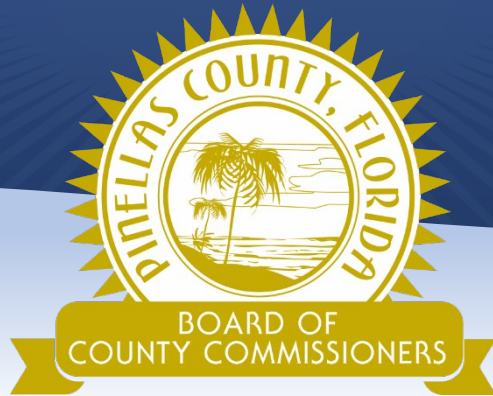


Board of County Commissioners

Case #ZON-21-05

October 26, 2021



Our Vision:
To Be the Standard for
Public Service in America.

Request

Subject Property

Approximately 0.26 acre at the southwest corner of Mortola Dr and Riviera Blvd (Snug Harbor Rd NE)

Future Land Use (no change)

Residential Urban (RU) 7.5upa

Zoning Atlas Amendment

From: R-4 (One, Two & Three Family Residential)

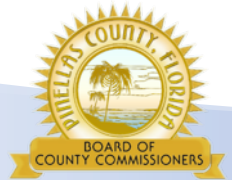
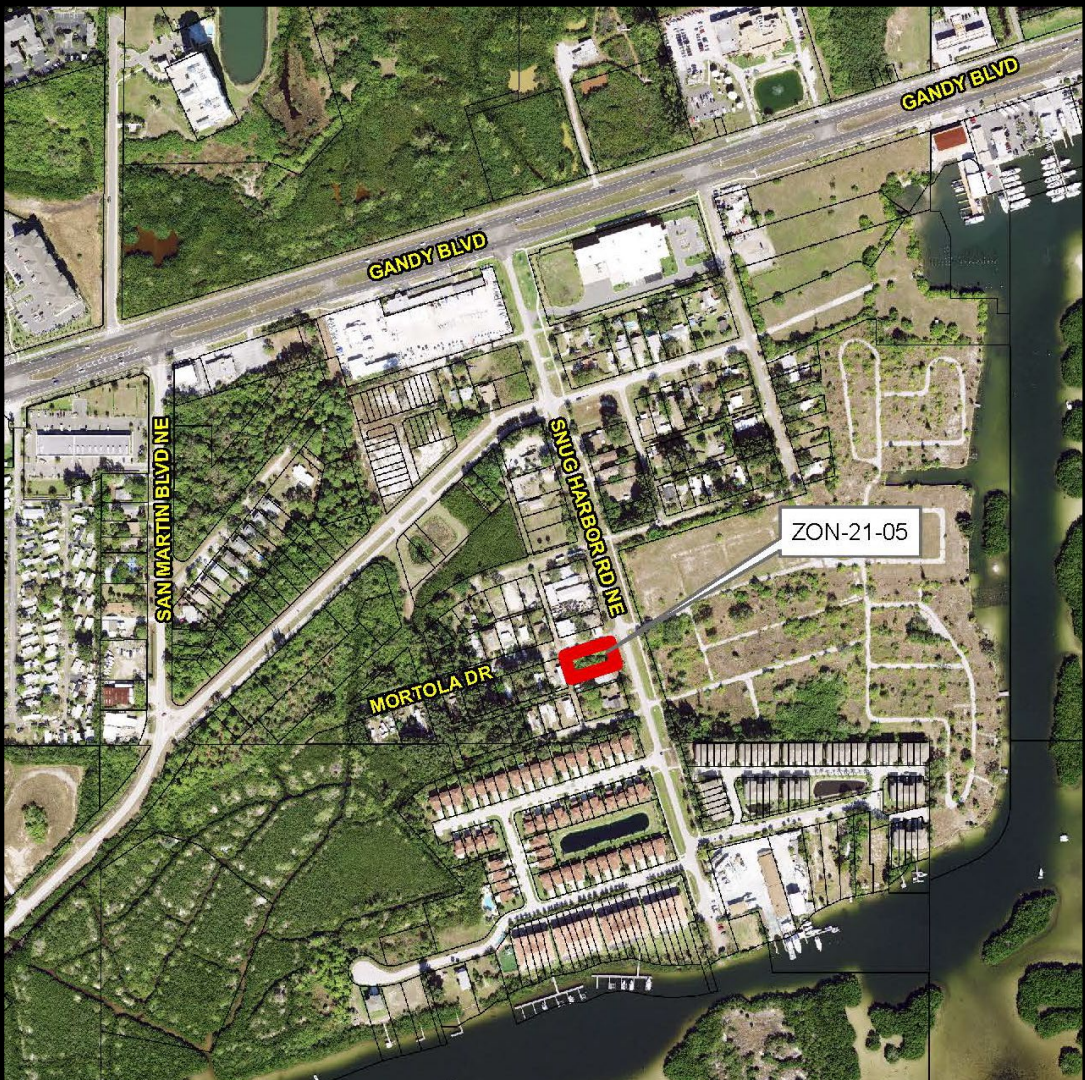
To: R-5 (Urban Residential)

