

Item #9.3

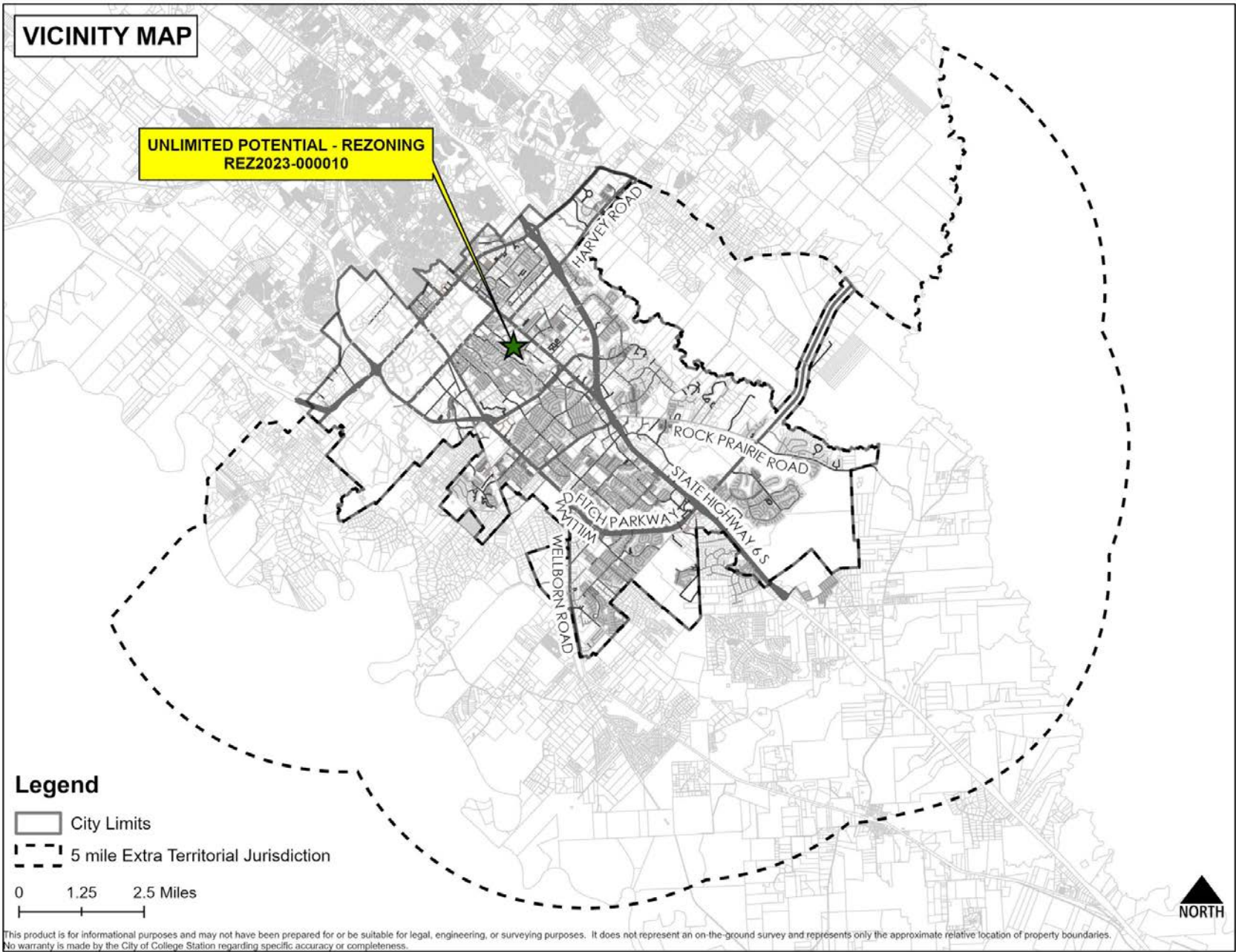
Rezoning

Unlimited Potential PDD
October 26th, 2023



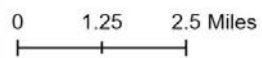
VICINITY MAP

