



## Planning and Development Services

# **PB-10-118 LUC & PB-10-119 ZON Legistar Item Nos. 100681 & 100682**

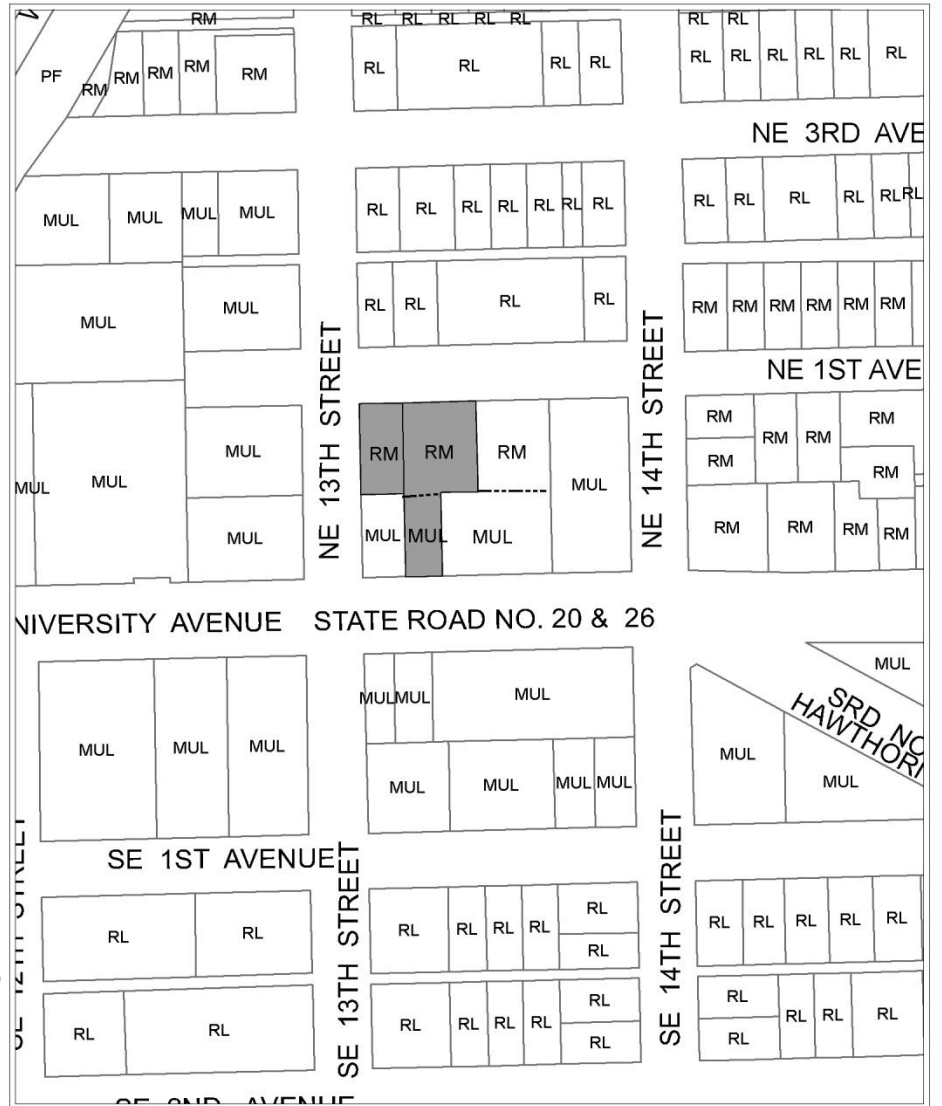
**Jason Simmons  
March 17, 2011**

# 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

