

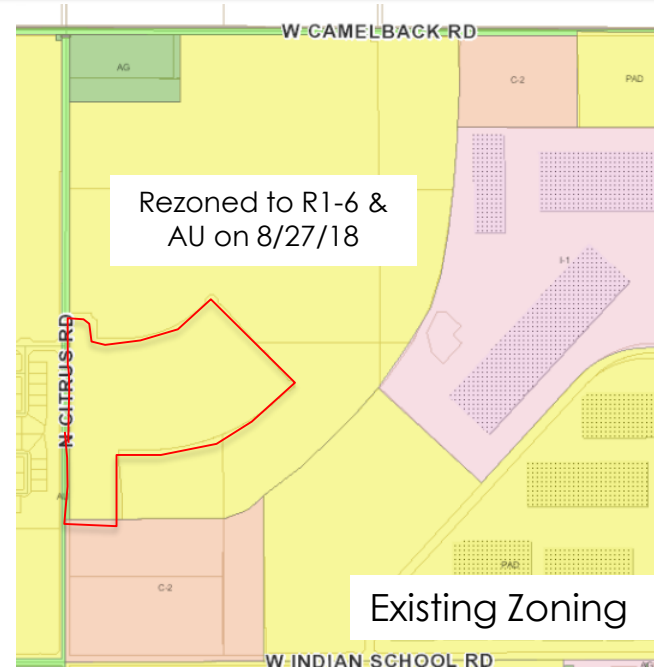
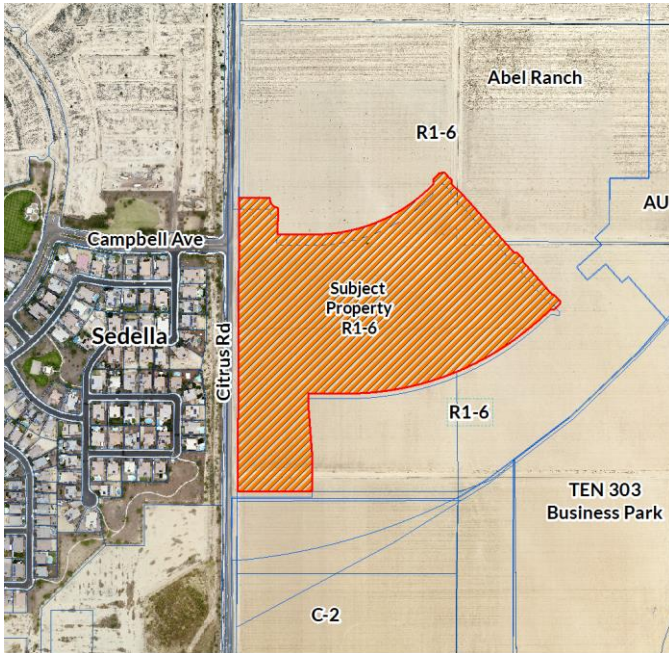


Citrus Farms - Rezone

Subject Property



CITRUS FARMS



Current Zoning



CITRUS FARMS

- Talaverde Estates PAD
- Lot size: 110'x140'
- Density 1.59 du/ac

Approximate outline



Request

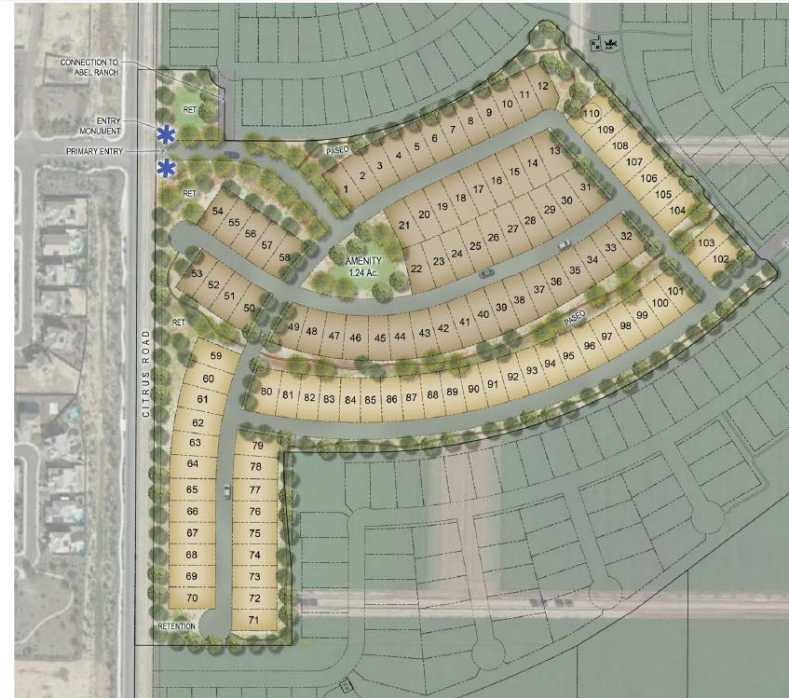


CITRUS FARMS

- Rezone to R1-6

	Talaverde Estates PAD	Citrus Farms
Acreage	~45 acres	~45 Acres
Lot size	110' x 140'	R1-6 (55' x 100')
Number of lots	~70	110
Density	1.59 du/ac	2.43 du/ac

Citrus Farms + Abel Ranch Density: 2.13



Development Standards

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- Stipulation:
Maximum # of lots:
110 to restrict
density to 2.43
du/ac

Table 3-2-3-A: Development Standards - Single Family Districts					
Standard	AG	AU	R1-10	R1-7	R1-6
Lot Standards					
Minimum Lot Area (sq ft)	435,600	43,560	10,000	7,000	5,500
Minimum Lot Width (ft)	300	150	80	70	55
Minimum Lot Depth (ft)	N/A	N/A	125	100	100
Building Form and Location					
Maximum Height (ft)	30	30	30	30	30
Maximum Building Coverage	20%	20%	40%	45%	60%
Minimum Setbacks					
Front (1)	20	20	10	10	10
Front facing garage	20	20	20	20	20
Side	20	15	10	5	5
Total both sides	40	30	20	15	15 (5)
Street Side (4)	100	30	20	15	10
Rear	100	50	30	25	20
Development Standards					
Open Space %	0	0	10	12	15

Public Participation

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- Neighborhood Mtg. – 8/9/18: No one attended
- Planning & Zoning Commission Mtg. 9/12/18: No public comment

Recommendation



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- The applicant has demonstrated the need for the rezone and conformance with the required Zoning Ordinance & Engineering standards.
- PZC recommended approval – 9/12/18

Questions?

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