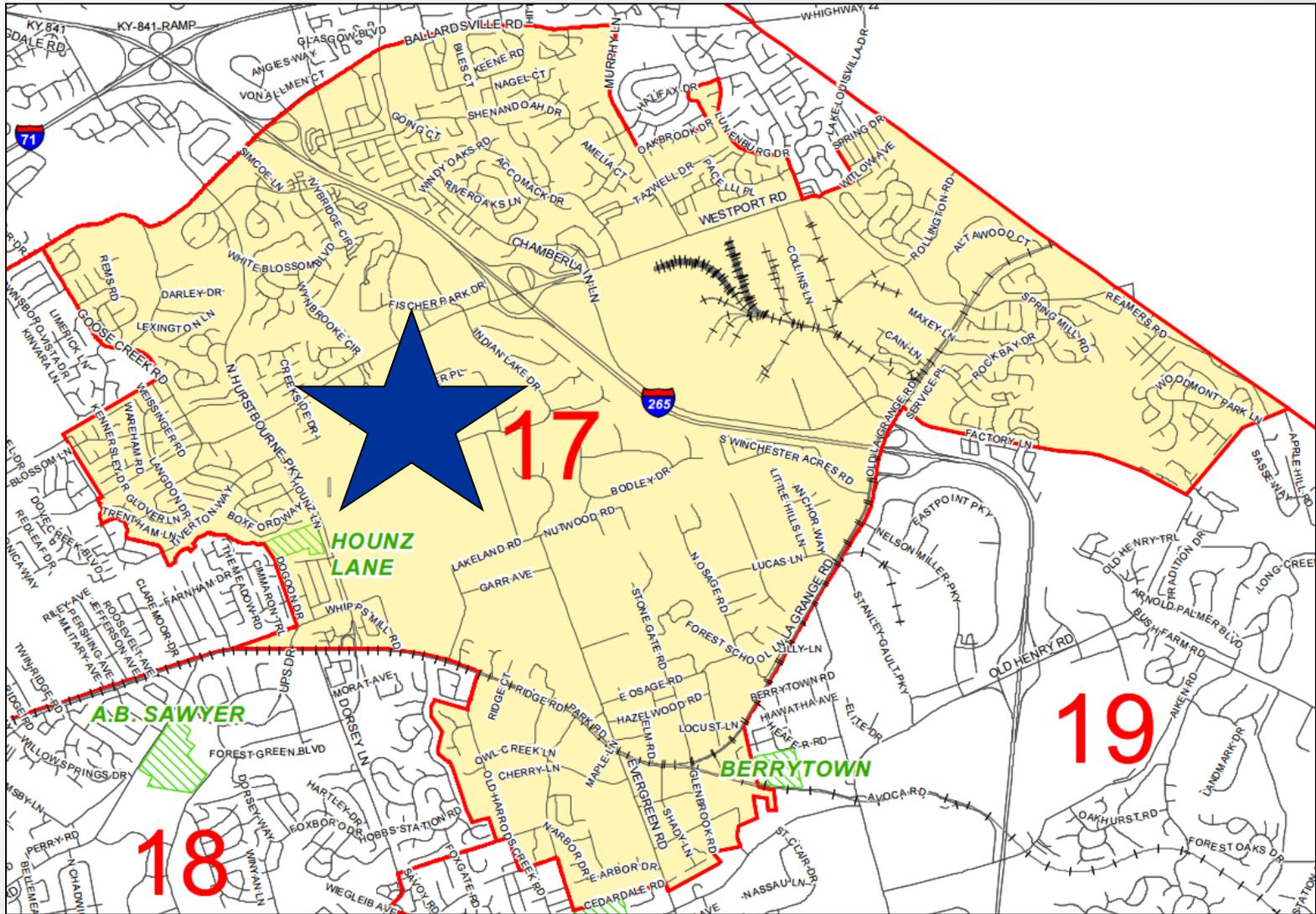


**21-ZONE-0053
DE LUNA VILLALOR
SUBDIVISION**

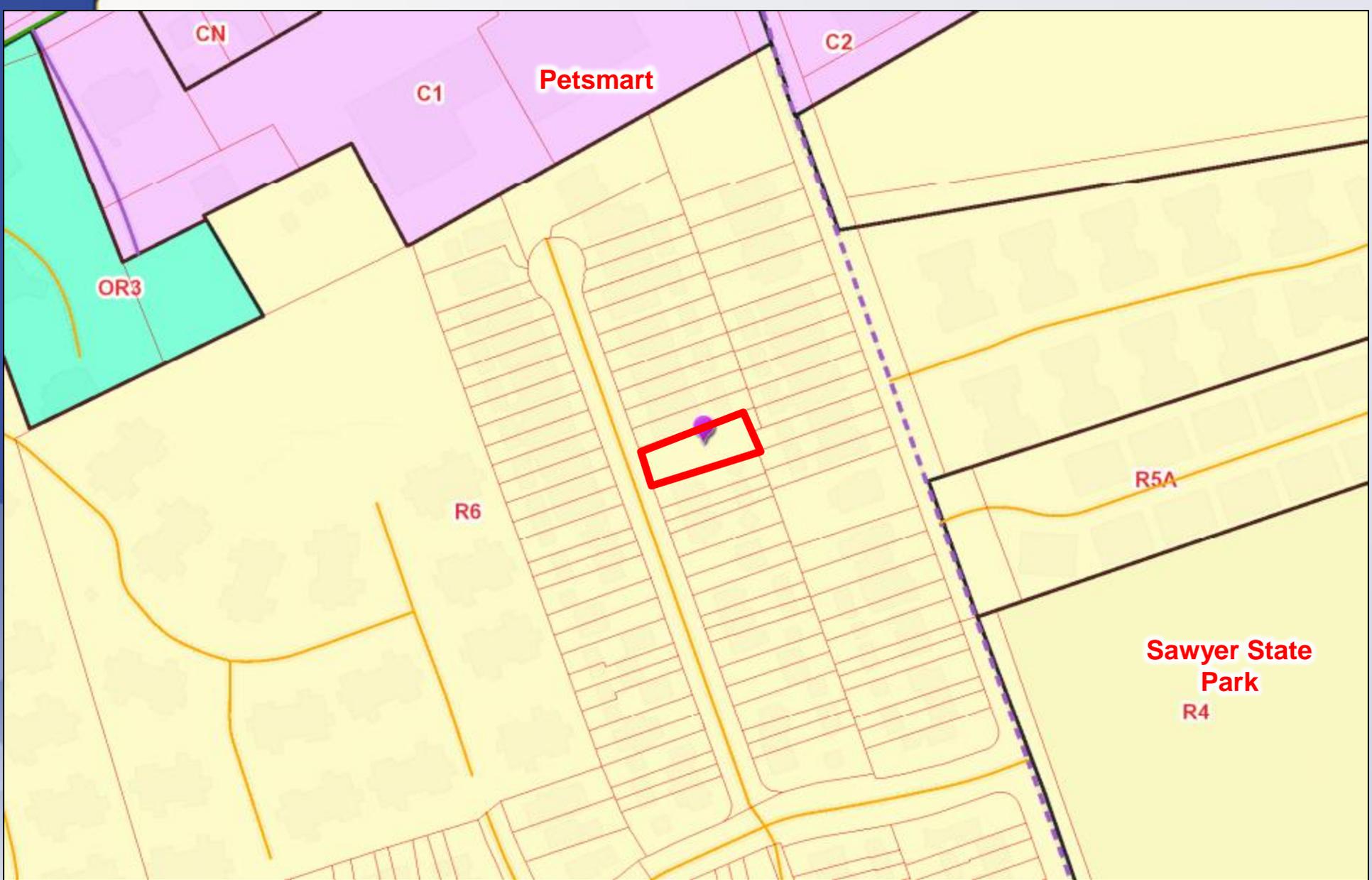


**Planning & Zoning Committee
October 5, 2021**



3133 Bushmill Park
District 17 - Markus Winkler