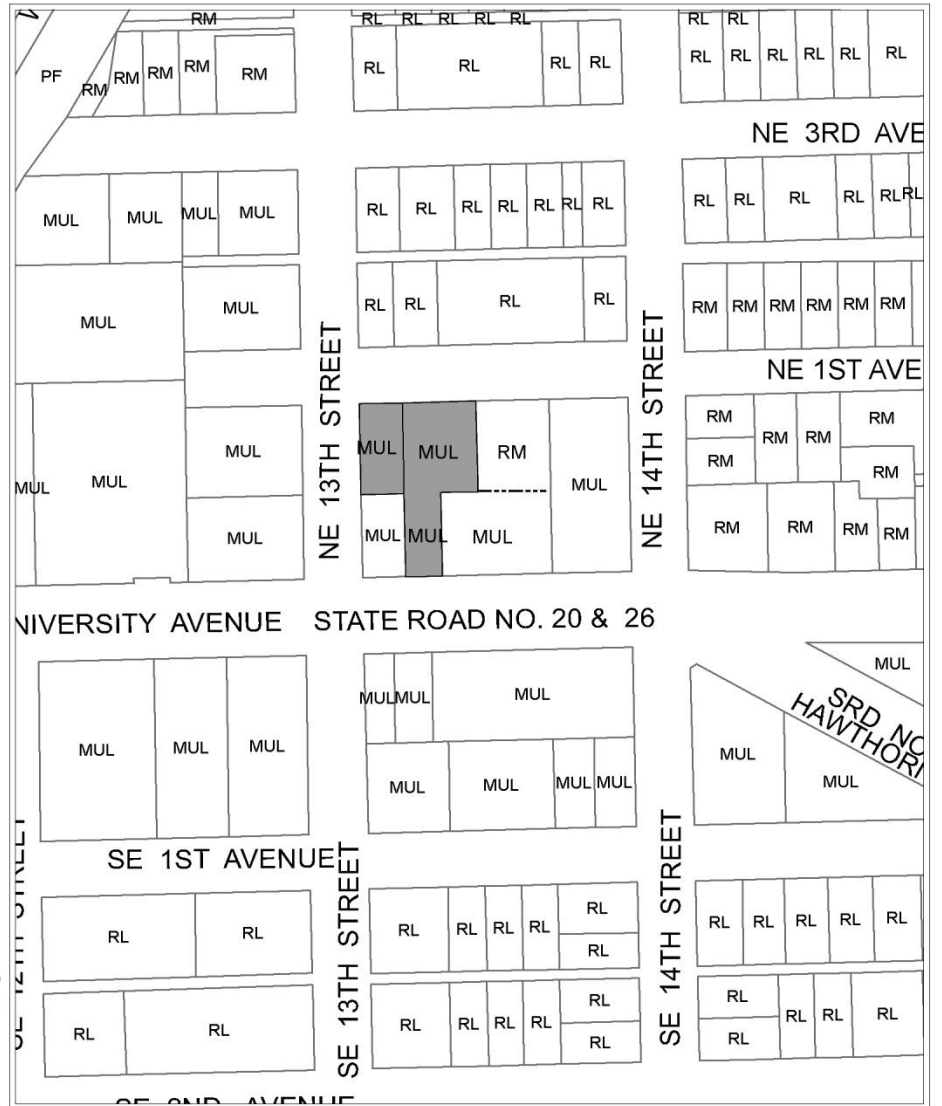
 No Scale	Name	Petition Request	Map(s)	Petition Number
	Brown & Cullen, agent for Chowdhury & Chowdhury	Amend the FLUM from Residential Medium (RM) to Mixed-Use Low (MUL)	3953	PB-10-118 LUC

