

## **PL(P) 24-23 & Z-24-08-004**

### **Annexation and Original Zoning Request:**

1611 Pleasant Ridge Road, generally described as northwest of Pleasant Ridge Road and south of Montmartre Road (1.09 acres).

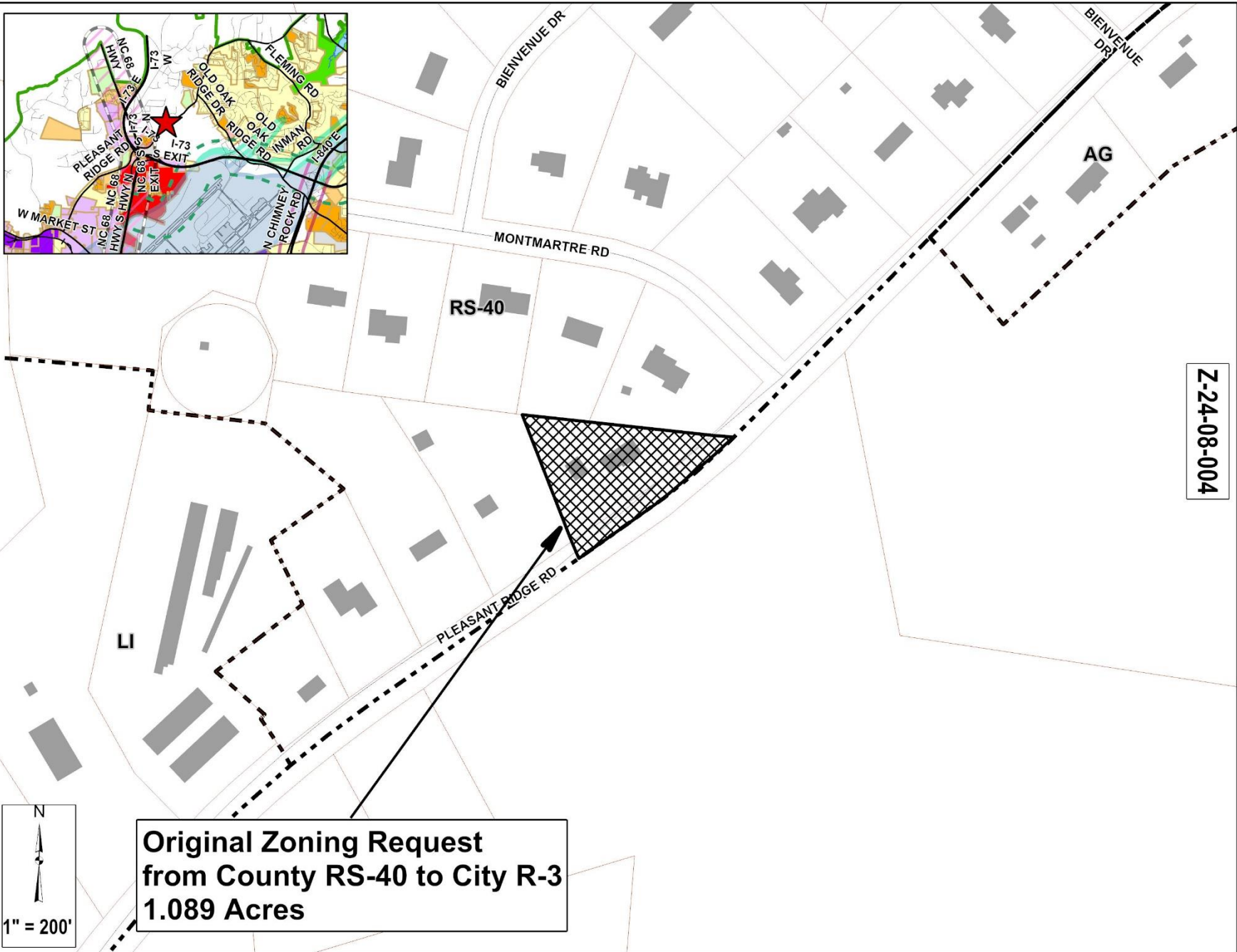
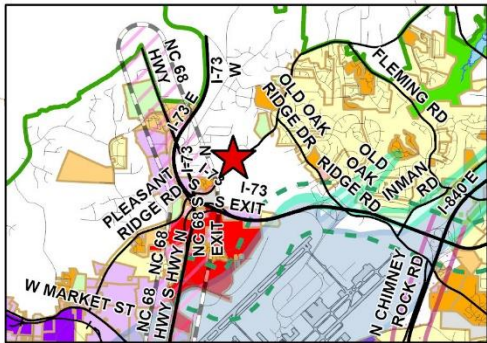
#### **Proposed Zoning:**

City R-3 (Residential Single-family-3) is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre.

\* Typical uses in the R-3 district include single family residential of up to 3 dwelling units per acre.

#### **Current Zoning:**

County RS-40 (Residential Single-family) is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer. The minimum lot size of this district is 40,000 square feet.



Z-24-08-004



**Original Zoning Request  
from County RS-40 to City R-3  
1.089 Acres**



Z-24-08-004

N  
1" = 200'

**Original Zoning Request  
from County RS-40 to City R-3  
1.089 Acres**



This image shows the subject property as seen from Pleasant Ridge Road.



This image shows a single-family dwelling located north of the request on Montmartre Road, zoned County RS-40.



This image shows another single-family dwelling located north of the request, zoned County RS-40.



**This image shows undeveloped land located south of the request on Pleasant Ridge Road, zoned Airport Exemption.**



**This image shows a single-family dwelling located west of the request, zoned County RS-40.**





**This view is facing northeast on Pleasant Ridge Road. The subject property is on the left.**



**This view is facing southwest on Pleasant Ridge Road. The subject property is on the right.**