UNLIMITED POTENTIAL - REZONING
REZ2023-000010

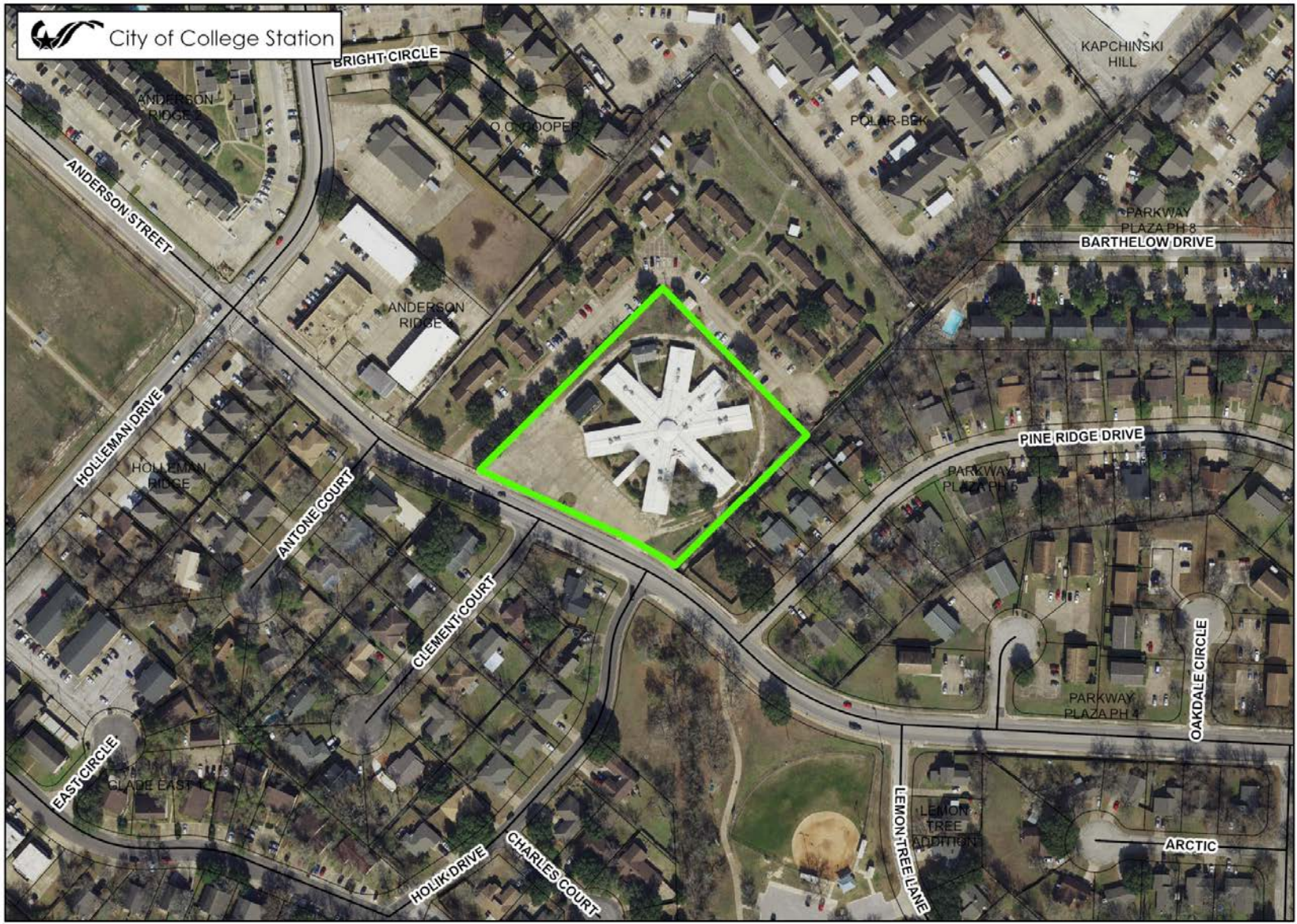


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



