



## Planning and Development Services

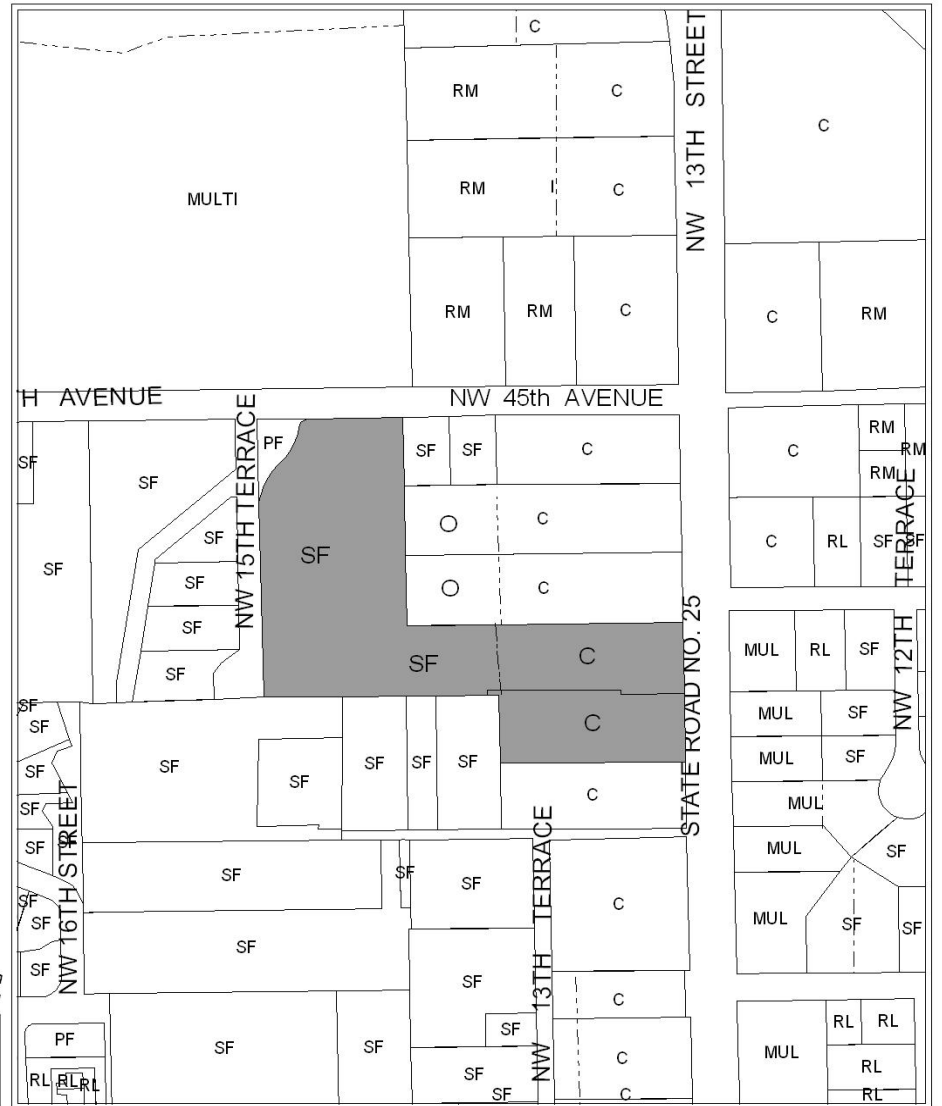
**PB-09-120 ZON**  
**Legistar Item No. 090487**  
**Jason Simmons**  
**December 3, 2009**

# Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Division line between two land use districts
- City Limits

