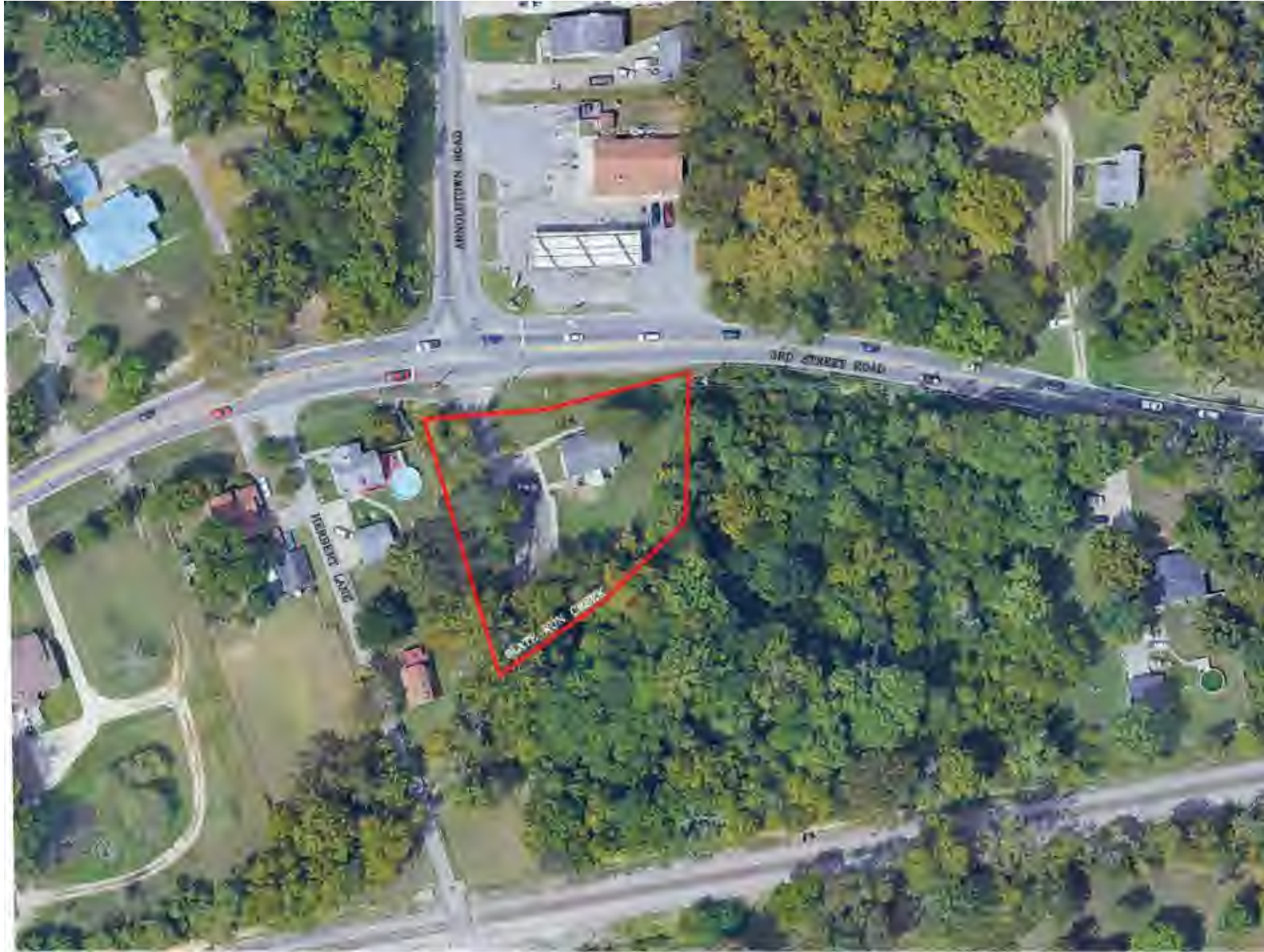


Proposed Use:  
Office/Multi-Family

Surrounding Zoning:  
R4, R5, R5A, CM, C1,  
C2, CM, M1, M2



# Subject Property and Surroundings





# Property with Proposed Development

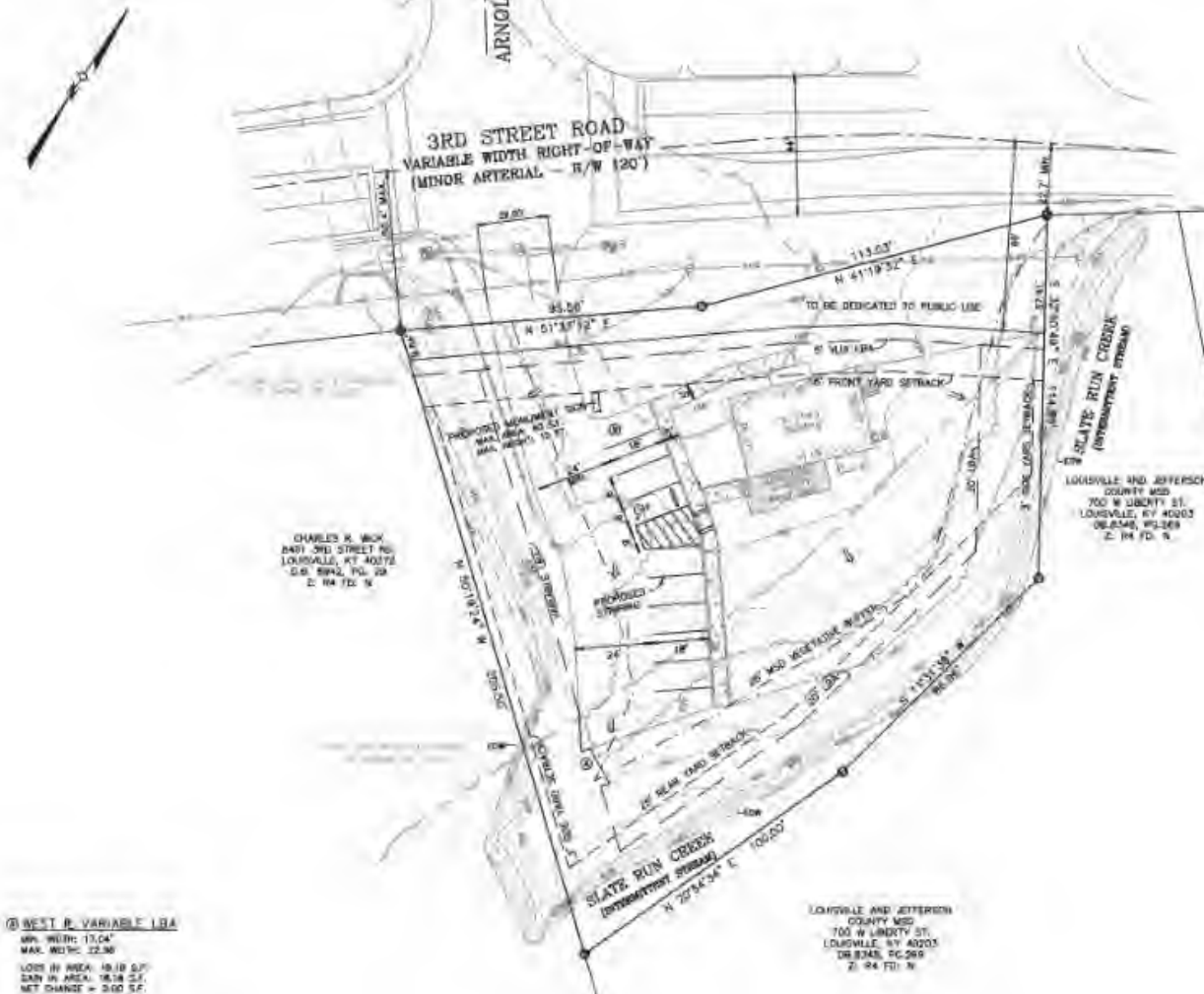


# Proposed Development Plan

**INCREASED IMPERVIOUS SURFACE**  
 PRE-DEVELOPED IMPERVIOUS SURFACE = 7,561 SF  
 POST-DEVELOPED IMPERVIOUS SURFACE = 7,561 SF  
 INCREASE IN IMPERVIOUS SURFACE = 0 SF

MIN. (1 SPACE/DRIVE)	2 SPACES
MAX. (2 SPACES/UNIT)	4 SPACES
<b>TOTAL REQUIRED</b>	<b>5 SPACES</b>
MIN.	3 SPACES
MAX.	11 SPACES
<b>FURNISH PROVIDED</b>	<b>8 SPACES</b>
STANDING SPACES	8 SPACES
HANDICAP SPACES	1 SPACE
<b>TOTAL PROVIDED</b>	<b>9 SPACES</b>

