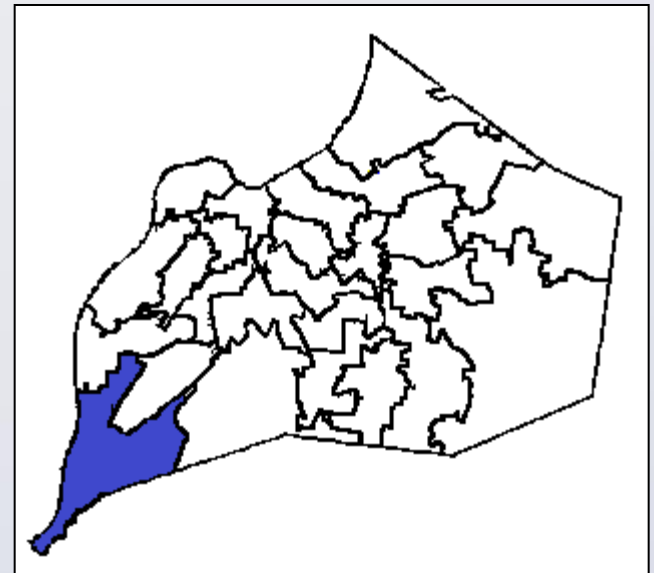
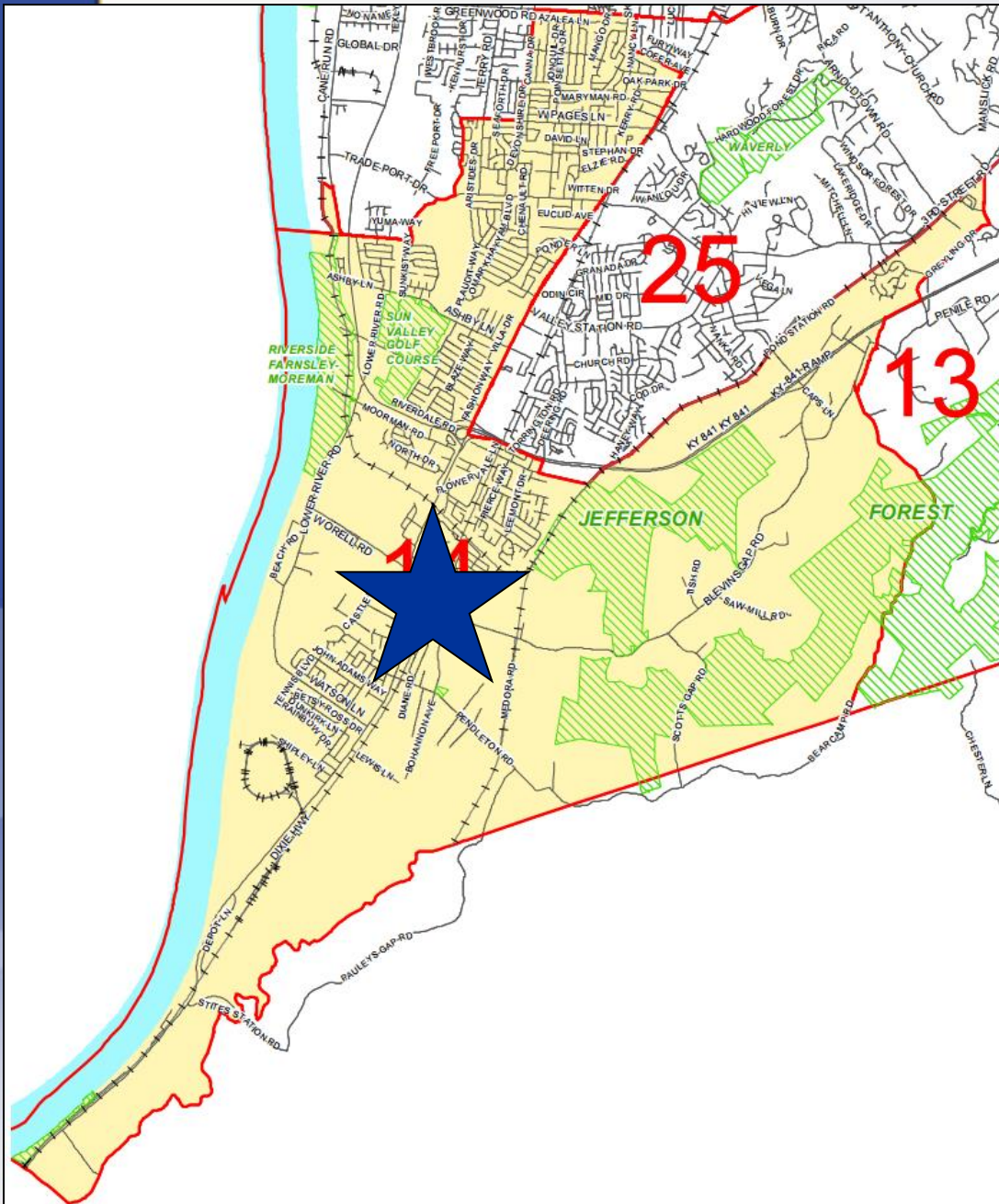