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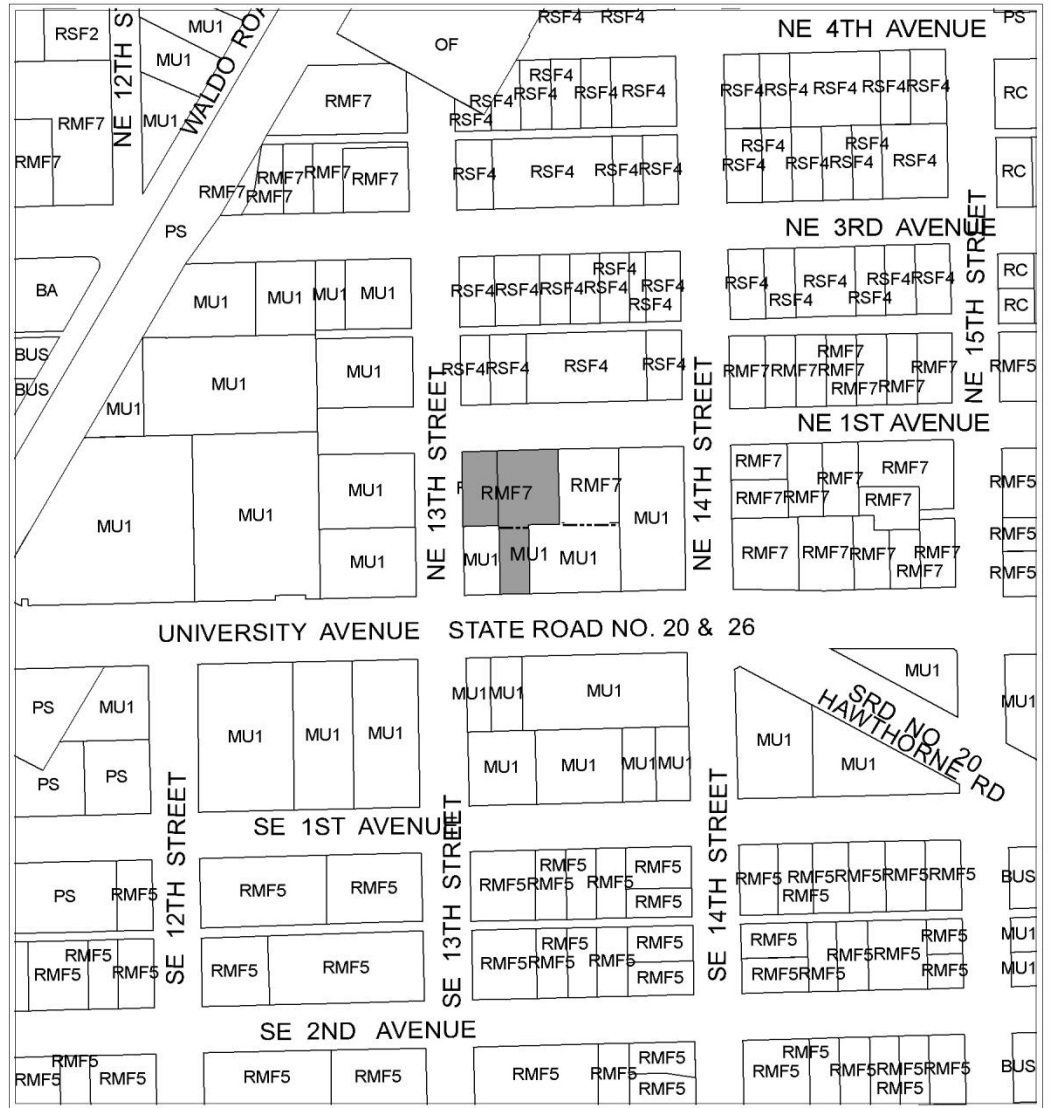
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# Zoning District Categories