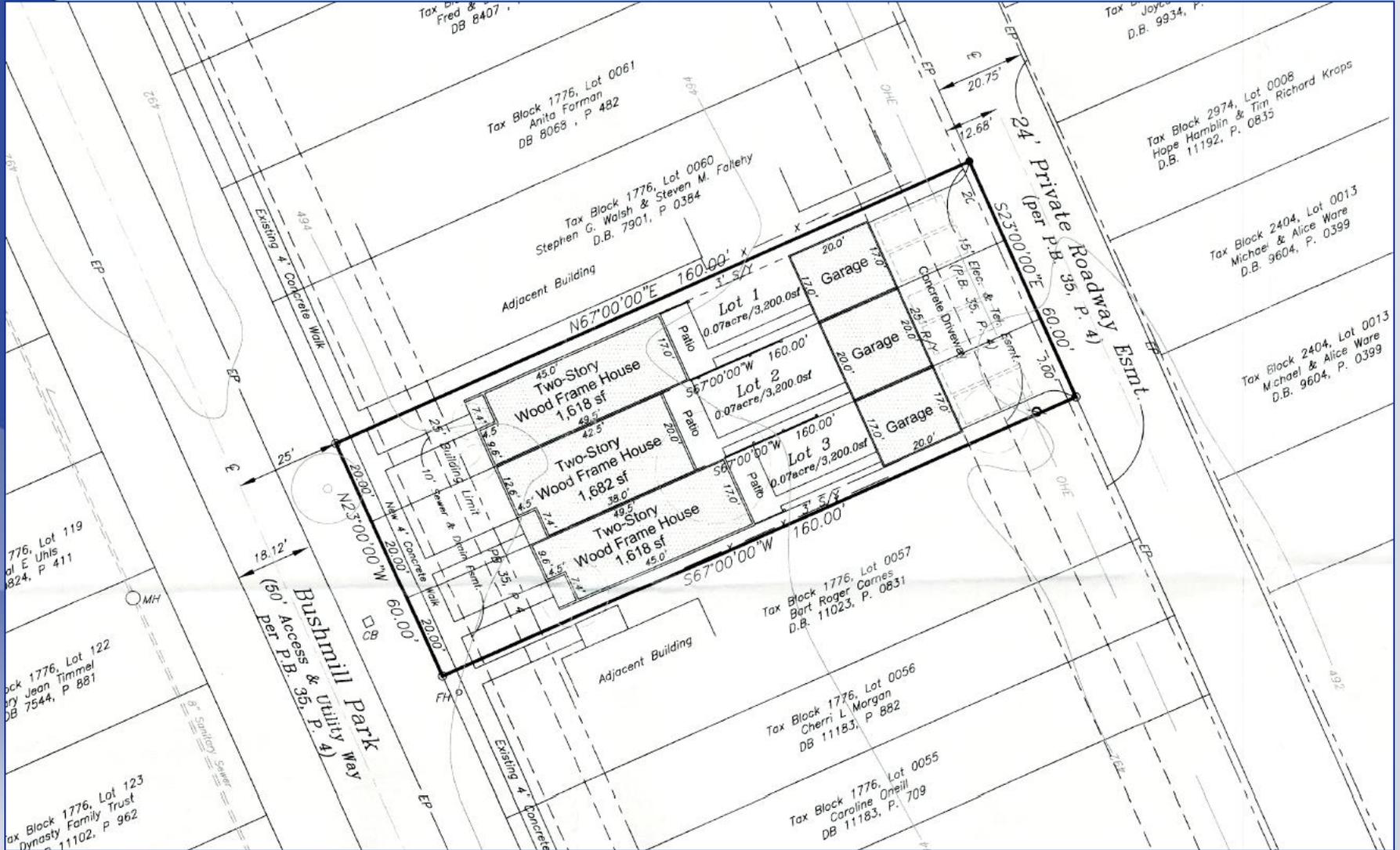
Requests

- **Change-in-Zoning** from R-6 to UN
- **Amendment to Record Subdivision Plat**
- **Variance** from Land Development Code (LDC), section 5.3.1.C to reduce the side yard setback on both sides of the shared lot line between lots 1 & 2
- **Waiver** of LDC, section 7.8.60.B to allow less than 25' of frontage on a public or private street and more than 20 lots on a private street
- **Detailed District Development Plan**

