

# Request for Initiation of Rezoning: 6610 Shelton Road

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December 15, 2020

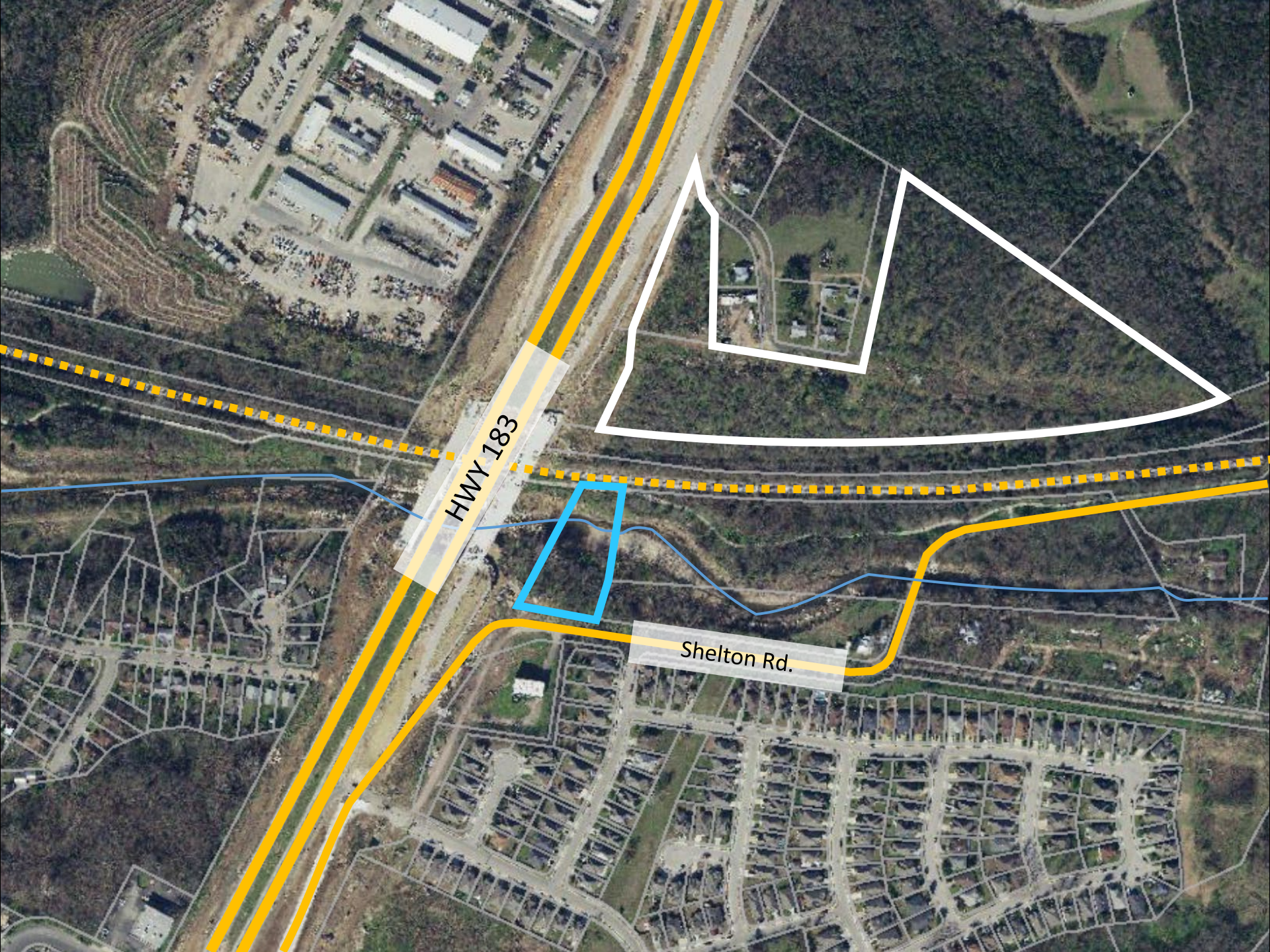




HWY 183

Shelton Rd.