- 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

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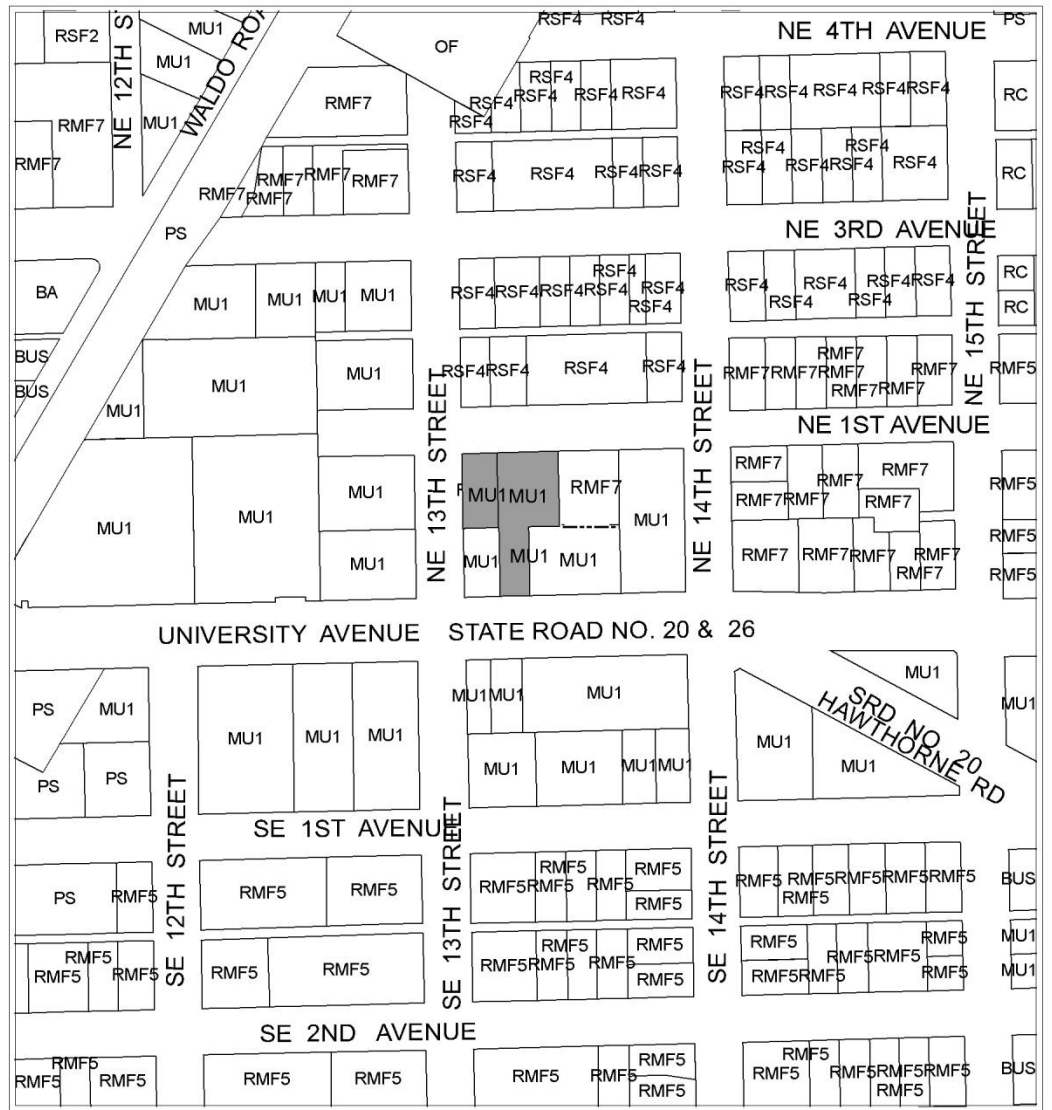
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	Brown & Cullen, agent for Chowdhury & Chowdhury	Rezone Property from RMF7 to MU-1	3953	PB-10-119 ZON

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**AERIAL PHOTOGRAPH**

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# PB-10-118 LUC & PB-10-119 ZON

- Proposal is compatible with surrounding land use & zoning and the Five Points & SEGRI redevelopment areas
- Petition would establish conforming use on what is now the RM/RMF-7 portion of property
- Eliminate the split land use and zoning of the developed property
- Sec. 30-67(f) prohibits access for nonresidential use from a street that has RSF1-4 immediately across such street

- No major environmental issues and no impact on affordable housing
- Will promote urban infill
- Opportunity to install a secondary entrance into the rear parking area from N.E. 13<sup>th</sup> Street
- Current RMF-7 allows 10 MF units; in proposed MU-1, MF regulated as RMF-6 which would allow 7 units

# STAFF RECOMMENDATION: APPROVAL