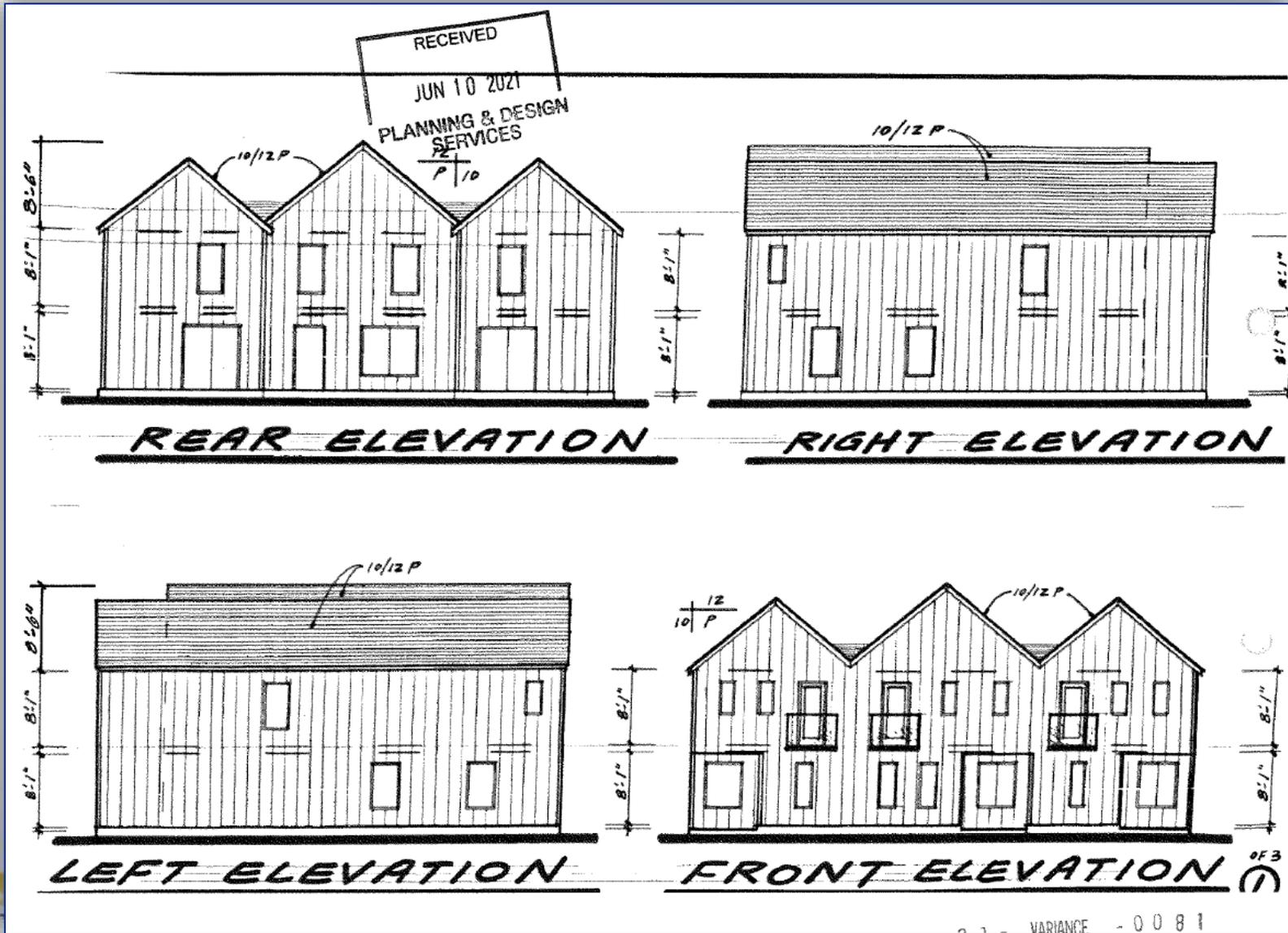
Case Summary

- 3 tracts at 3,200 sq. ft.
- 3 attached sidewall units (center unit having 2 shared walls)
- Twenty “innovative residential development” lots were initially approved and recorded along Bushmill Park in 1984
 - Waivers reduced lot area, yard, and setbacks
 - Through 2003, a series of minor subdivisions were approved, resulting in a current total of 59 lots along Bushmill Park
- The innovative development regulations are no longer applicable and did not carry forward into the 1st edition of the Land Development Code in 2003

Applicant's Development Plan



Applicant's Rendering



Public Meetings

- Neighborhood Meeting held 12/28/2020
- LD&T meeting on 8/12/2021
- Planning Commission public hearing on 9/2/2021
 - One person spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-6 to UN by a vote of 8-0.