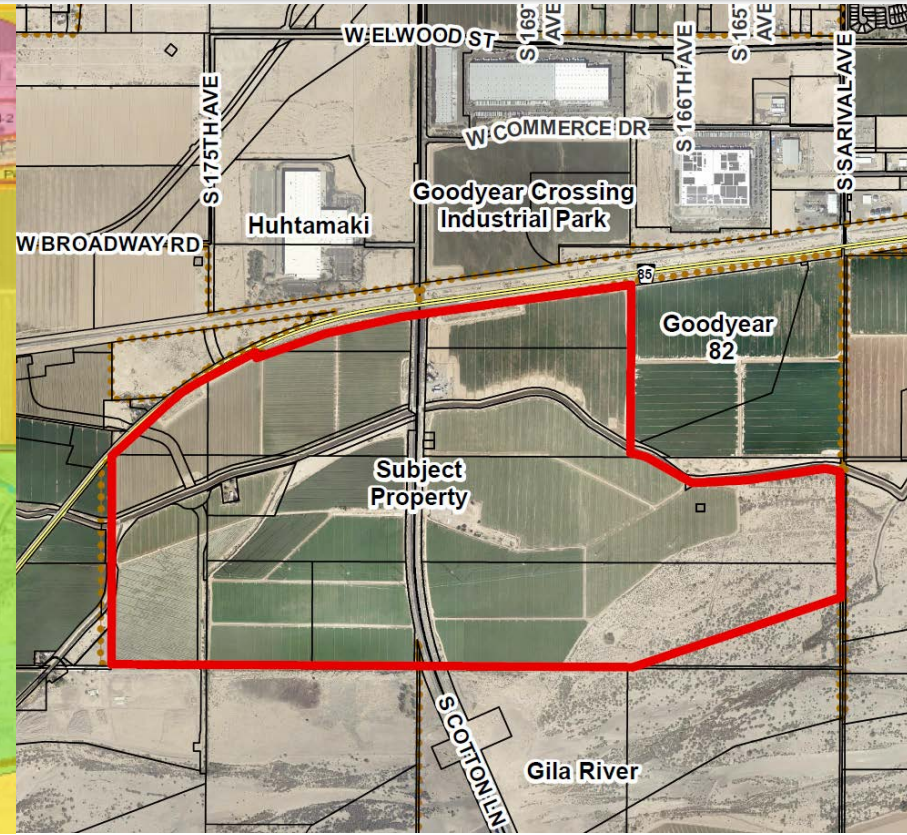
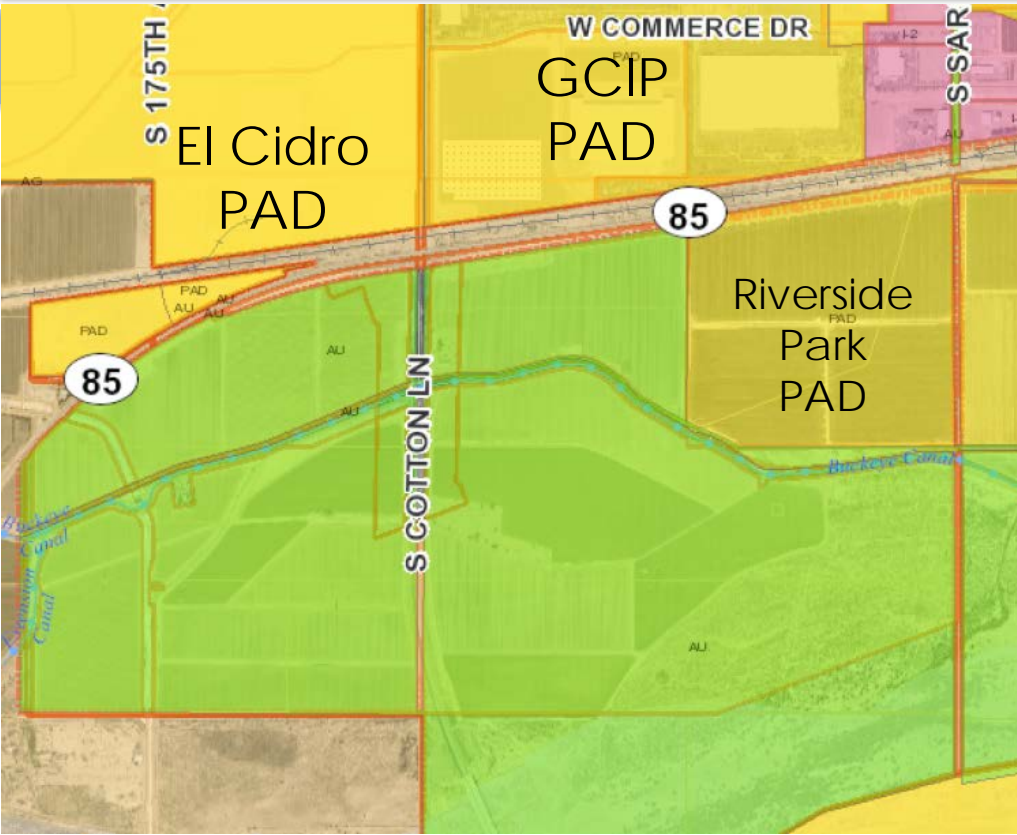
