

Item D-3

Highland Terrace Rezone/FLUP Designation

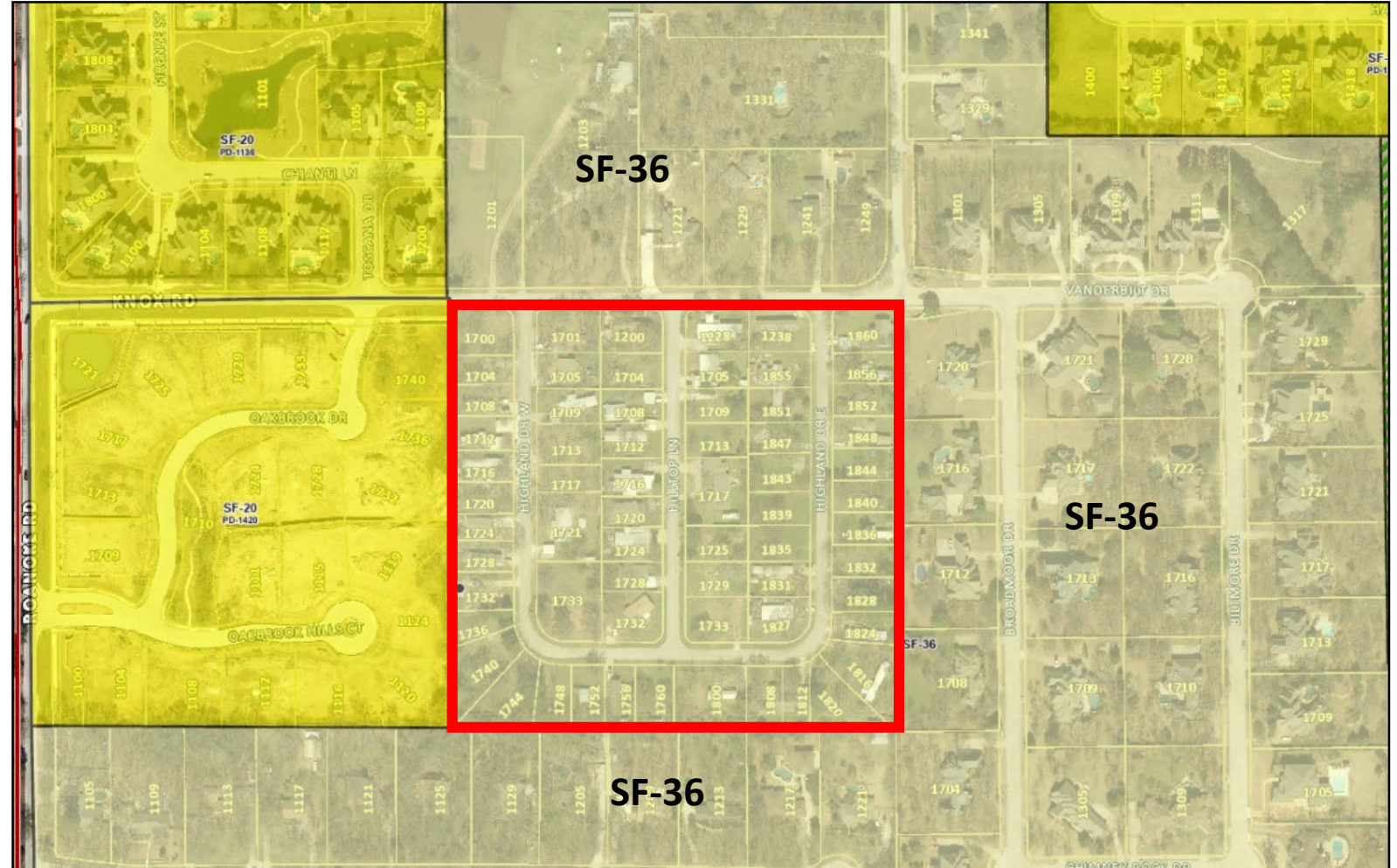
Surrounding Zoning Districts:

North: SF-36 (36,000 square feet or larger)

South: SF-36 (36,000 square feet or larger)

West: PD-1420-SF-20
(Planned Development
Single-Family 20,000 square feet or larger)

East: SF-36 (36,000 square feet or larger)