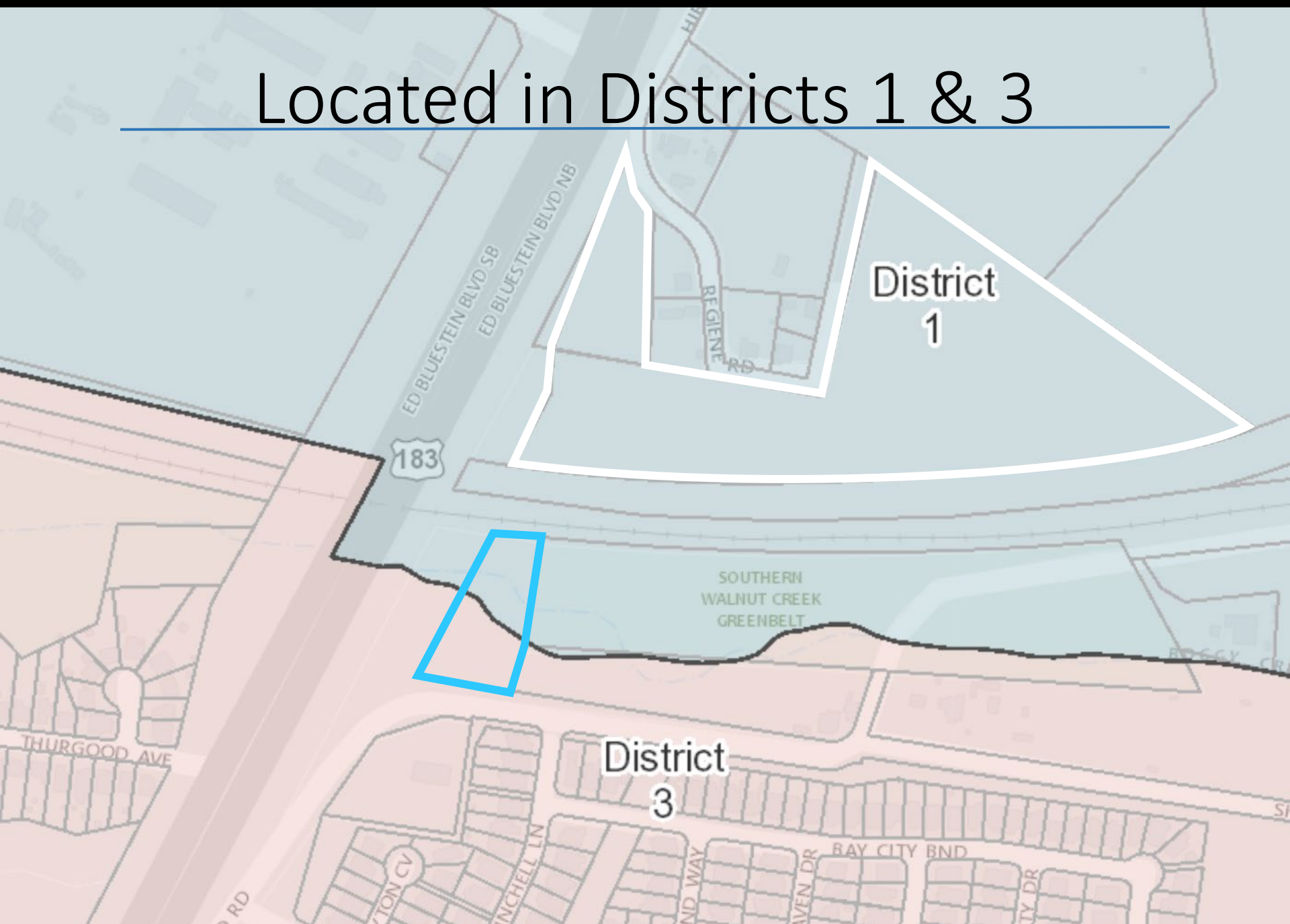


HWY 183

