



**Zoning Case #1018-02
Southern Builders Co., LLC.**

**Rezoning for a Property at
10059, 10067, 10075 Leopard Street**

Planning Commission Presentation
October 17, 2018

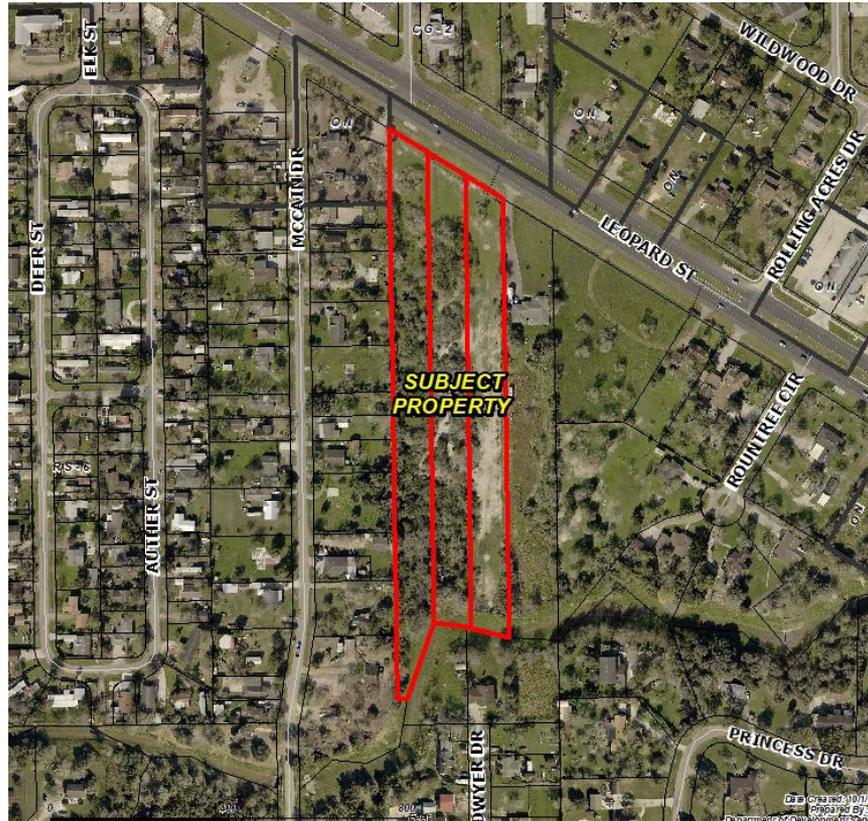


Aerial Overview





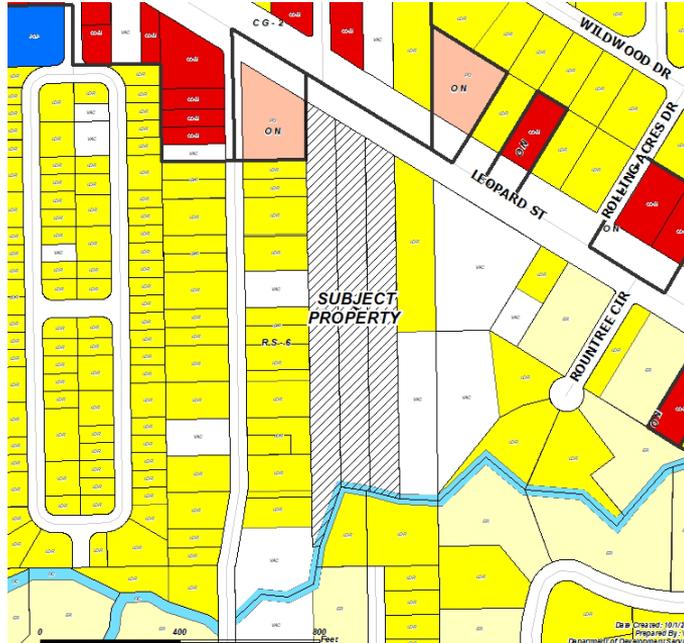
Subject Property at 10059, 10067, 10075 Leopard Street



