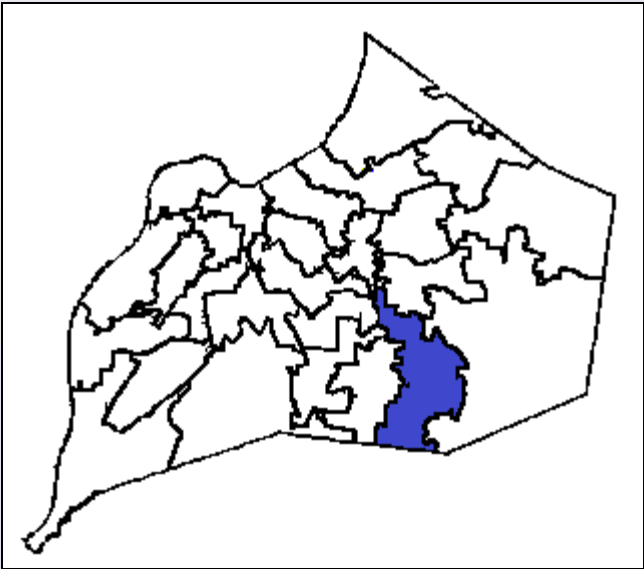
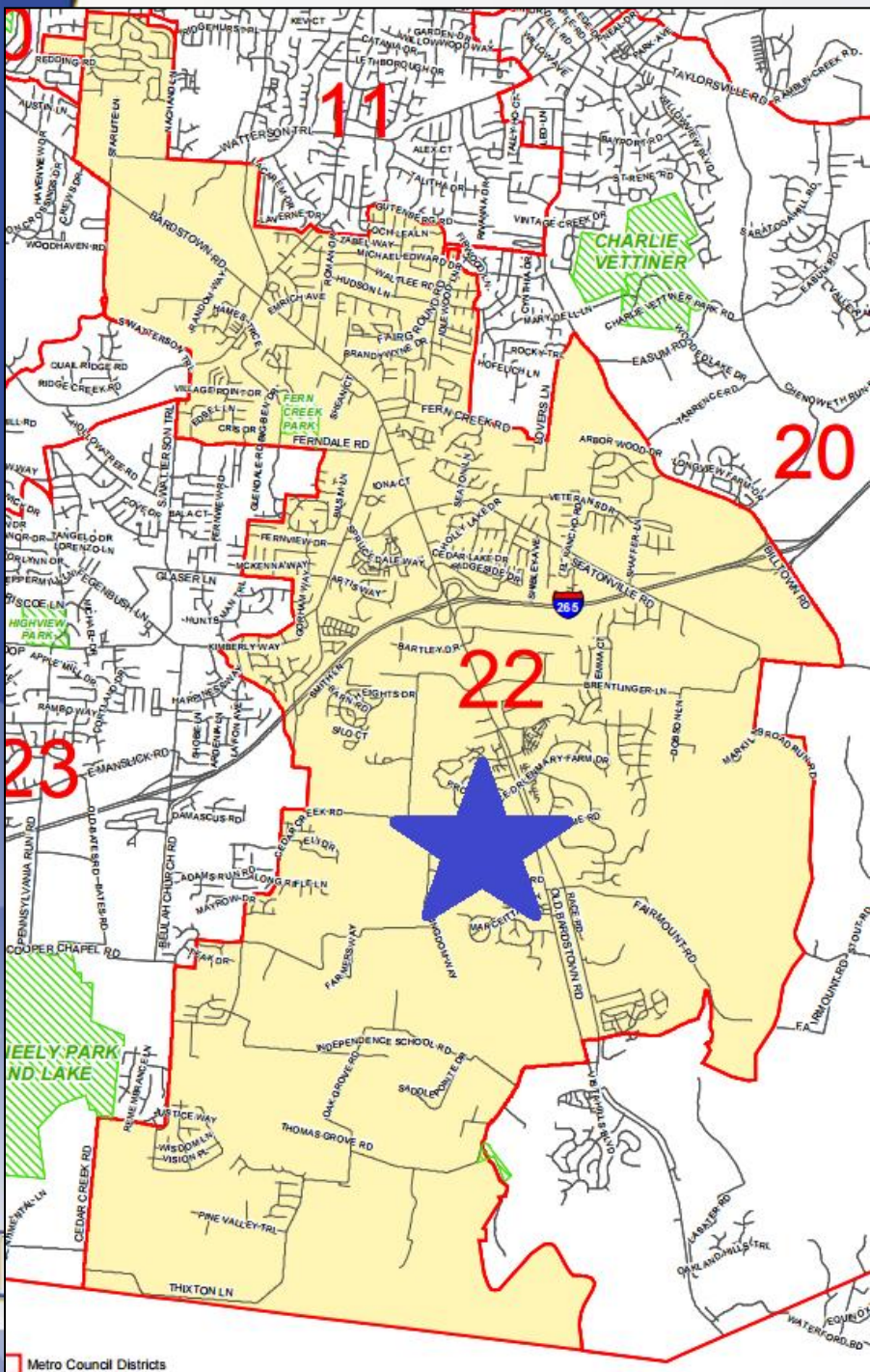