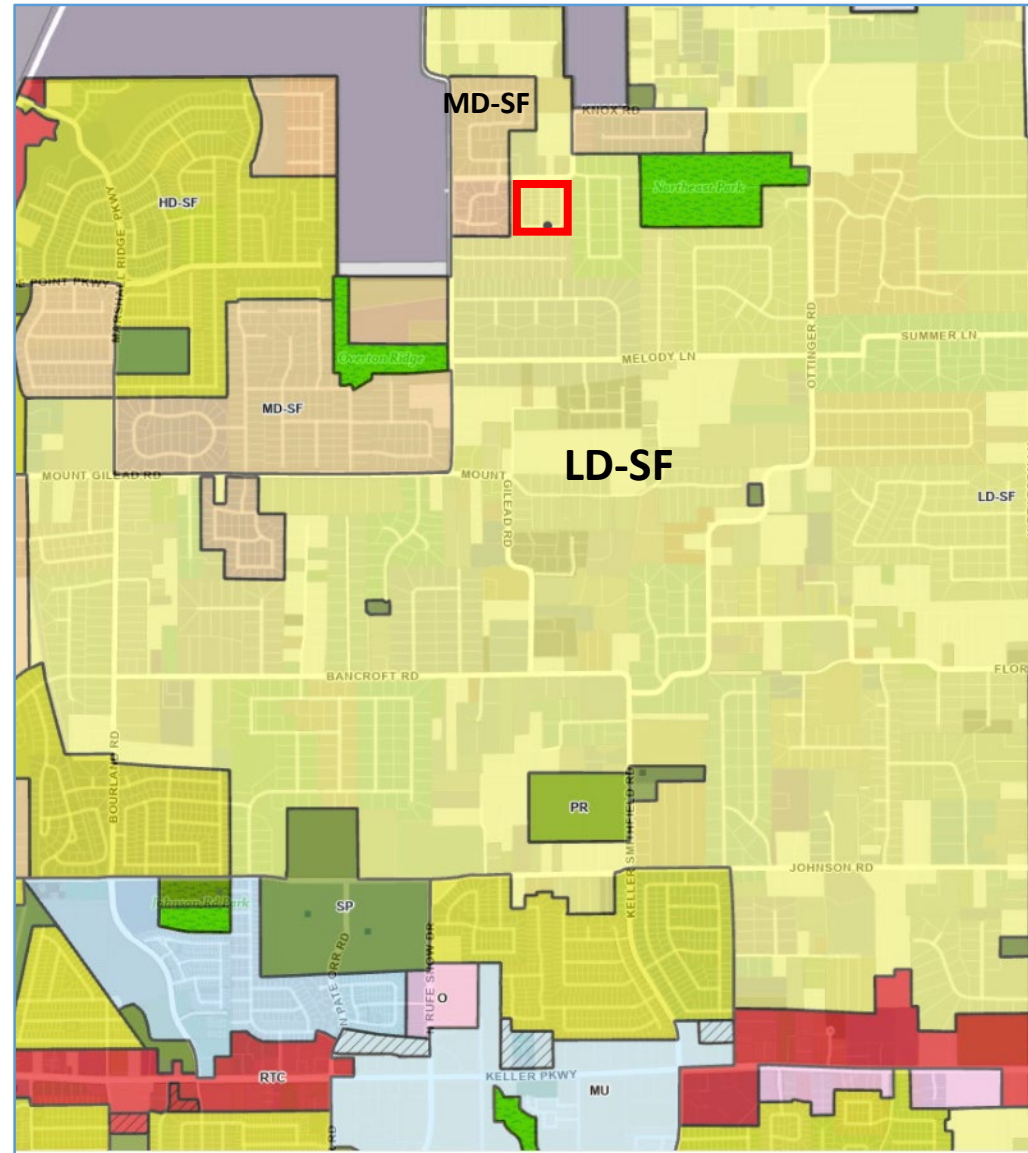
Surrounding FLUP Designation:

North: LD-SF (36,000 sf or larger)

South: LD-SF (36,000 sf or larger)

West: MD-SF (15,000 sf to 35,999 sf)

East: LD-SF (36,000 sf or larger)



Zoning Regulations	Approved Variances	SF-36 (current)	SF-20 (Option A)	SF-15 (Option B)	SF-10	SF-8.4 (Proposed)
Front Setback	NA	35'	35'	30'	25'	25'
Rear Setback	NA	15'	15'	15'	15'	15'
Min. Dwelling Size	2,000	2,400 sf	2,200 sf	2,000 sf	1,600 sf	1,400 sf
Max. Main Building Coverage	35%	30%	30%	35%	35%	35%
Max. Lot Coverage	55%	50%	50%	50%	50%	50%

Next Steps

1. Council provides direction to staff
2. Staff presents to P&Z in a Work Session
3. Item is placed on P&Z agenda
4. P&Z makes a recommendation to City Council
5. City Council hears the request