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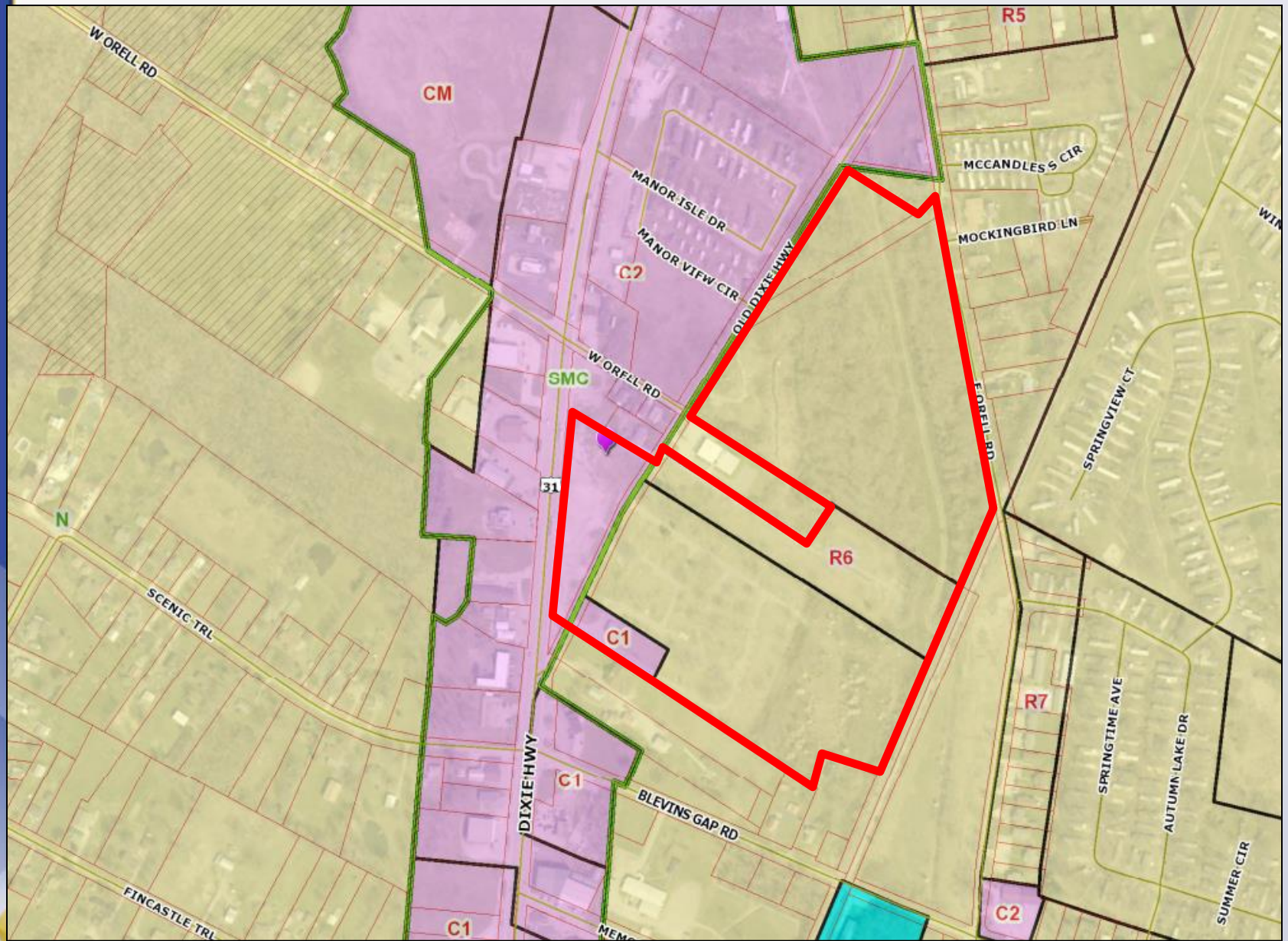
RIVER POINTE APARTMENTS