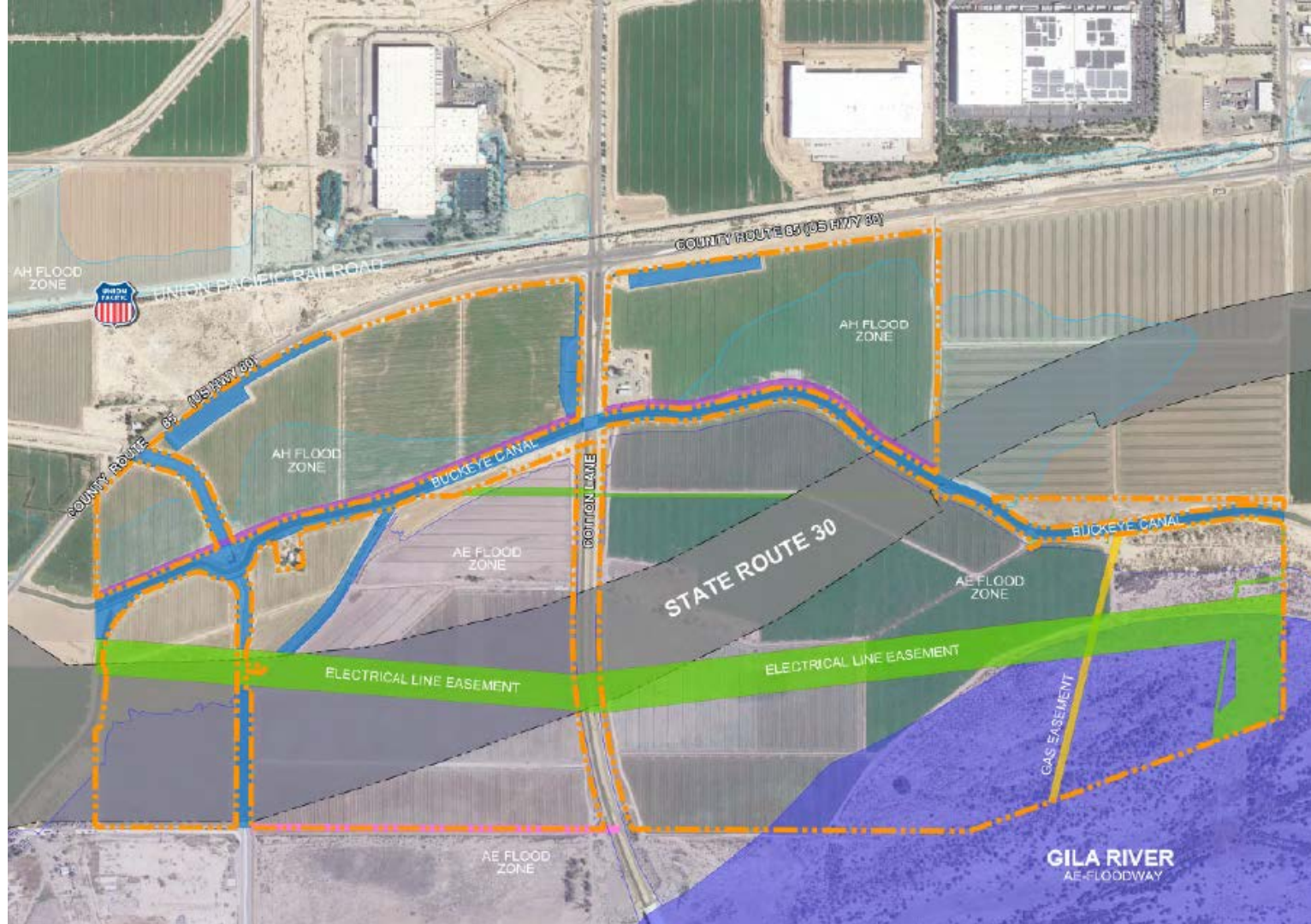