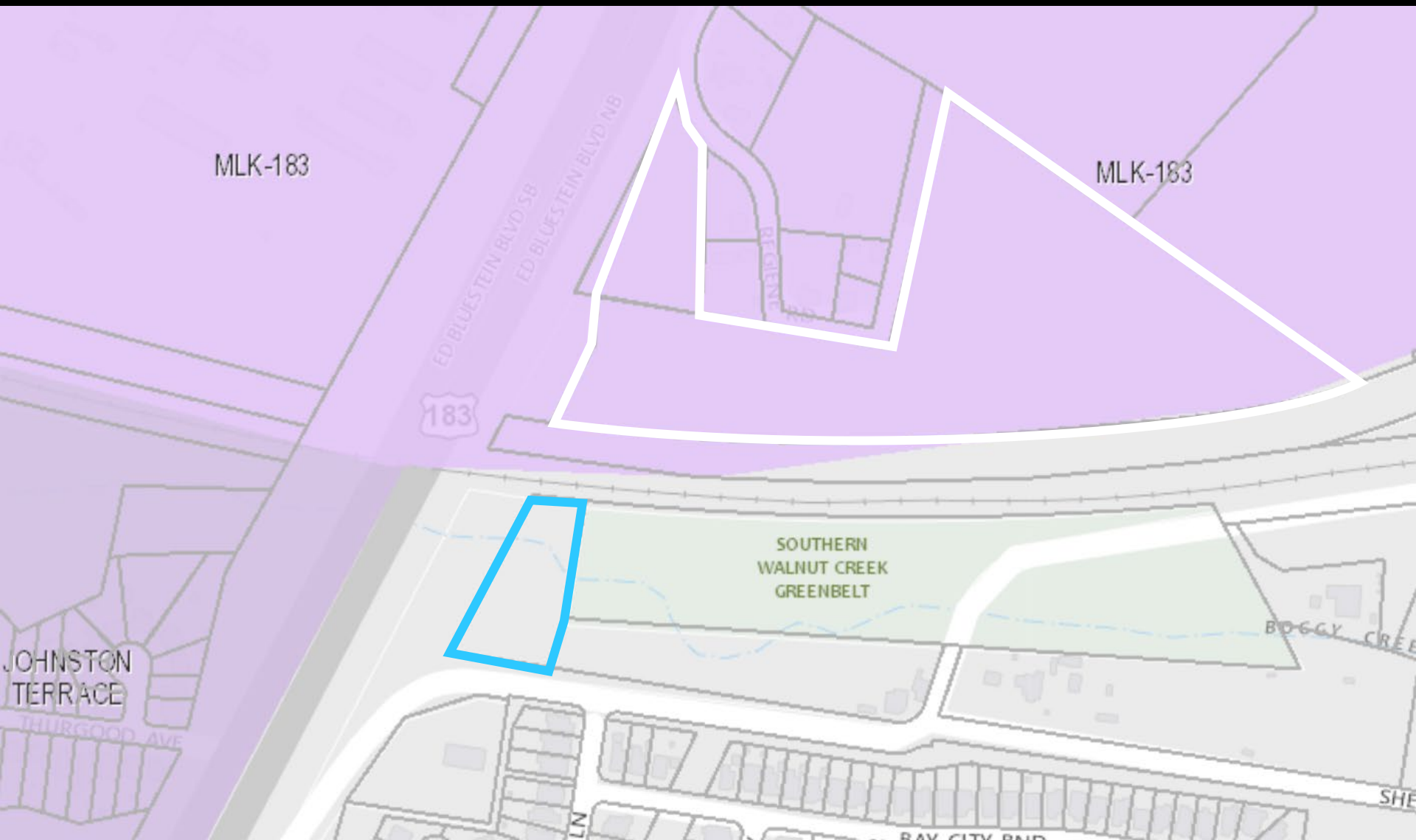
Shelton Rd.