**17ZONE1006**

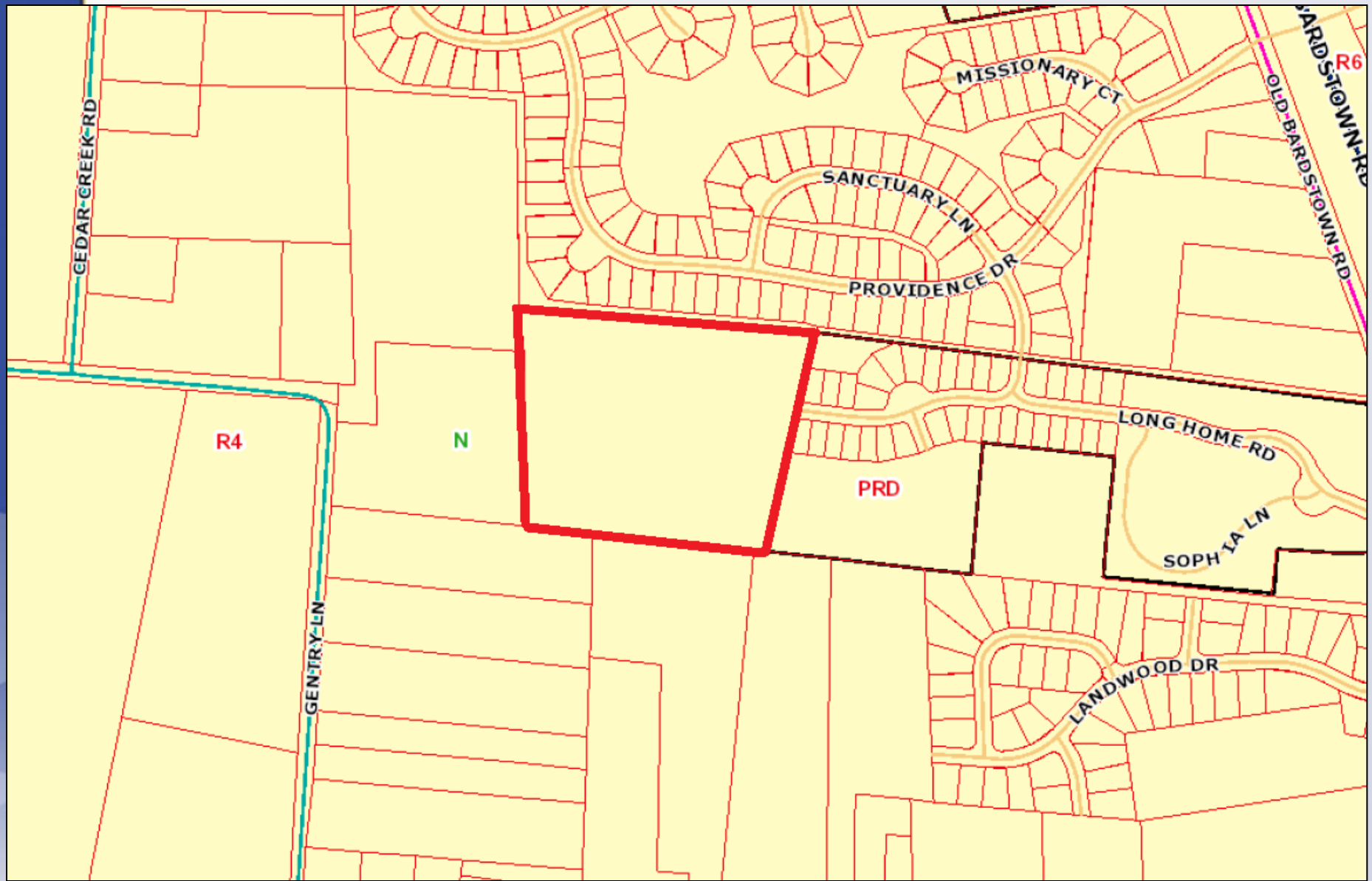
**Villas of Beaumont**



**Planning/Zoning, Land Design & Development**  