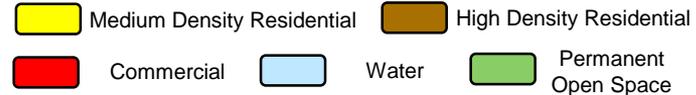
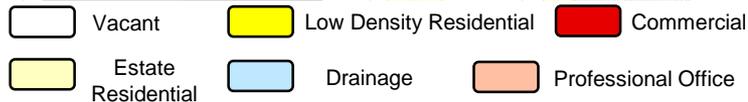
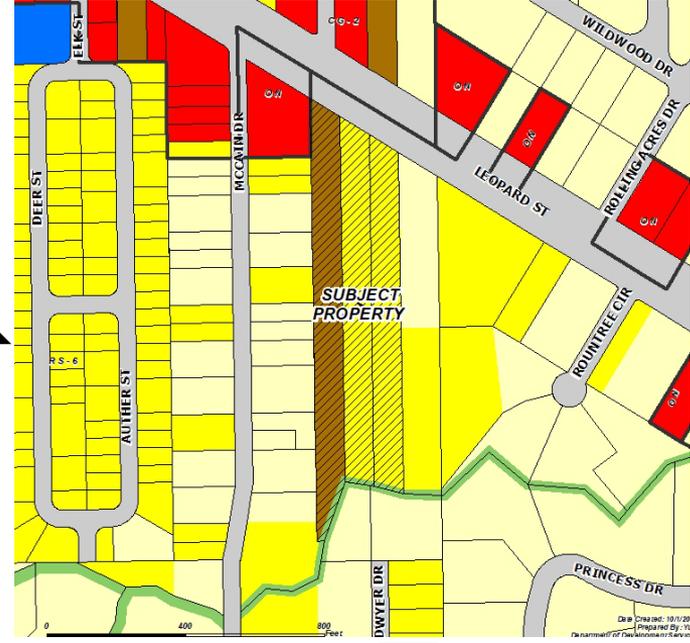