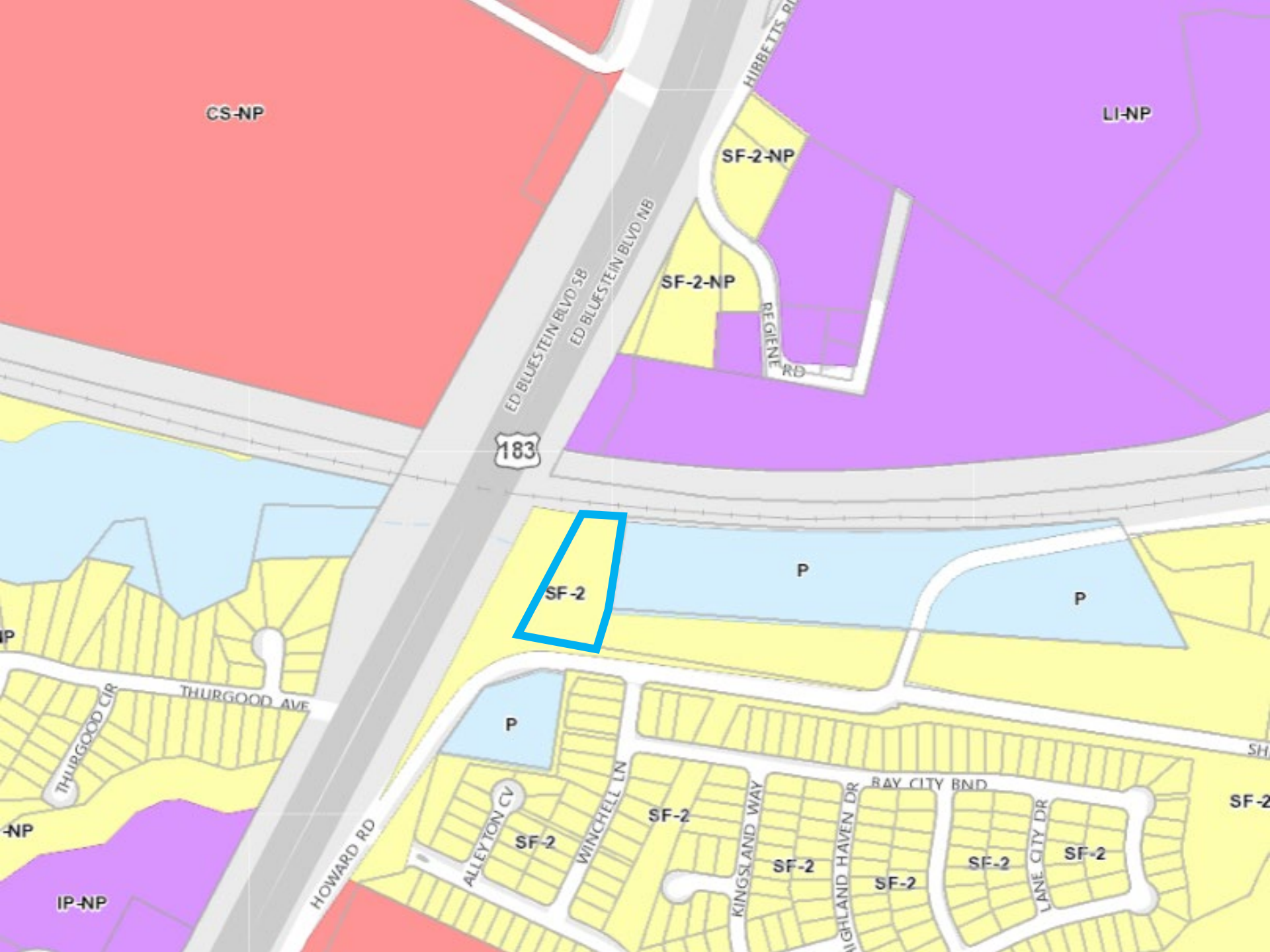


# Located in Districts 1 & 3



# Not in Neighborhood Plan Area





# Current/Requested Entitlements

## Current Zoning:

- SF-2 (Single-Family Residence Standard Lot)
- Per §25-2-56, an SF-2 district is the designation for a moderate density single-family residential use.

## Proposed Zoning:

- P (Public)
- Per §25-2-145, a P district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility.

