

## **Z-23-11-009**

### **Rezoning Requests:**

709 Eagle Road, generally described as north of Eagle Road and east of Landmark Center Boulevard (5.62 acres).

#### **Proposed Zoning:**

**CD-RM-26 (Conditional District - Residential Multi-family – 26) with the following conditions:**

**1. Permitted uses shall be limited to not more than 144 dwelling units.**

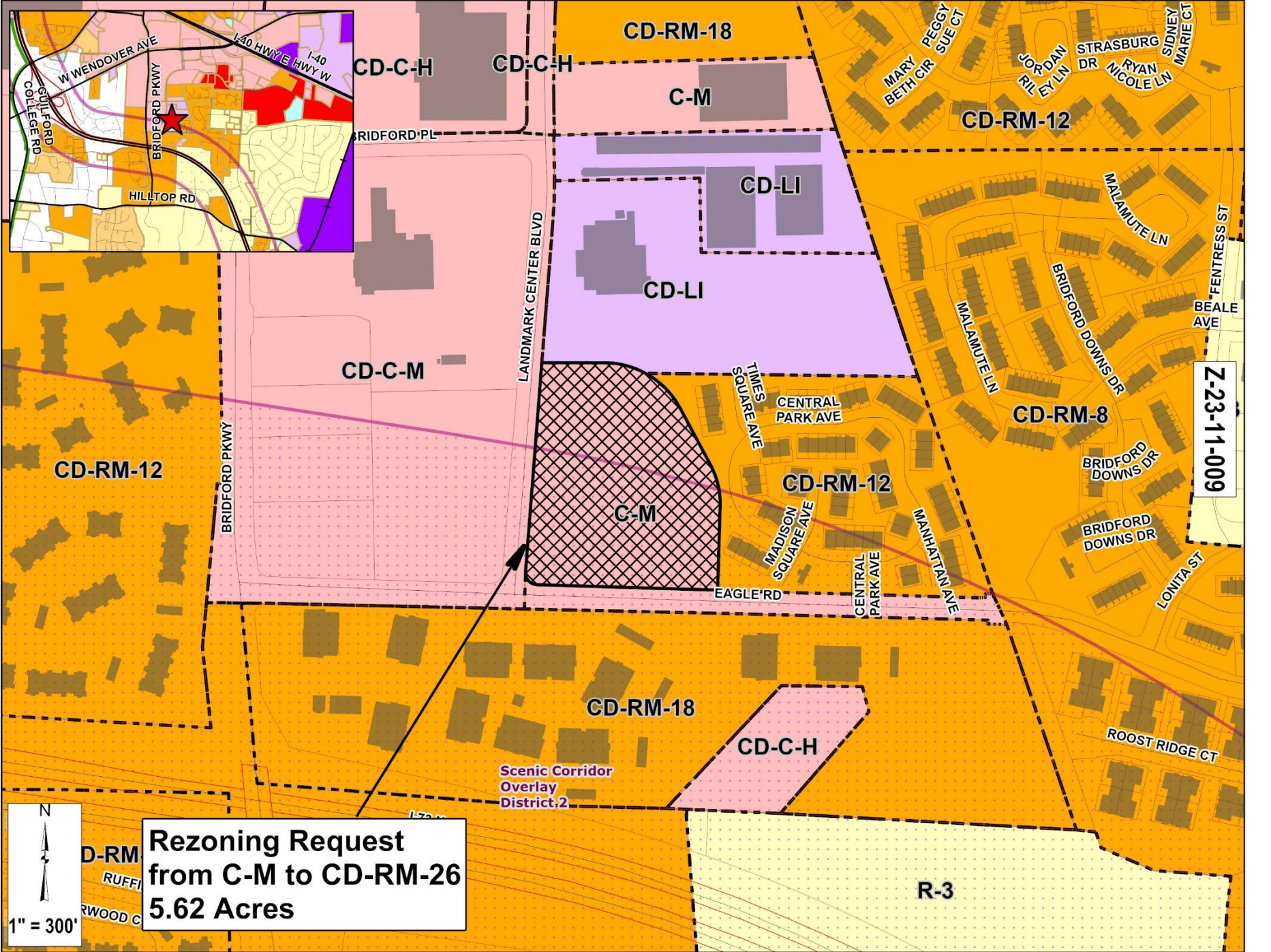
**\* Typical uses in the RM-26 zoning district include multi-family of up to 26 dwelling units per acre.**

#### **Current Zoning:**

**C-M (Commercial Medium) is primarily intended to accommodate a wide range of retail, service, office and multi-family residential uses in a mixed-use environment. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks**

**\* Typical uses in the C-M district may include various retail, restaurant, office and service uses.**





Z-23-11-009

**Rezoning Request  
from C-M to CD-RM-26  
5.62 Acres**

N  
1" = 300'

Scenic Corridor  
Overlay  
District 2

D-RM  
RUFFI  
RWOOD C





BRIDFORD PKWY

BRIDFORD PL

LANDMARK CENTER BLVD

EAGLE RD

TIMES SQUARE AVE

CENTRAL PARK AVE

MADISON SQUARE AVE

CENTRAL PARK AVE

MANHATTAN AVE

BRIDFORD DOWNS DR

LONITA ST

ROOST RIDGE CT

MARY BETH CIR  
PEGGY SUE CT

JORDAN RILEY LN  
STRASBURG DR  
RYAN NICOLE LN

SIDNEY MARIET

MALAMUTE LN

BRIDFORD DOWNS DR

BEALE AVE

Z-23-11-009



1" = 300'

**Rezoning Request**  
**from C-M to CD-RM-26**  
**5.62 Acres**





This image shows the subject property as seen from Landmark Center Boulevard.