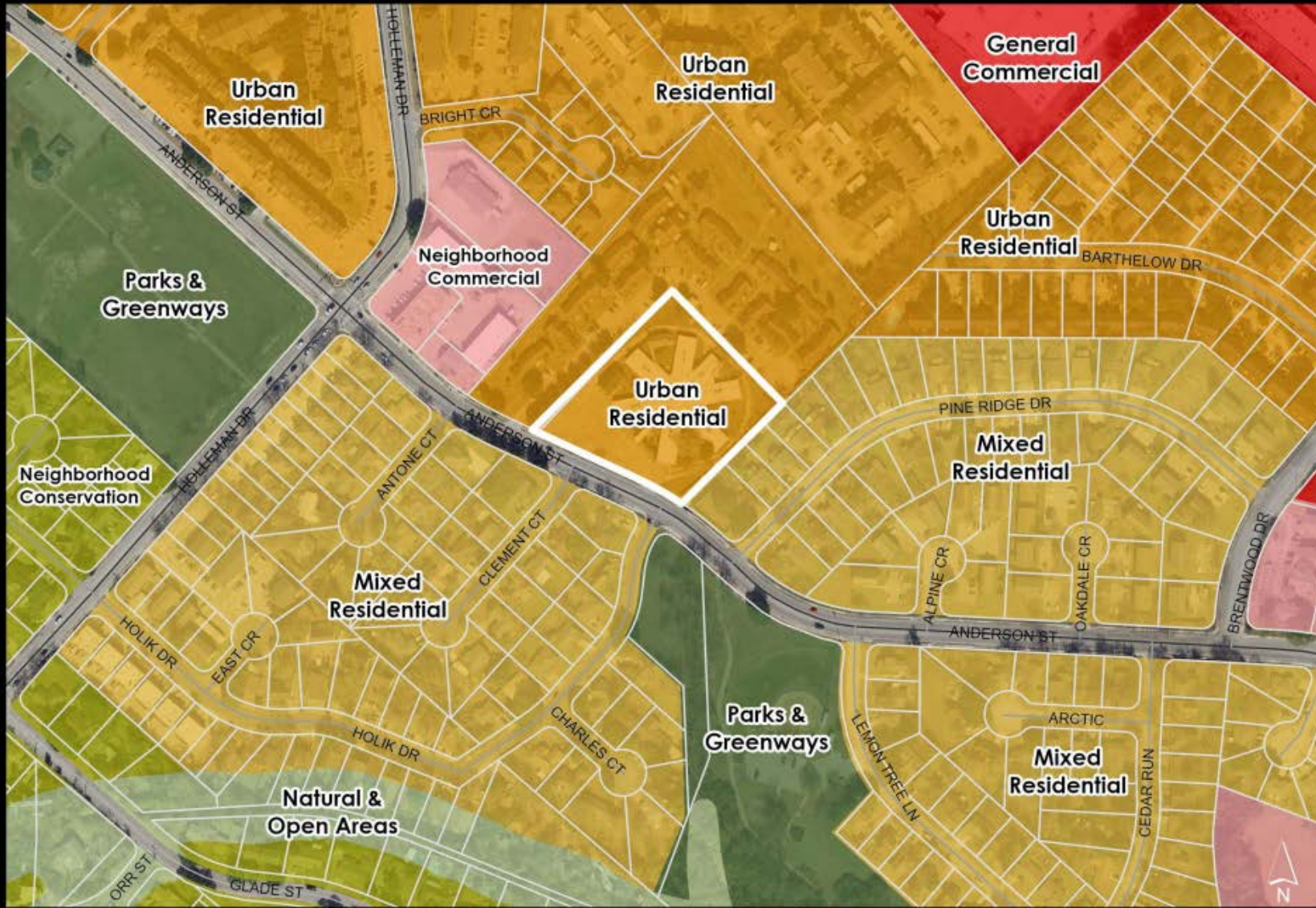
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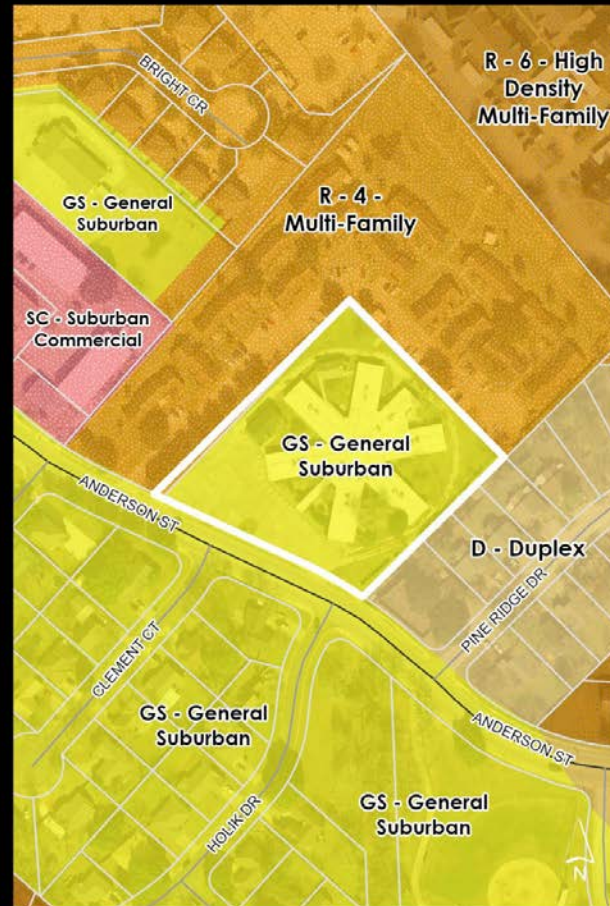
UNLIMITED POTENTIAL - REZONING

