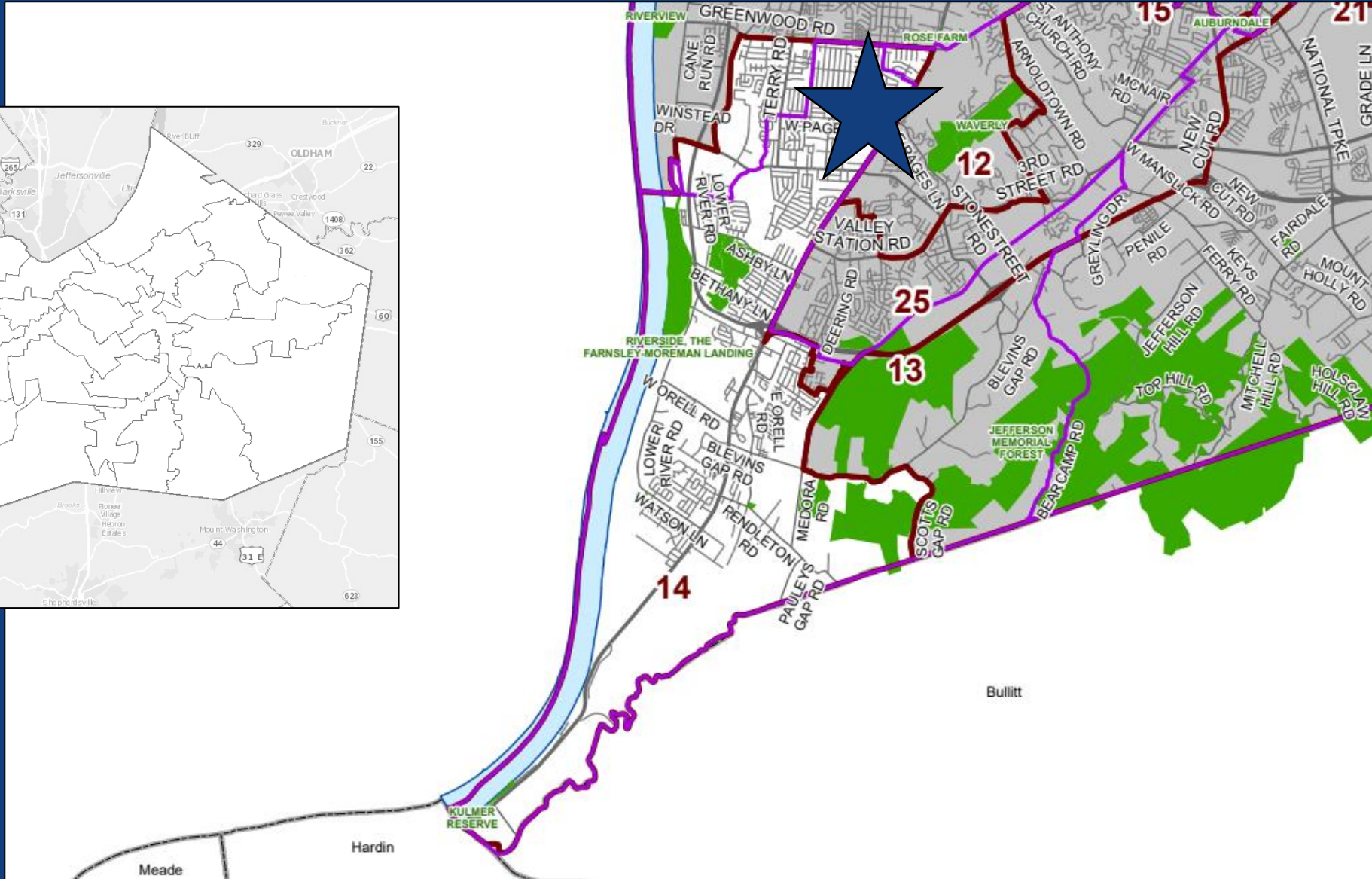
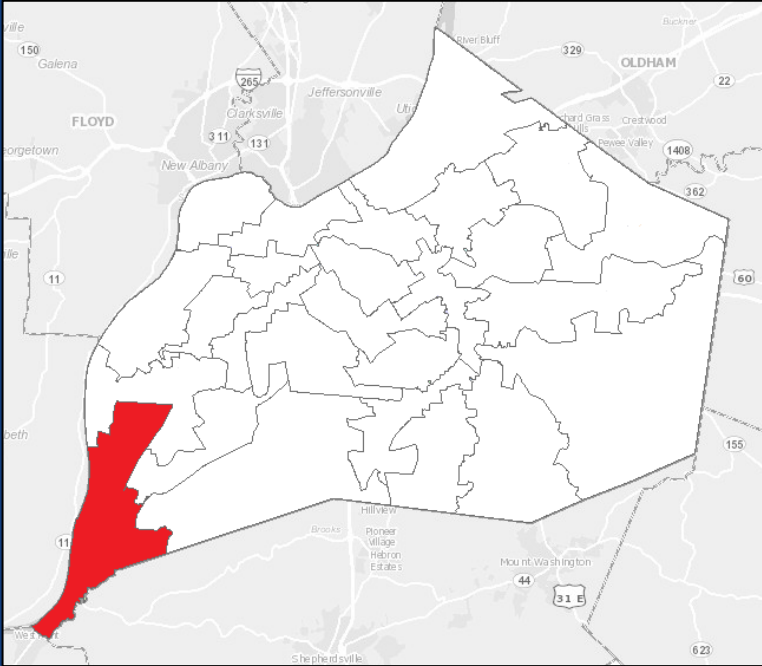