Area under petition consideration








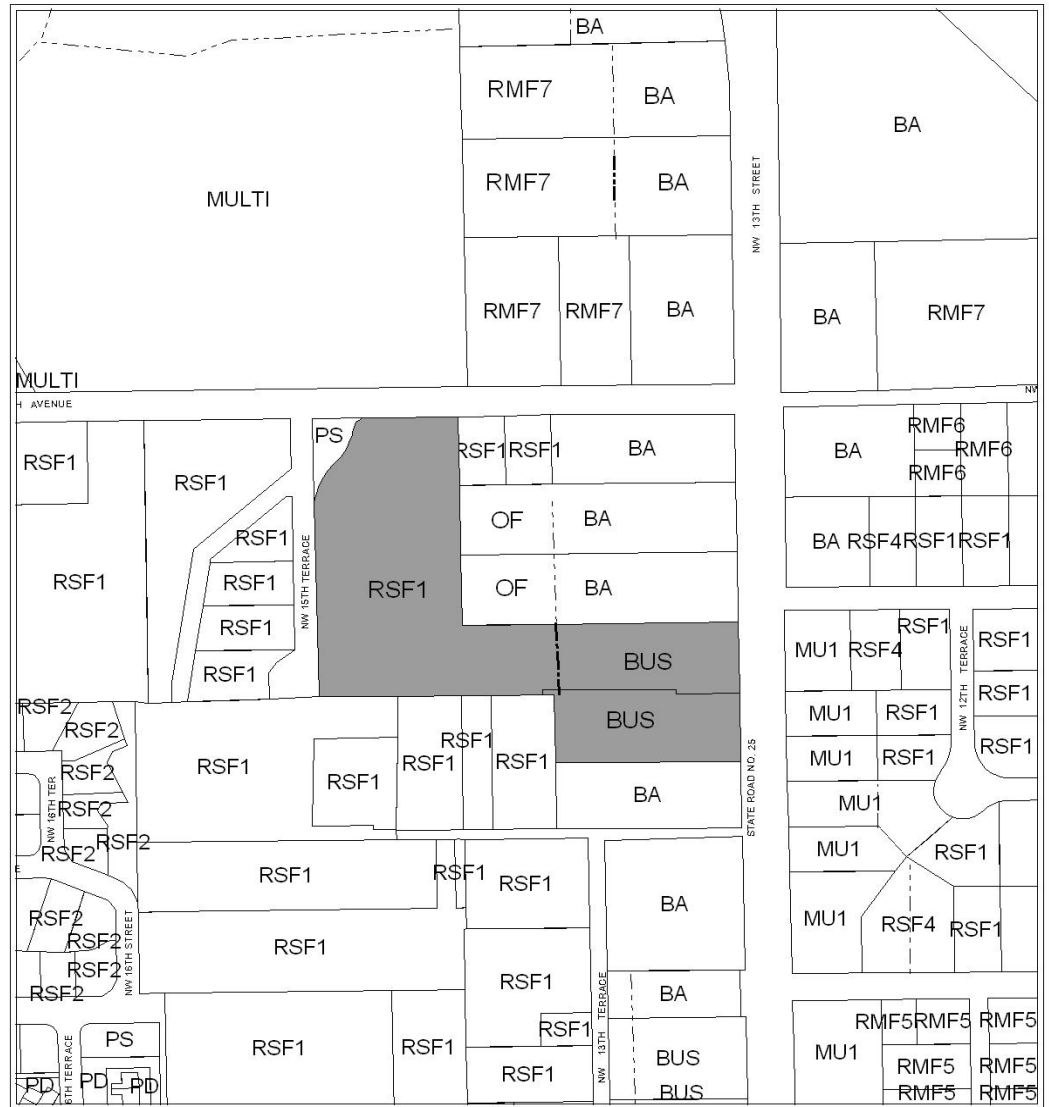
## EXISTING LAND USE

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Brown & Cullen Inc, agents for William and Jo Beaty	Rezone Two Parcels from BUS (General Business district) to BA (Business Automotive district).	3449	PB-09-120ZON


# Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RSFR Singel-Family Rural Residential (1.0 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- BI Business Industrial
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
-  Special Area Plan
-  Division line between two zoning districts
-  City Limits
-  Area under petition consideration







