

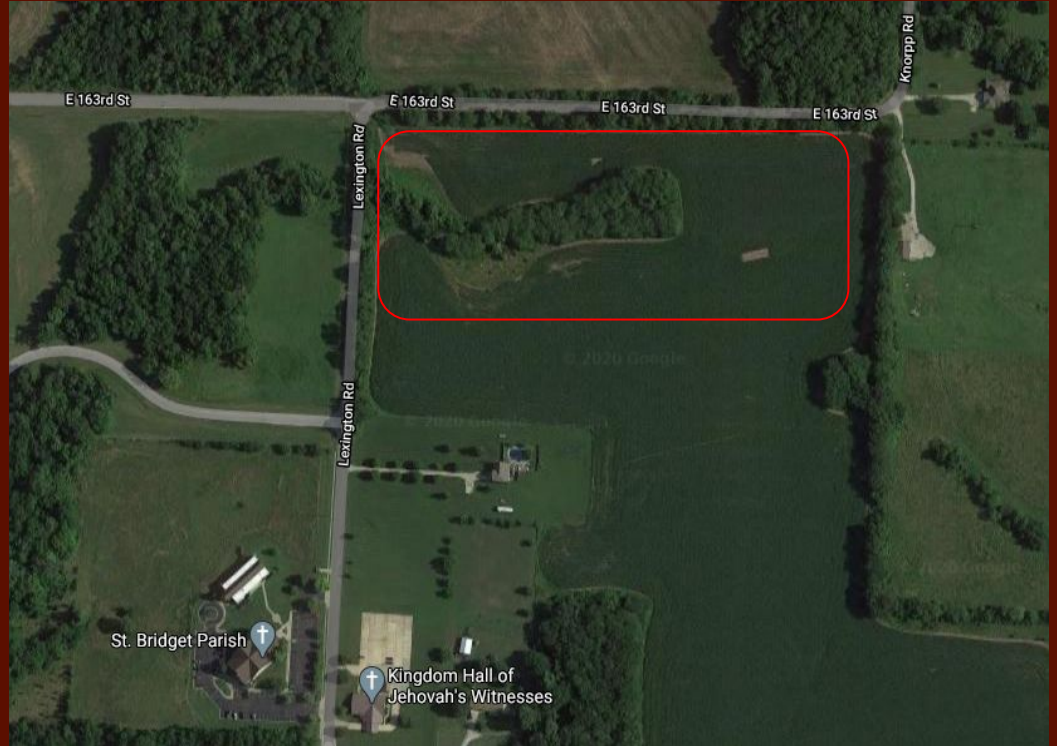
Item - Rezoning Application for Hillside Estates

Application

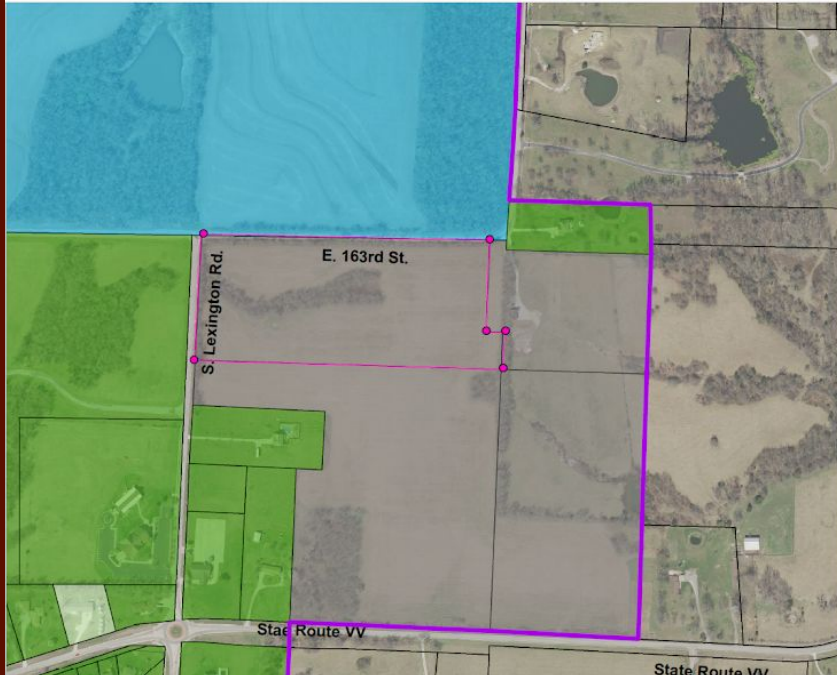
Request: Reclassify the zoning of approx. 15 acres from Agricultural to R-1