**August 15, 2017**



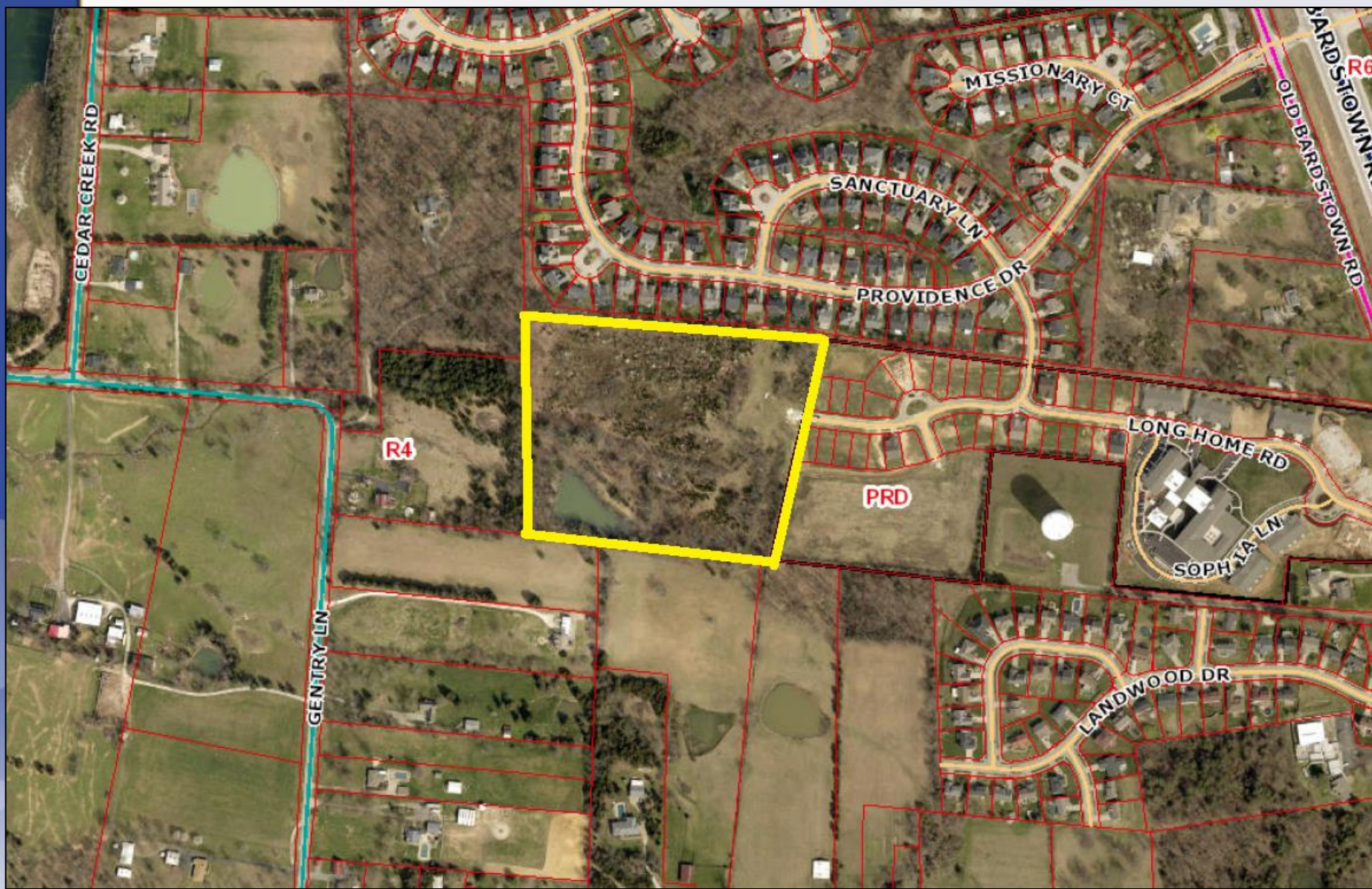
8602 Old Bardstow Road  
 District 22 - Robin Engel