**O-177-24**  
**23-ZONE-0122**  
**4933 W PAGES LANE**

**Planning & Zoning Committee**  
August 13, 2024





4933 W Pages Lane  
District 14 – Cindi Fowler

23-ZONE-0122



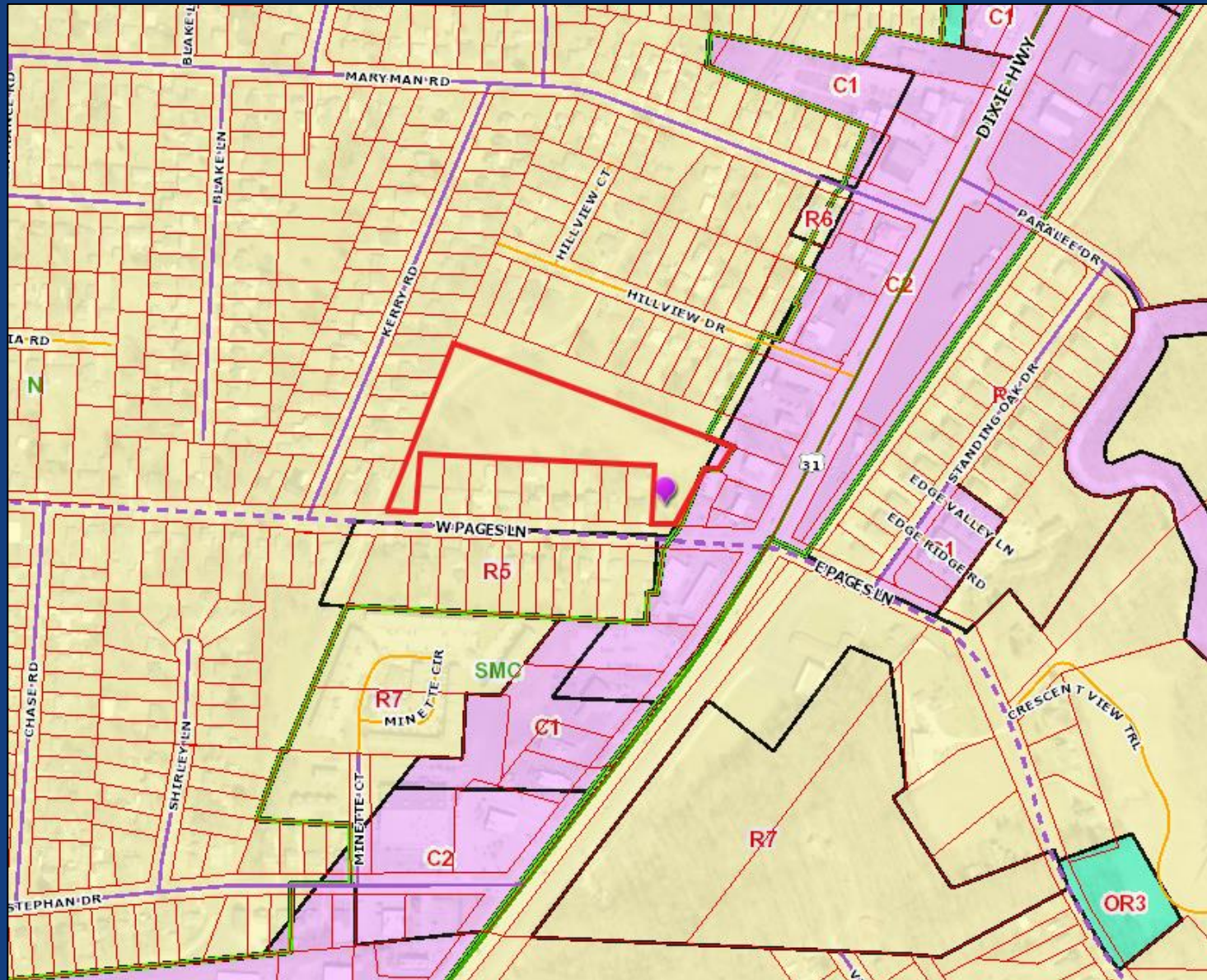


**Existing: Residential**  
**Proposed: Residential**

**23-ZONE-0122**





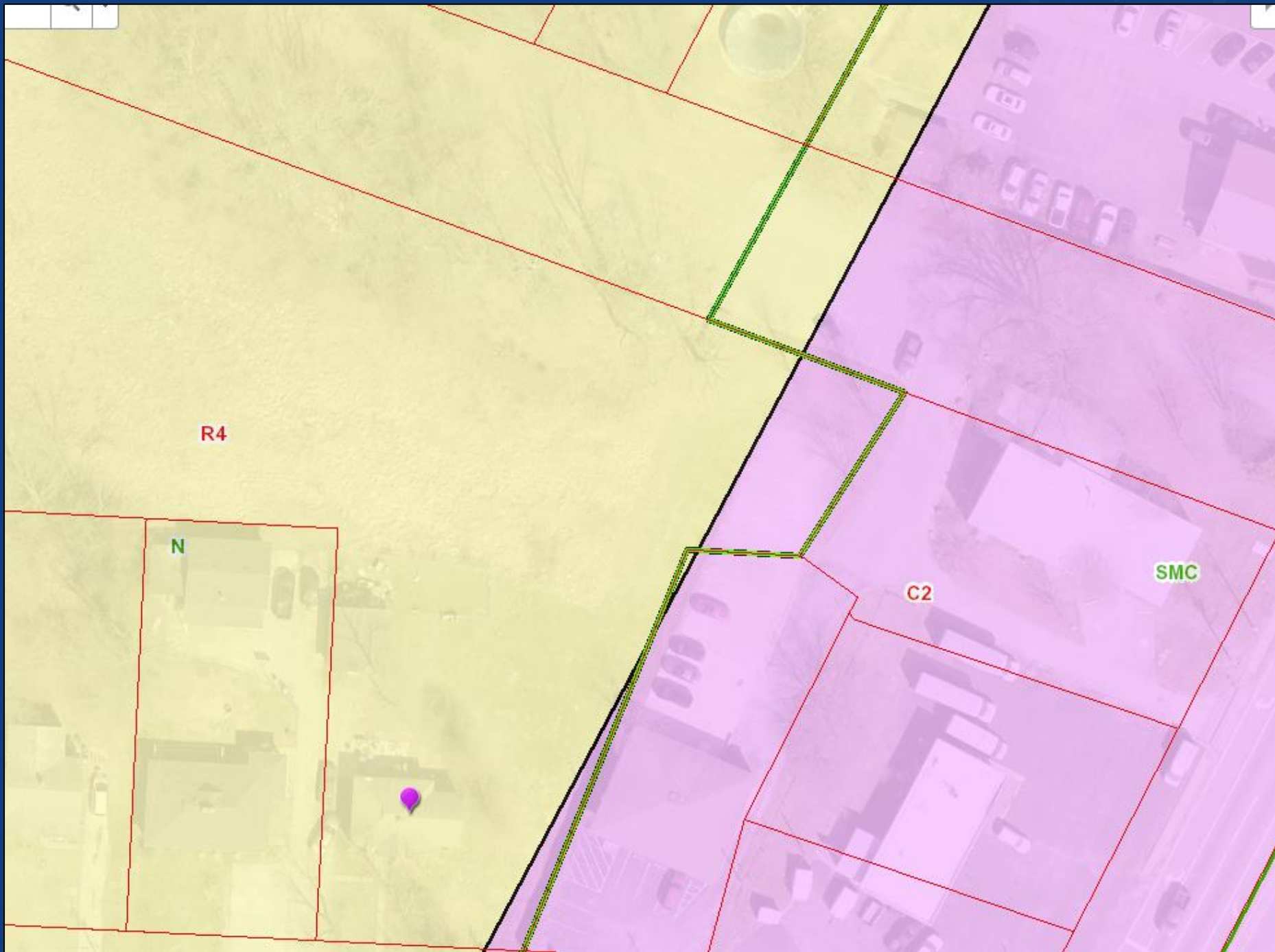


Existing: R-4/N  
Proposed: R-6/N & SMC

23-ZONE-0122







23-ZONE-0122

# REQUESTS

- Change in Zoning from R-4 Single Family residential to R-6 Multifamily Residential
- Change in Form District from Neighborhood to Suburban Marketplace Corridor for the C-2 zoned portion of the site
- Waiver (23-WAIVER-0166) of Land Development Code section 10.2.4 to permit an existing structure and proposed parking and drive lanes to encroach into the require property perimeter Landscape Buffer Areas, and to not provide plantings within the fire lane behind the structures.
- District Development Plan with Binding Elements



# CASE SUMMARY

- 78 Apartments in four 3-story buildings
- Existing home to remain as leasing office
- Access via W Pages Lane









# SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0122



# SUBJECT PROPERTY



23-ZONE-0122



# ADJACENT SITES





# ADJACENT SITE





# PUBLIC MEETINGS

- Neighborhood Meeting on July 31, 2023
- LD&T Meetings on February 8, 2024 and June 13, 2024
- Planning Commission Public Hearing on July 11, 2024
  - Motion to recommend approval of the change in form district from Neighborhood to Suburban Marketplace Corridor passed by a vote of 8-0.
  - Motion to recommend approval of the change in zoning from R-4 to R-6 passed by a vote of 7-1.