# Site Summary

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## Property Size:

- 1.53 acres, or approximately 66,603 SF

## Access:

- Shelton Drive
- Local City Street roadway classification

## Environmental Features:

- 100- and 500-year floodplain
- Critical Water Quality Zone
- Erosion Hazard Zone

## Easements:

- Channel easement
- Drainage easement
- 20-foot-wide gas pipeline easement (unspecified location)



# Critical Water Quality Zone



# Floodplain

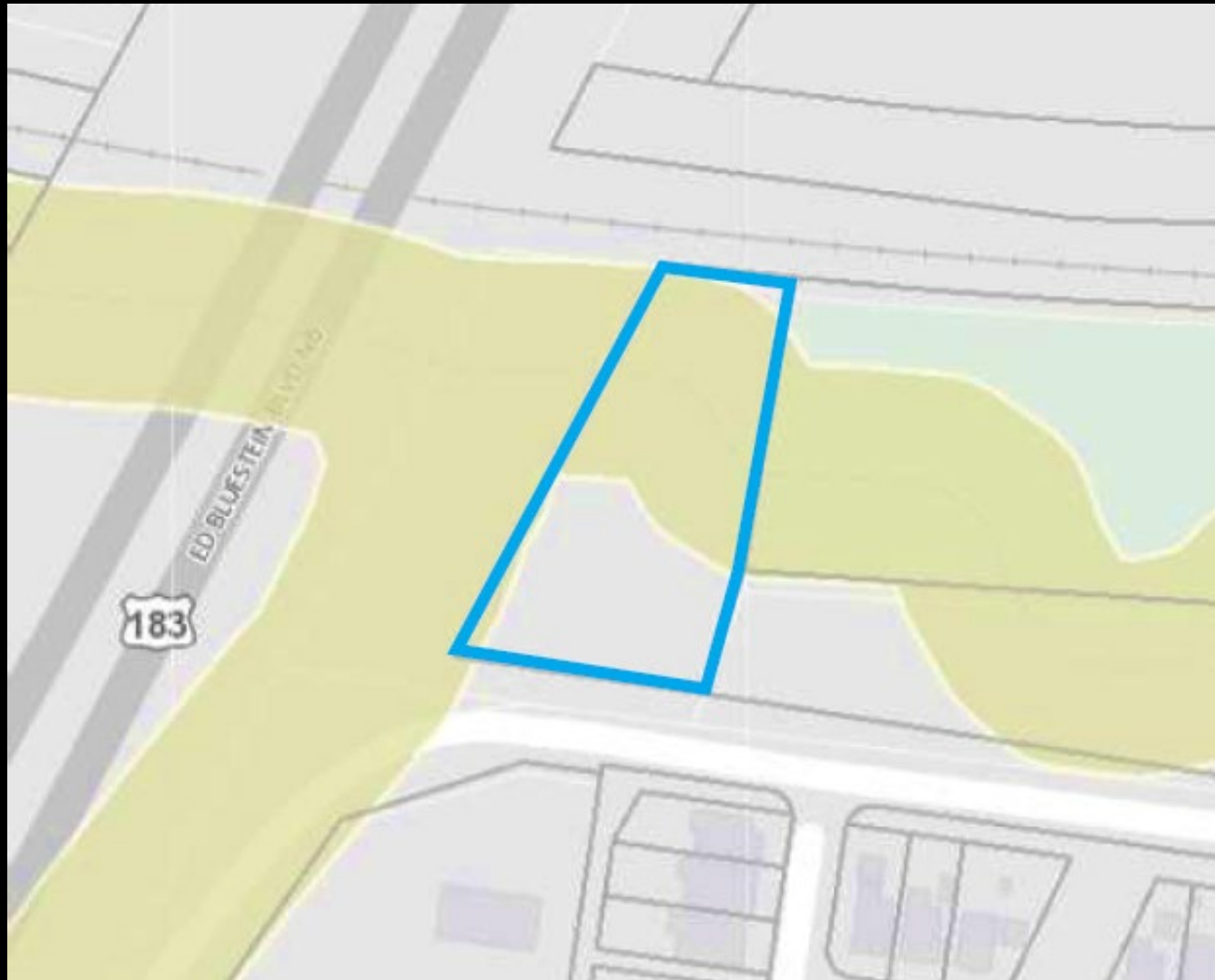
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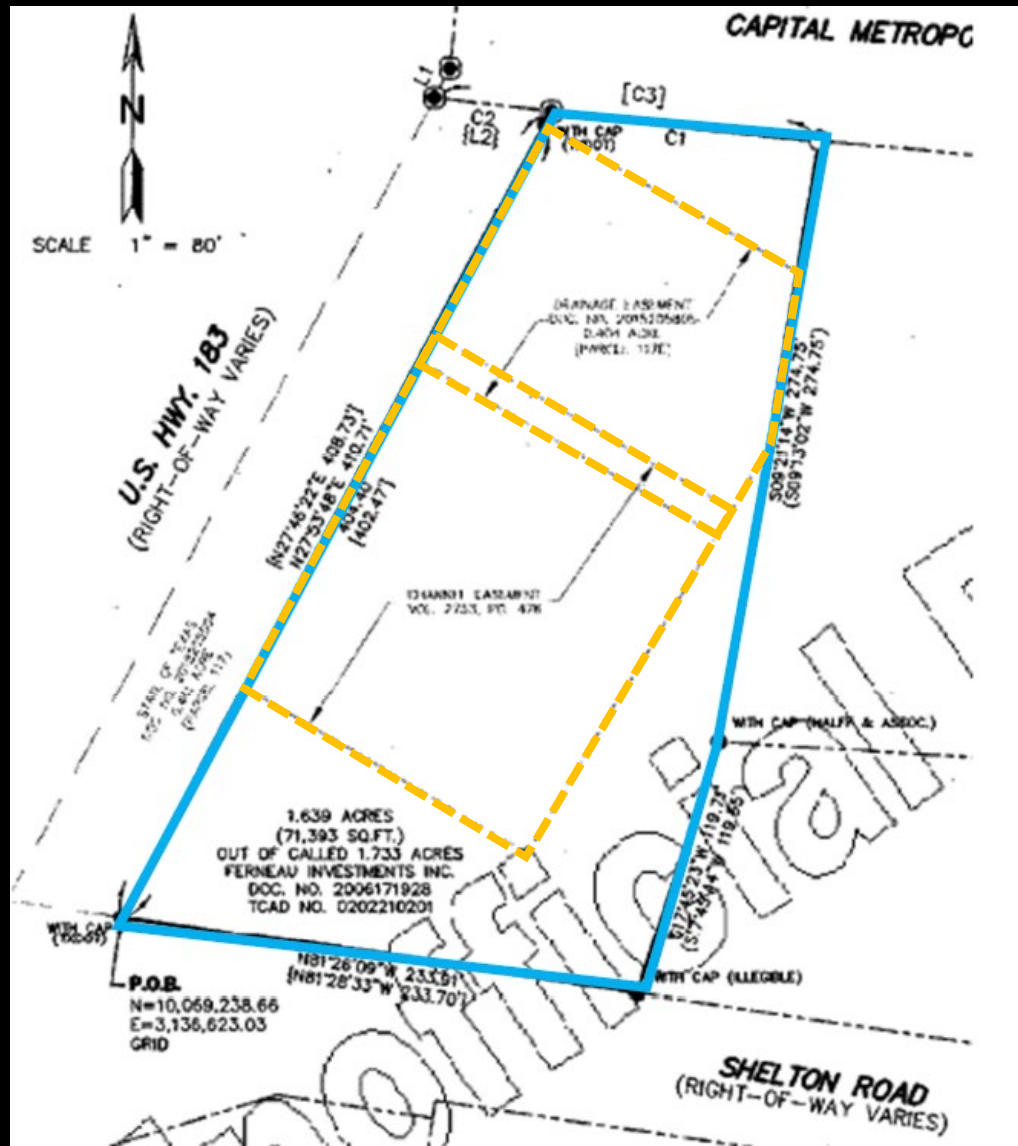