**COLLISION REPAIR**

SHIPPING  
RECEIVING

This image shows an auto service, major use located north of the request zoned CD-LI.





This image shows multi-family dwellings located east of the request zoned CD-RM-12.





This image shows multi-family dwellings located south of the request zoned CD-RM-18.





This image shows a mostly vacant lot with some outdoor display located west of the request zoned CD-C-M.





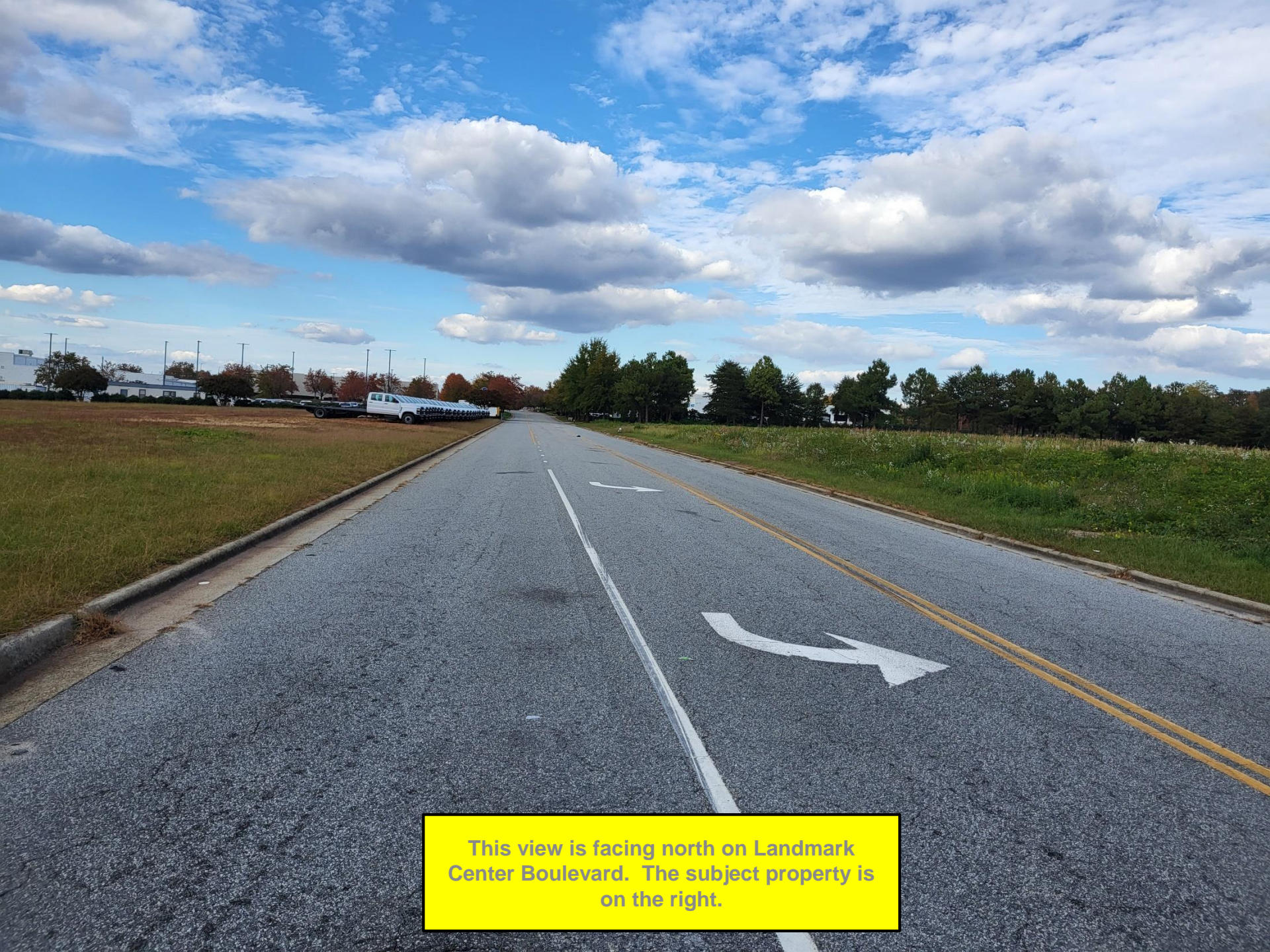
This view is facing west on Eagle Road. The subject property is on the right.





This view is facing east on Eagle Road. The subject property is on the left.





This view is facing north on Landmark Center Boulevard. The subject property is on the right.





**This view is facing south on Landmark Center Boulevard. The subject property is on the left.**