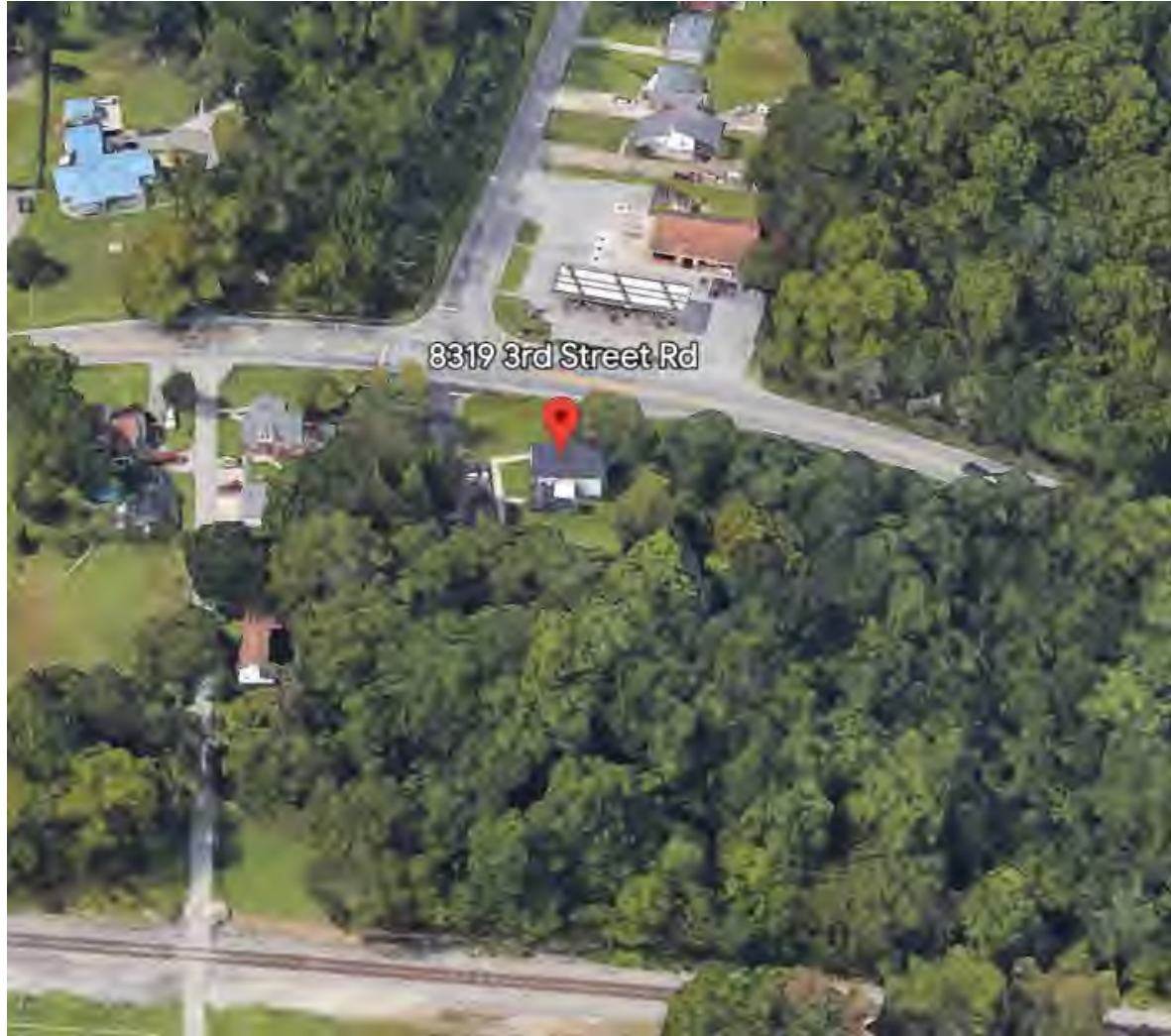
**SITE AREAS**  
 EX. BUILDING  
 NUMBER OF I  
 WA  
 LA REQUIRED  
 LA PROVIDED  
 P.A.R.  
 DENSITY



**WEST R. VARIABLE L.R.A.**  
 MIN. WIDTH: 17.04'  
 MAX. WIDTH: 22.36'  
 LOTS IN AREA: 19.19 S.F.  
 SAN IN AREA: 16.18 S.F.  
 NET CHANGE = 3.00 S.F.



# Current Property Conditions





# Provided Parking





# Buffer Areas



Proposal includes required buffers from abutting single-family homes.



# Adjacent Properties





# Prior Approved CUP

Case No. B-14084-10

An application for the modification of an existing Conditional Use Permit to allow a change in hours of the day care facility to 24 hours a day 7 days a week.

The Board of Zoning Adjustment found the proposal to be in conformance with the Comprehensive Plan.



# Staff Report

## Technical Review:

MSD and Transportation Planning have approved the preliminary development plan.

## Staff Finding:

The proposal is ready for public hearing date to be set.