# Erosion Hazard Zone

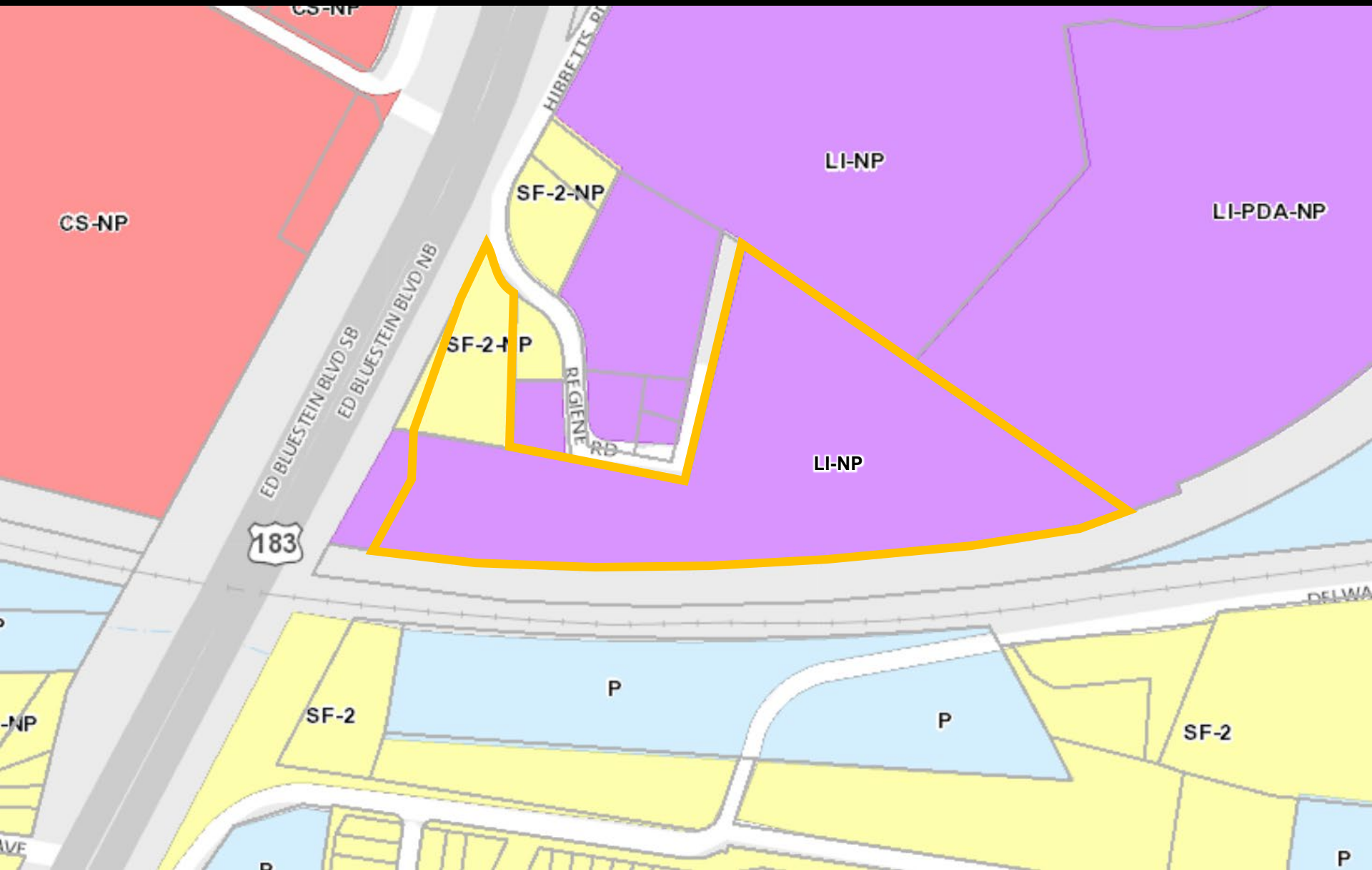
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# Drainage Easements







# Regiene Rd. PDA Proposed Rezoning

## Property Size:

- 15.69 acres (xx acres of developable land)
- Easements
- Compatibility
- Topography

## Proposed Rezoning From:

- SF-2-NP (Single-Family Residence Standard Lot – Neighborhood Plan) and LI-NP (Limited Industrial Services – Neighborhood Plan)