Land Use

Existing Land Use



Future Land Use





Subject Property, South on Leopard Street





Leopard Street, West of Subject Property





Leopard Street, North of Subject Property





Leopard Street , East of Subject Property





Public Notification

29 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

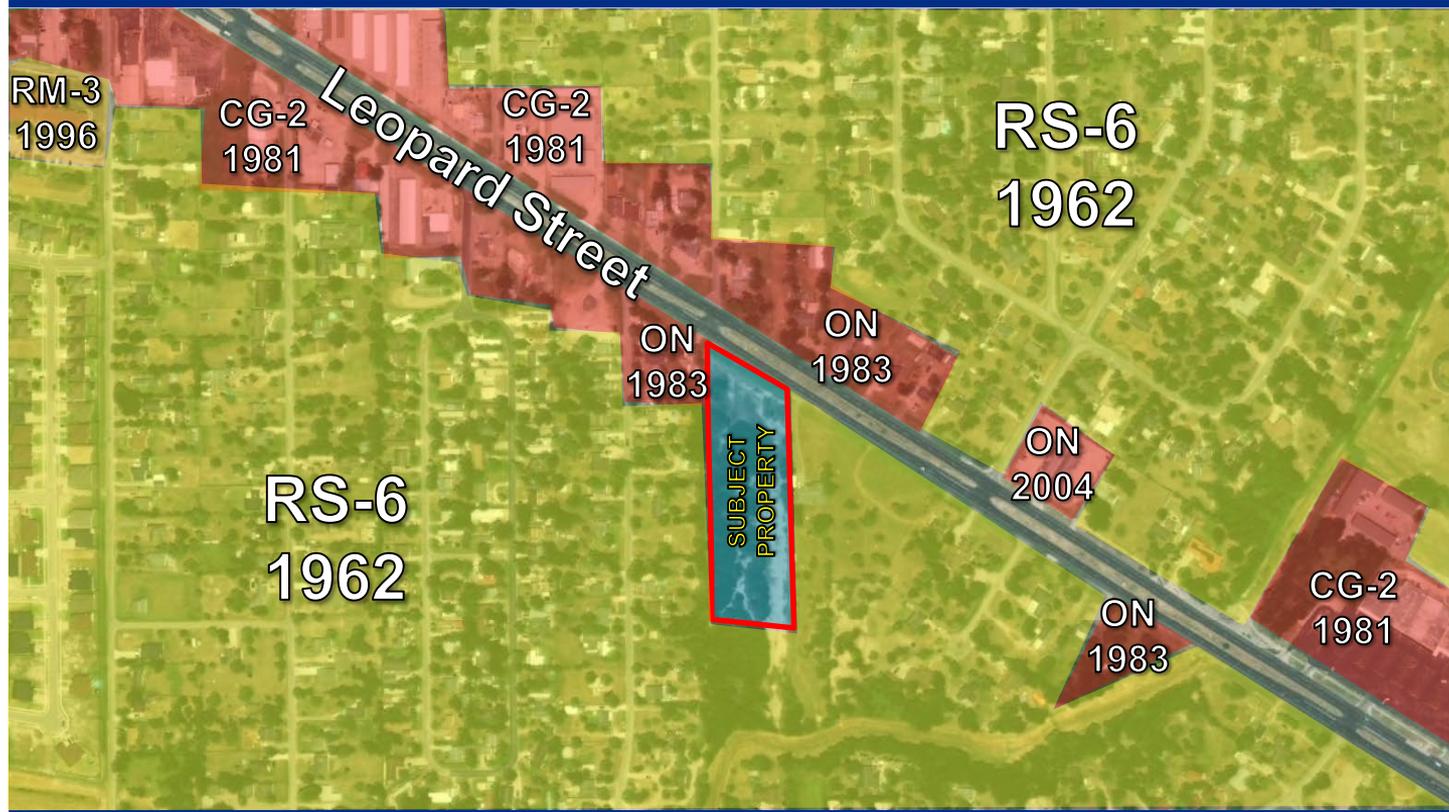


In Favor: 1



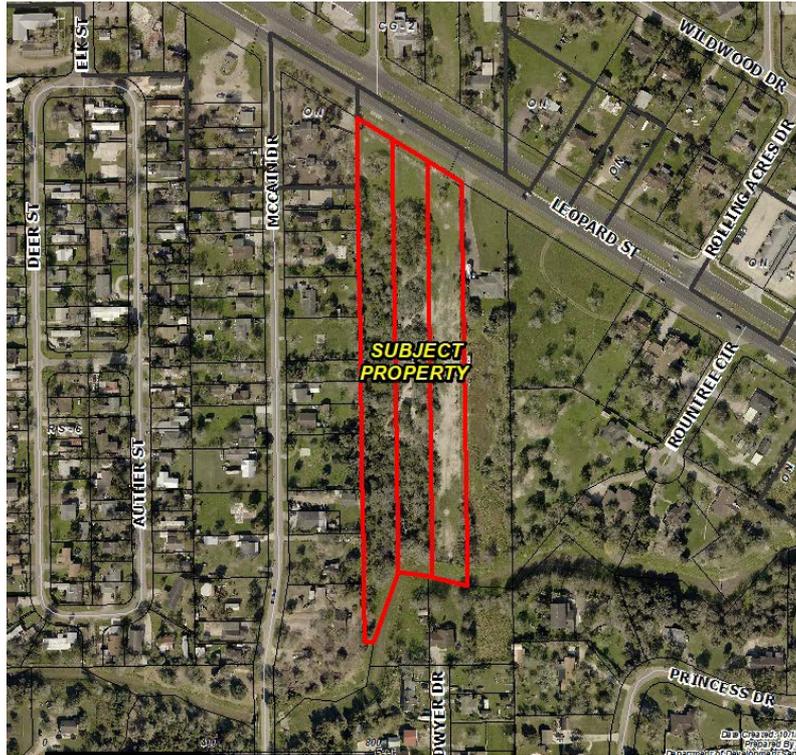


Zoning Pattern





UDC Requirements



Buffer Yards: CG-2 to RS-6
Type C: 15' & 15 pts.

Setbacks: Street: 20 feet

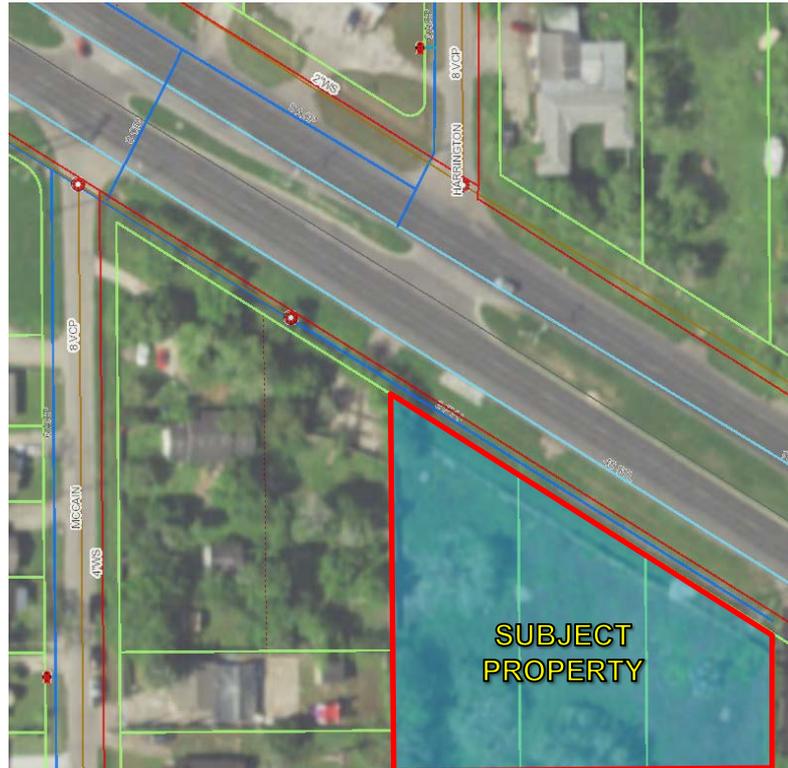
Parking: 1:1,000 GFA (Office)