Case: REZ2023-000010 **REZONING**

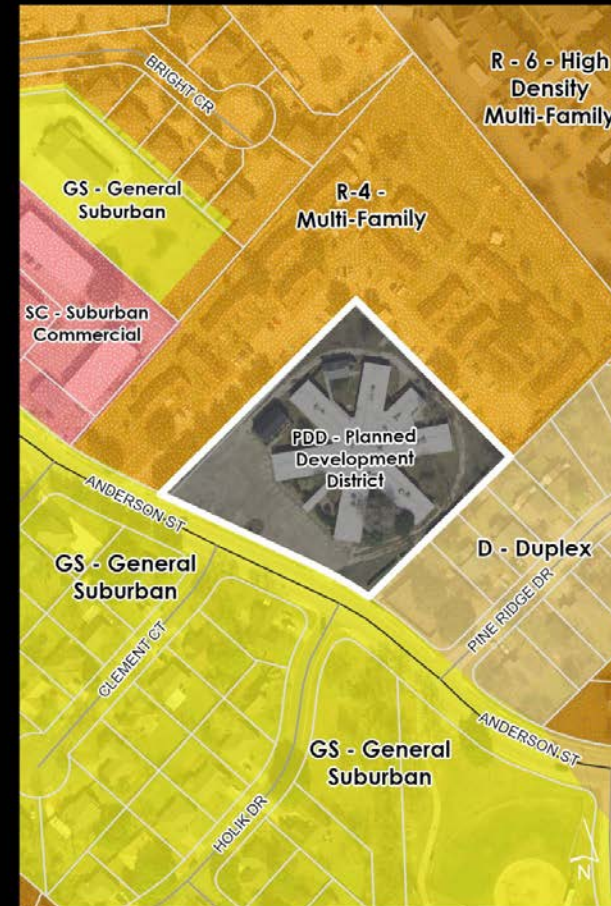
EXISTING Future Land Use

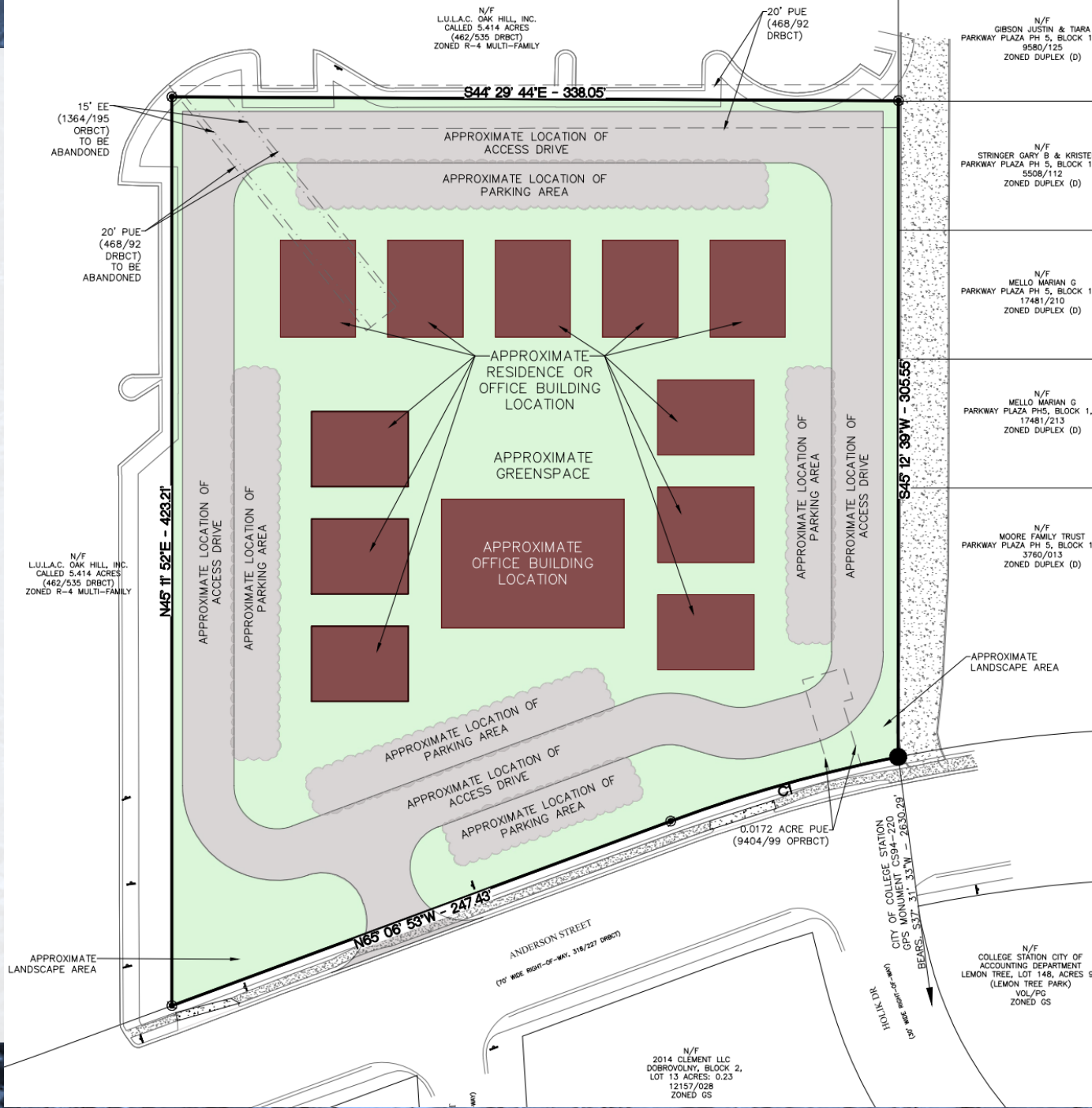


EXISTING Zoning



PROPOSED Zoning





Meritorious Modifications and Community Benefits:

Staff Recommends Approval of this request with the following modifications:

- Reduction to the minimum number of dwelling units to 3 units/acre based on Section 5.2 of the UDO. (UDO requirement for MF Multi Family zoning is regularly a minimum number of 12 dwelling units per acre.)
- Reduction of the parking ratio, one (1) parking space for the first bedroom and 0.5 spaces for each additional bedroom based on Section 7.3.H of the UDO. (UDO requirement for MF parking is regularly 1 parking space per bedroom.)

Community Benefits:

- Additional 2 points per streetscape segment length along Anderson Street
- Additional 10 points per 1,000 sf of disturbed area for the site landscape points