## To:

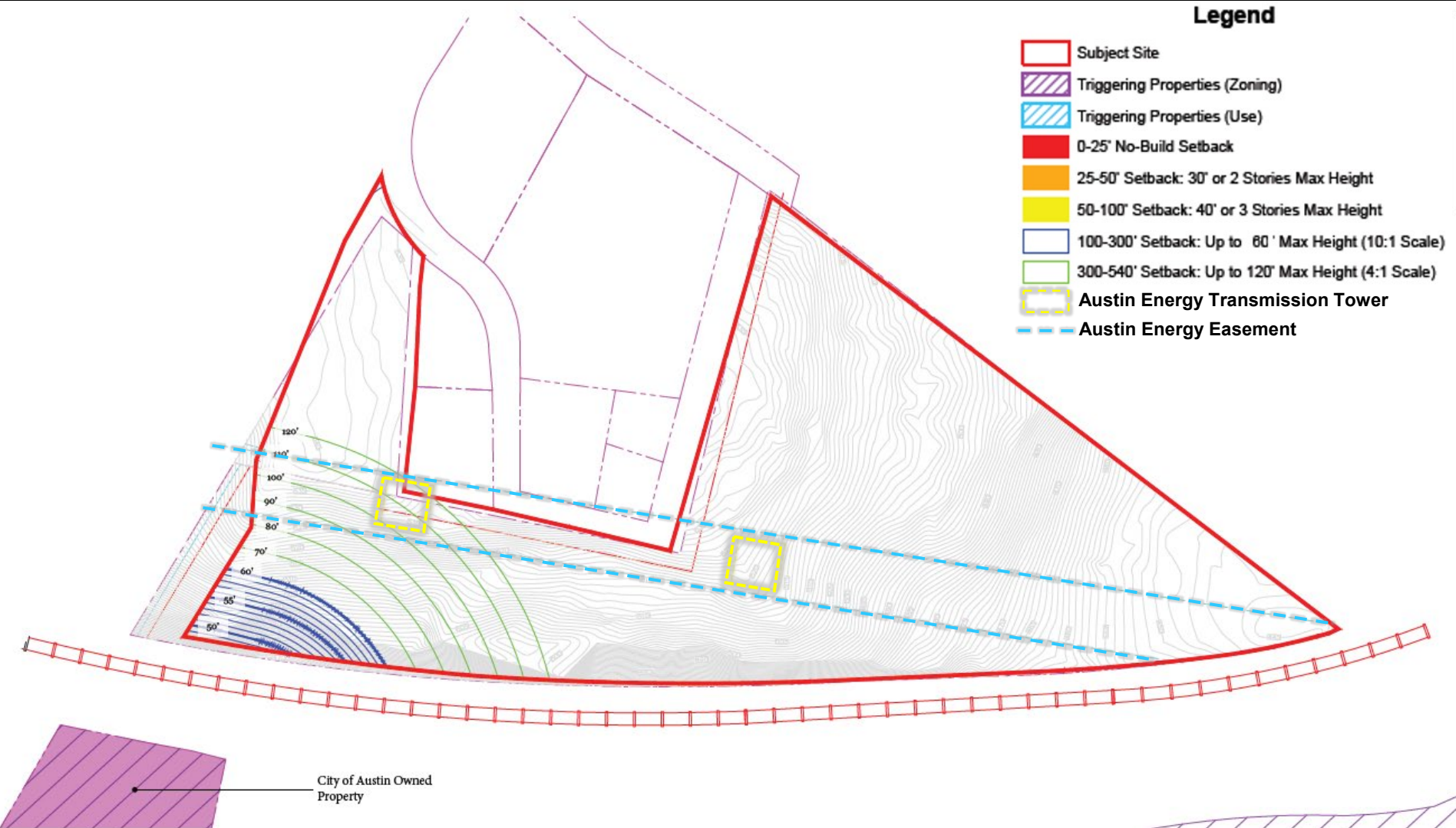
- LI-PDA, Limited Industrial Services – Planned Development Area

## Uses:

- Multifamily
- Commercial
- Light Industrial/Maker space



# Regiene Rd. Compatibility Impact



# Zoning Initiation Process

Per LDC §25-2-242, a Land Use Commission may initiate the rezoning of a property.

Initiation > Staff Review > ZAP Hearing > City Council Hearing

# Request

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We respectfully request that Zoning and Platting Commission initiate the rezoning of 6610 Shelton Road to “P” Public zoning designation.