Existing Use: Vacant parcel

Proposed Use: Two single-family detached homes

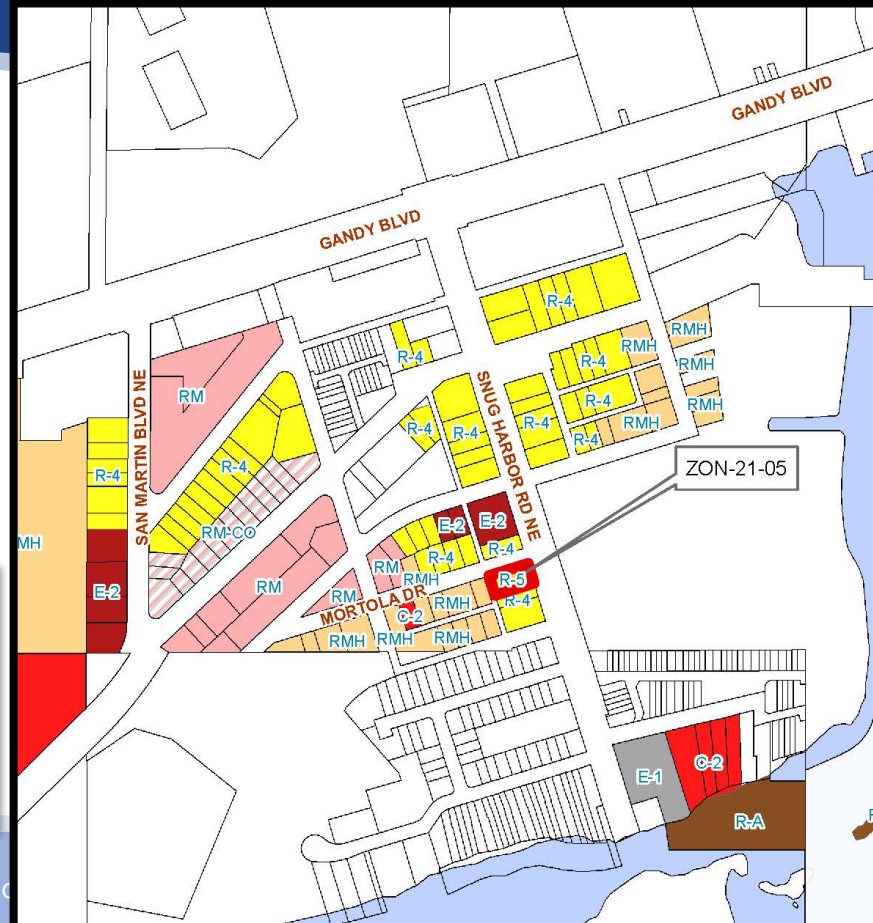
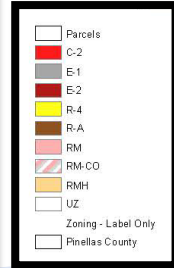
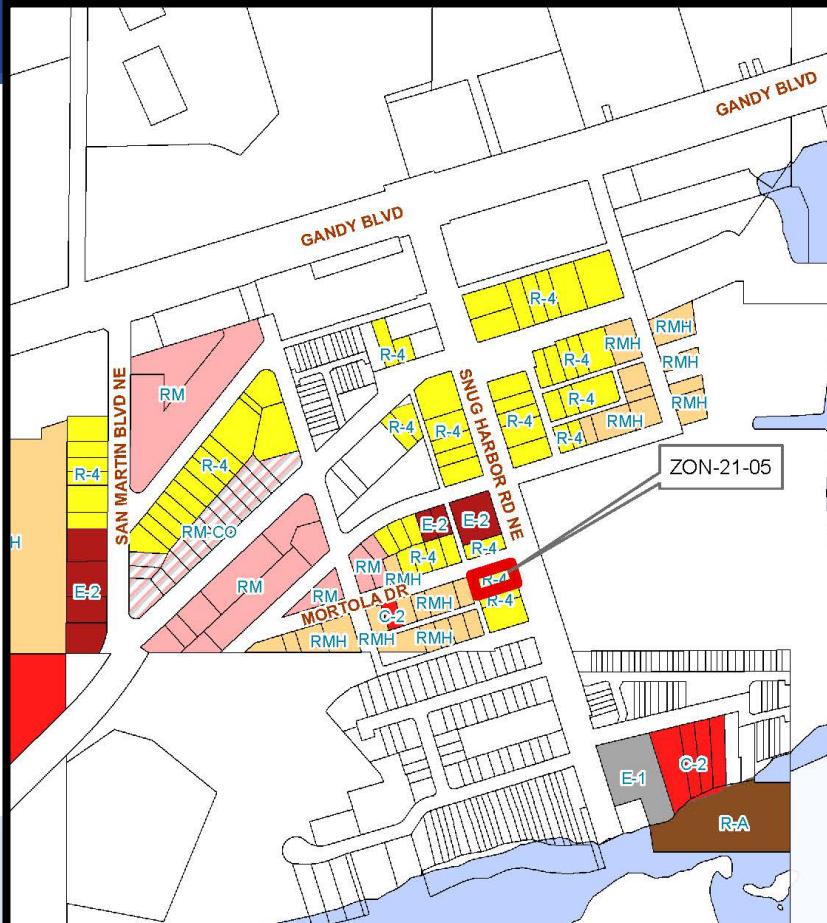


Location



Our Vision

Zoning Maps



Site Photos



Site Photos



Looking west at subject property from Snug Harbor Rd (Riviera Blvd)

Site Photos



Looking at house to the north



Looking to the east across Snug Harbor Rd

Additional Information

Current R-4 Zoning and Property Size

- **Two residential units allowed**
- **Duplex or 2 attached-dwelling units allowed**

Proposed R-5 Zoning

- **Allows for smaller parcel size**
- **Would allow for 2 detached dwellings**
- **Flexibility with property orientation**

Recommendation

Proposed Zoning Amendment

- **Surrounding area contains a mix of low-density residential uses**
- **Proposed lot sizes and use are compatible with the adjacent residential**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency – Recommended Approval, 5-0 vote