Applicant: Nick Zvacek
Construction

Property: SE corner of 163rd St & Lexington Rd.



Surrounding Zoning



Blue: Commercial (C-1)

Green: Single-family
residential (R-1)

Grey: Agricultural (A)

Future Land Use Map-Comprehensive Plan

Current Map



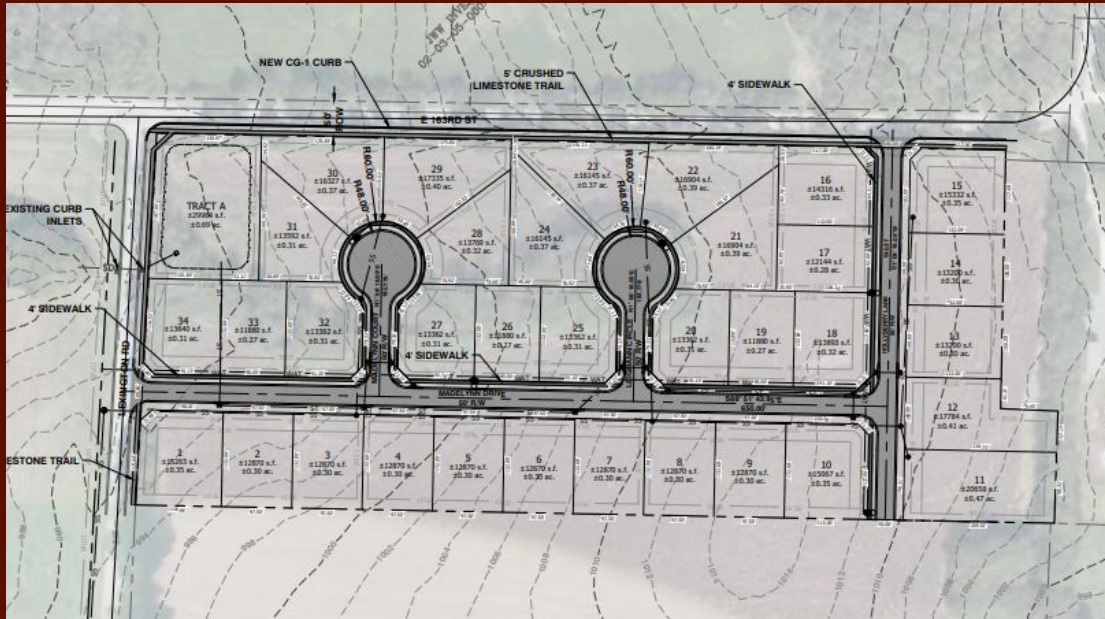
2040 Map



Yellow: Higher-Density Residential (up to 4 units/acre, on municipal sewer)

Acceptable zoning classifications: R1A, R1, R2, R3

Unified Development Code Standards



- R-1 Purpose Statement: intended for medium-density, single-family residential uses with a variety of housing types. Full urban public services required.
- Meets design standards for R-1: lot size, setbacks, etc.
- Acceptable land use for R-1

Recommendation

Surrounding Zoning ✓

Future Land Use Map ✓

UDC Standards ✓

Staff recommends approval ✓

Planning & Zoning Recommends Approval ✓