**Planning, Zoning & Annexation Committee
June 5, 2018**



**12503 Dixie Highway
District 14 - Cindi Fowler**



Existing: R-4, R-6 & C-1/N
 Proposed: R-6 & C-2/SMC



Requests

- Change in Zoning from R-4 Single Family and C-1 Commercial to R-6 Multi-Family and C-2 Commercial on a total of 28.79 acres
- Change in Form District from Neighborhood to Suburban Marketplace Corridor on 1.15 acres
- General/Detailed District Development Plan with binding elements
- Closure of two streets - Old Dixie Hwy and Old 18th Street

Case Summary

- Change in zoning consists of 32.94 acres to R-6 Residential and 4.01 acres to C-2 Commercial
- Tract 3 contains a detailed plan for 256 multi-family units
- Two commercial tracts along Dixie Highway
- Access from Dixie Highway, as well as Old Dixie Highway

Subject Site



Subject Site

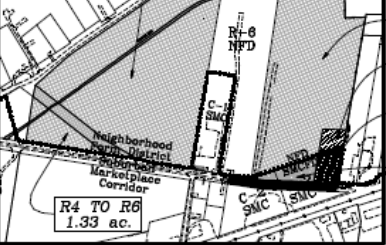
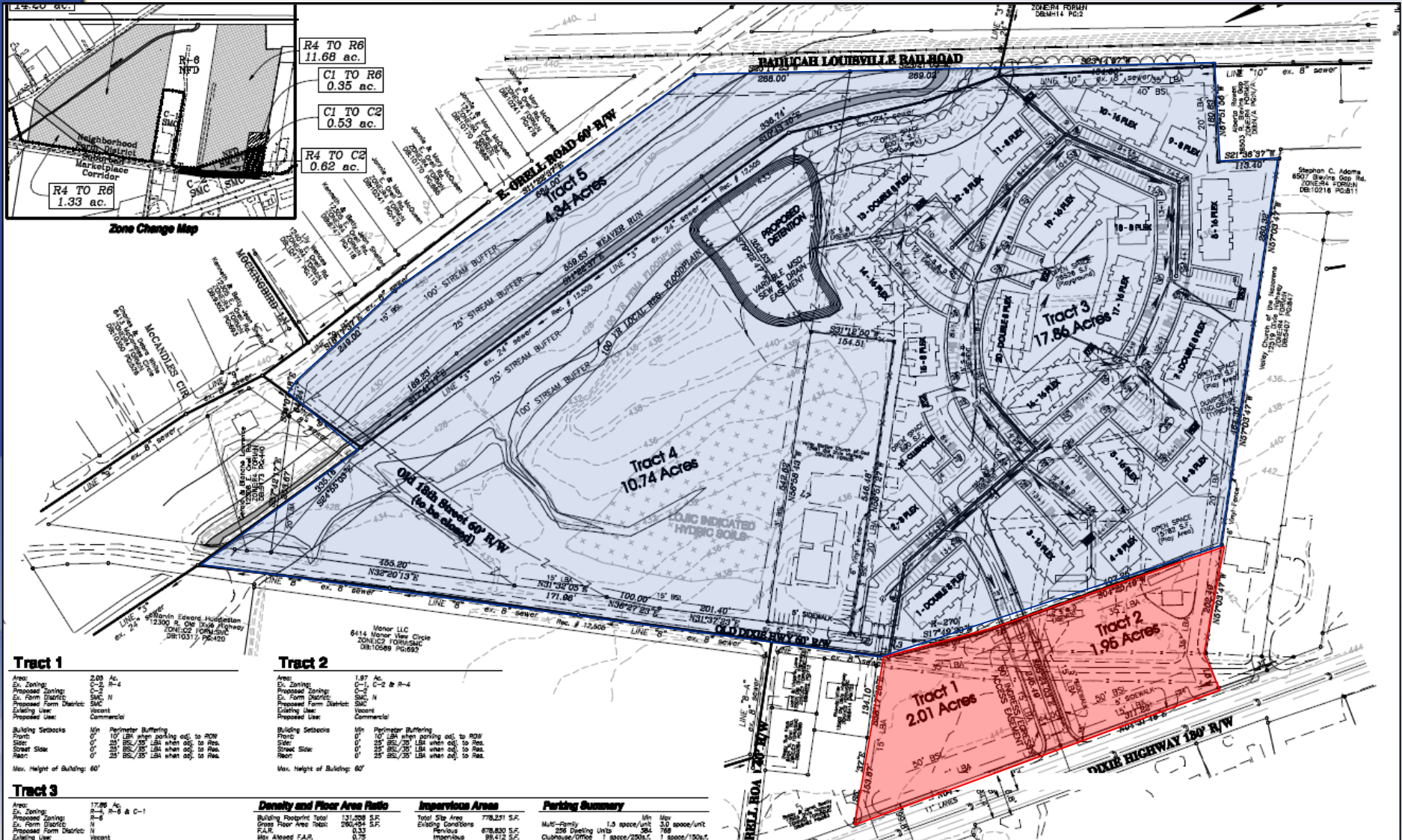


Subject Site



Surrounding Area Photos





Tract 1

Area: 2.01 Ac.
 Ex. Zoning: R-6
 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
 Front: 10' when parking adj. to ROW
 Side: 10' when parking adj. to ROW