**Subject Property:**

Existing: R-4/N

Proposed: R-5A/N



**Subject Property:**

Existing: Vacant

Proposed: Multi-Family Residential

17ZONE1006

# Requests

- Change-in-Zoning from R-4 Single-Family Residential to R-5A Multi-Family Residential on 12.35 acres
- Detailed District Development Plan
- Major Preliminary Subdivision Plan for extension of public right-of-way

# Case Summary

- Sixteen residential buildings containing fifty-eight dwelling-units with shared side and/or rear walls and individual driveways
- Located roughly one and one-half miles South of Interstate-265
- Sanctuary Lane will be extended Westward through the site
- Standard subdivisions or patio and condominium developments surround the subject site
- Units proposed will not be separated as individual properties

# Site Photos – Subject Site



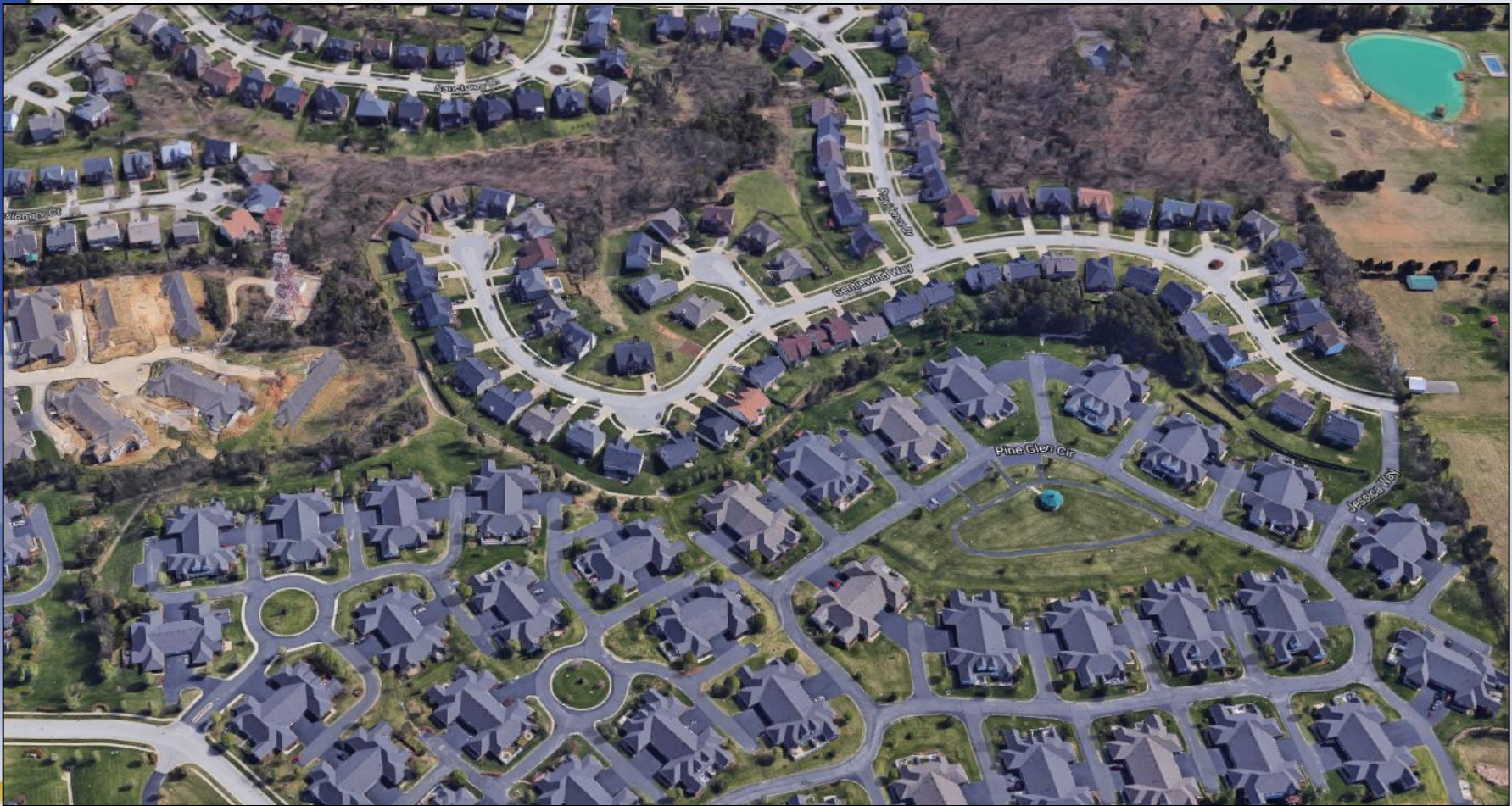
Sanctuary Lane Stub



17ZONE1006

# Site Photos - Surrounding

North of Subject Site



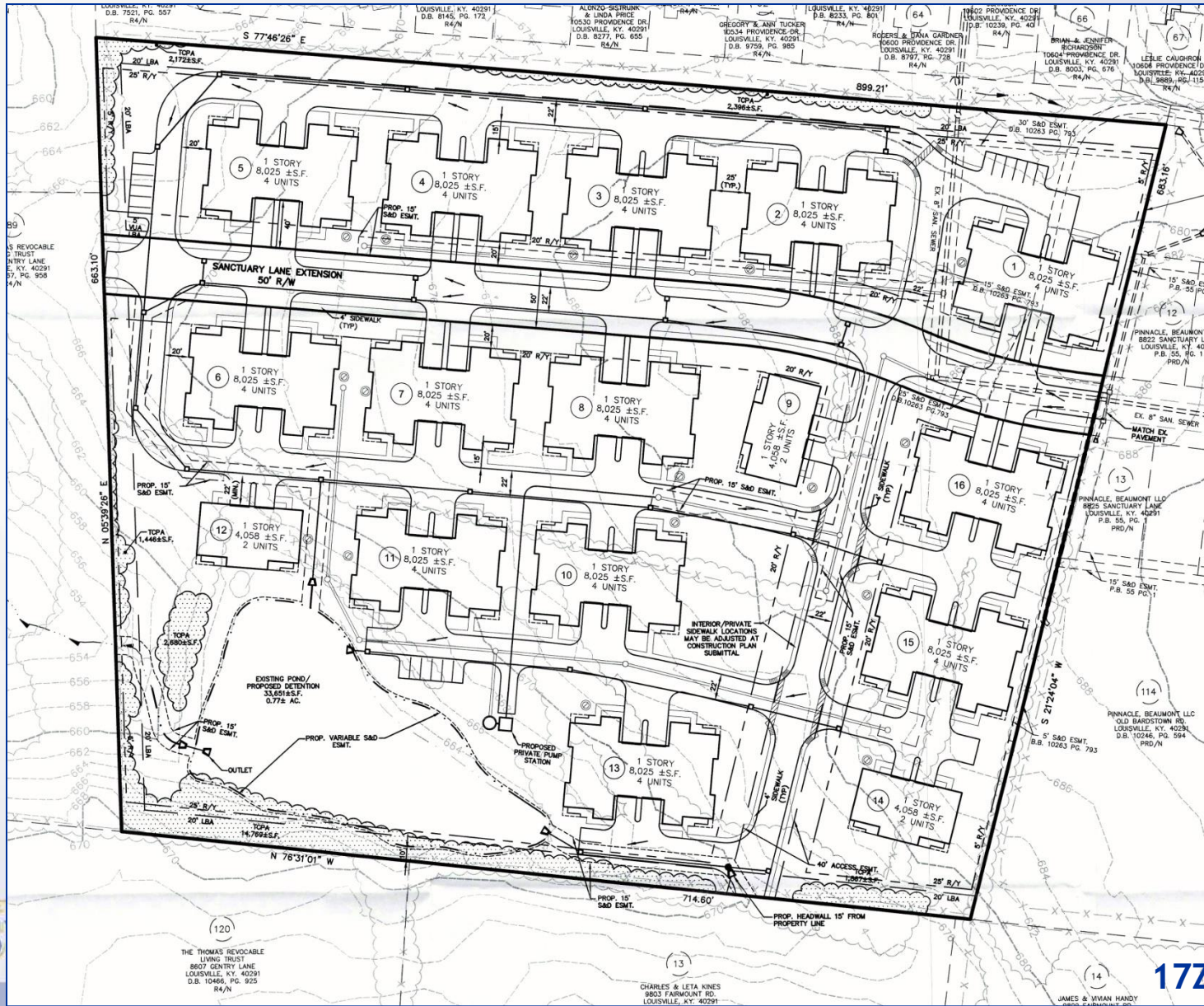


# Site Photos - Surrounding

## East of Subject Site



# Development Plan



# Rendering



# PC Recommendation

- The Planning Commission conducted a public hearing on 7/20/2017
- No one 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 R-5A by a vote of 6-0 (6 members voted)