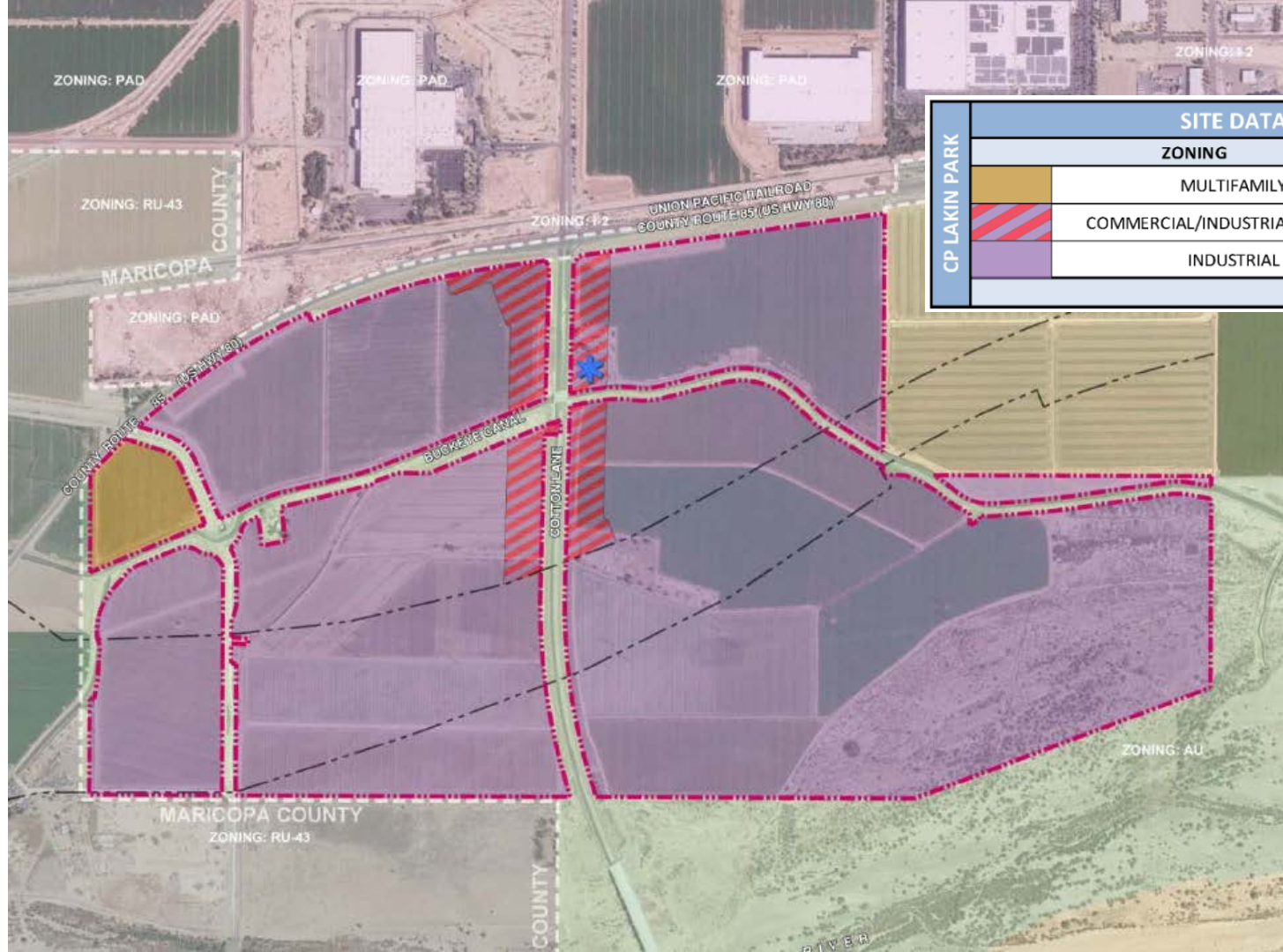


CP Lakin Park Rezone

Subject Property







SITE DATA		
ZONING		AREA
	MULTIFAMILY	15.4
	COMMERCIAL/INDUSTRIAL FLEX ZONE	35.3
	INDUSTRIAL	644.9
TOTAL		695.6

Development Standards

CP LAKIN PARK

		Multi-Family MF-24	Commercial C-2	Industrial I-2	PFD
Minimum site area		N/A	10,000 sq. ft.	1 acre	The PFD (Public Facilities District) standards shall apply to the development of a municipal fire station within the portion of the Property designated Commercial/Industrial Flex
Maximum density (du/ac)		24	N/A	N/A	
Minimum lot width (ft.)		100	150	150	
Minimum lot depth (ft)		N/A	N/A	200	
Maximum height (ft)		40	56	60/70 ⁽⁶⁾	
Maximum building coverage (%)		50	50	50	
Minimum Project perimeter building setback ⁽⁴⁾ ⁽⁵⁾	Front (ft)	30	30	30 ⁽¹⁾	
	Rear (ft)	20	N/A	20	
	Side (ft)	20	N/A	30 ⁽²⁾	
	Total both sides (ft)	40	N/A	N/A	
	Street side (ft)	30	30	30 ⁽¹⁾	

Public Participation

CP LAKIN PARK

- Alternative Citizen Review
 - Notice of Application sent to adjacent property owners

Recommendation



CP LAKIN PARK

- General Plan
- The applicant has demonstrated the need for the proposed use and conformance with the required Zoning Ordinance & Engineering standards.
- PZC recommended approval 10/16/2019

Questions?



CP LAKIN PARK