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Multifamily, Retail,
Offices, Vehicle Sales, Bars, and
Storage



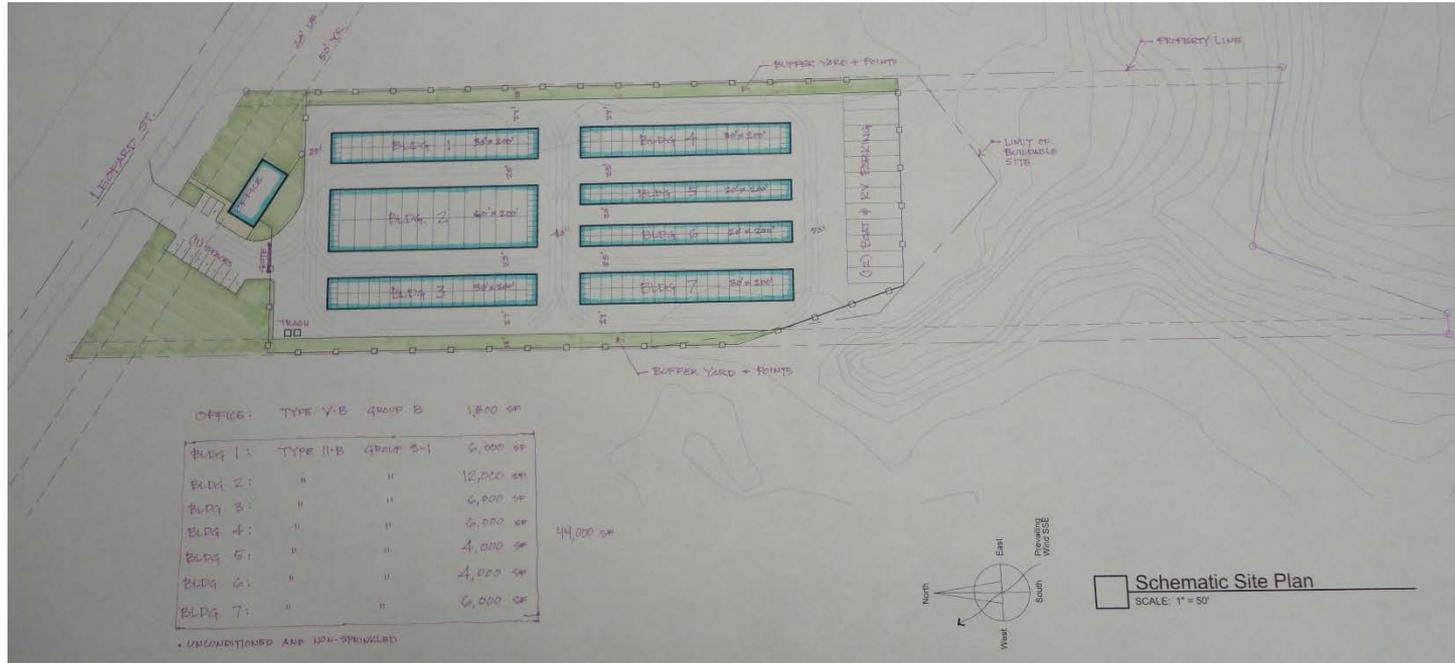
Utilities



- **Water:** 2-inch PVC Line
- **Wastewater:** Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is approximately 100 feet to the west along Leopard Street
- **Gas:** 4-inch Service Line
- **Storm Water:** 14" Line



Site Plan





Staff Recommendation

Approval of the
“CG-2” General Commercial District