## EXISTING ZONING


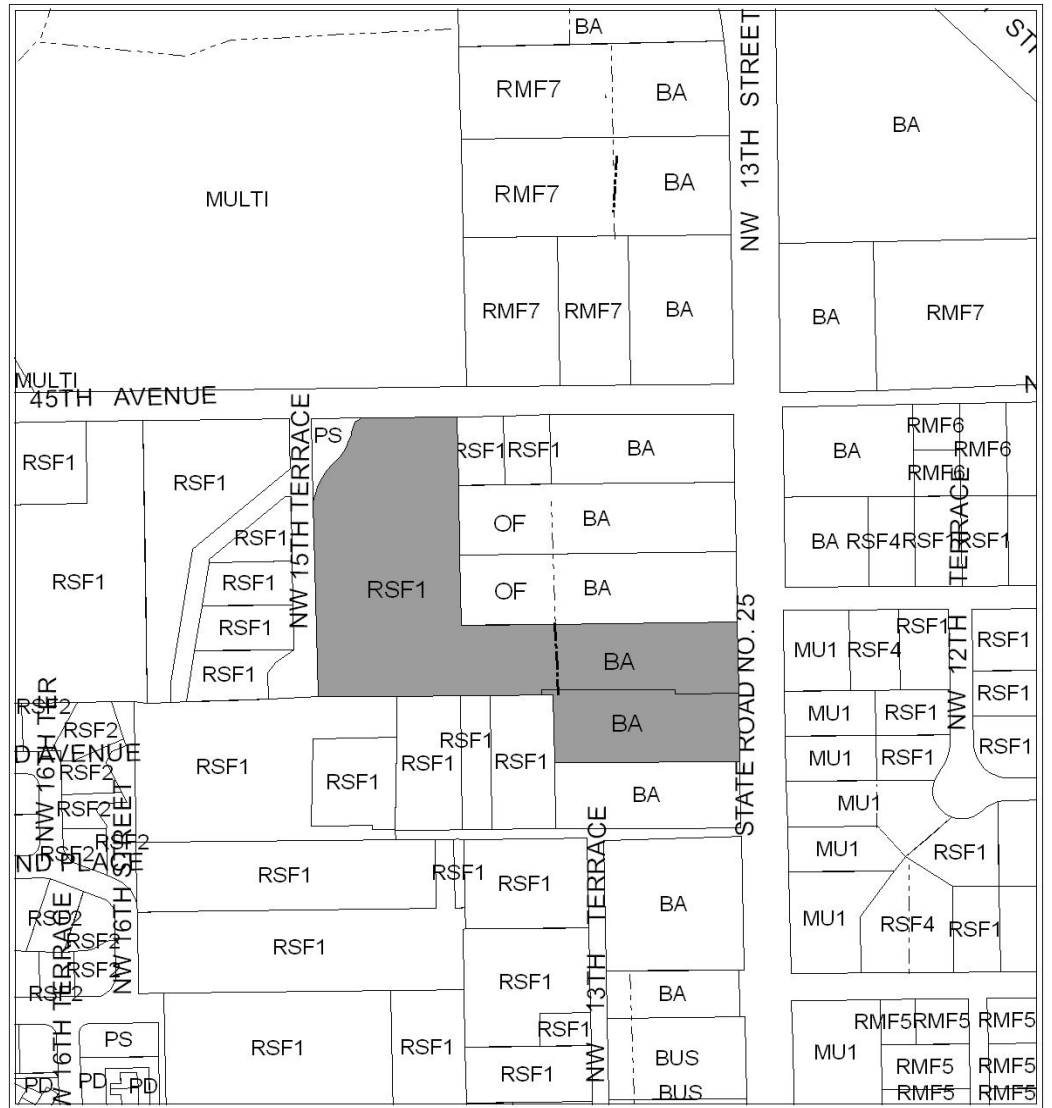
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Area  
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## PROPOSED ZONING

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**AERIAL PHOTOGRAPH**

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SOUTHERN  
SOUTH AVE. in  
MOUNTAIN VIEW  
**AVAILABLE**  
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KITCHEN & BAKERY

5034

JACK'S  
UTILITY VEHICLE

51-9696







  
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**Over 60 Cars & Trucks**







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# PS-09-120 ZON

- The proposed zoning change will allow for the addition of some automotive-oriented uses that are more compatible with some of the existing uses in the area
- BA zoning is consistent with and will implement the existing Commercial land use
- Change will facilitate development of these properties and promote urban infill

# STAFF RECOMMENDATION: APPROVAL