 Street Side: 10' when parking adj. to ROW
 Rear: 10' when parking adj. to ROW

Max. Height of Building: 60'

Tract 2

Area: 1.97 Ac.
 Ex. Zoning: C-2 & 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
 Front: 10' when parking adj. to ROW
 Side: 10' when parking adj. to ROW
 Street Side: 10' when parking adj. to ROW
 Rear: 10' when parking adj. to ROW

Max. Height of Building: 60'

Tract 3

Area: 17.86 Ac.
 Ex. Zoning: R-6 & C-1
 Proposed Zoning: R-6
 Ex. Farm District: SMC-N
 Proposed Farm District: SMC
 Existing Use: Vacant

Density and Floor Area Ratio	Impervious Area	Parking Summary
Building Footprint Ratio: 13.888 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 spaces/unit
F.A.R.: 6.33	Permitted: 678,820 S.F.	226 Existing Units
Max. Allowed F.A.R.: 6.75	Impervious: 81,412 S.F.	Clubhouse/Office: 1 space/2300 S.F.
		1 space/1500 S.F.

Public Meetings

- Neighborhood Meeting on 1/22/2018
 - Conducted by the applicant, 3 people attended the meeting
- 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 change in zoning from R-4 and C-1 to R-6 and C-2 with a vote of 7-0 (three members were not present).