



**Zoning Case #0819-03 (0117-01)
SuperElite, LLC.**

**Amendment of a PUD for a Property at
14836 Granada Drive**

City Council
November 19, 2019

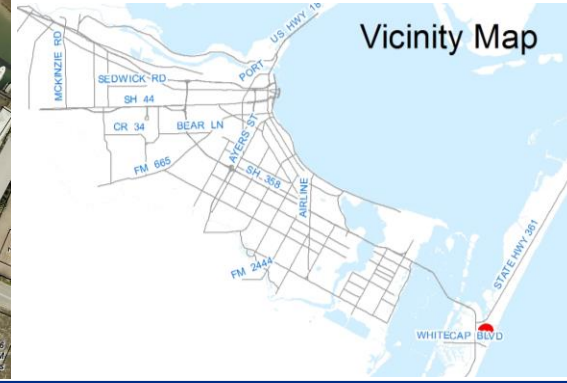


Aerial Overview





Subject Property at 14836 Granada Drive





Zoning Pattern



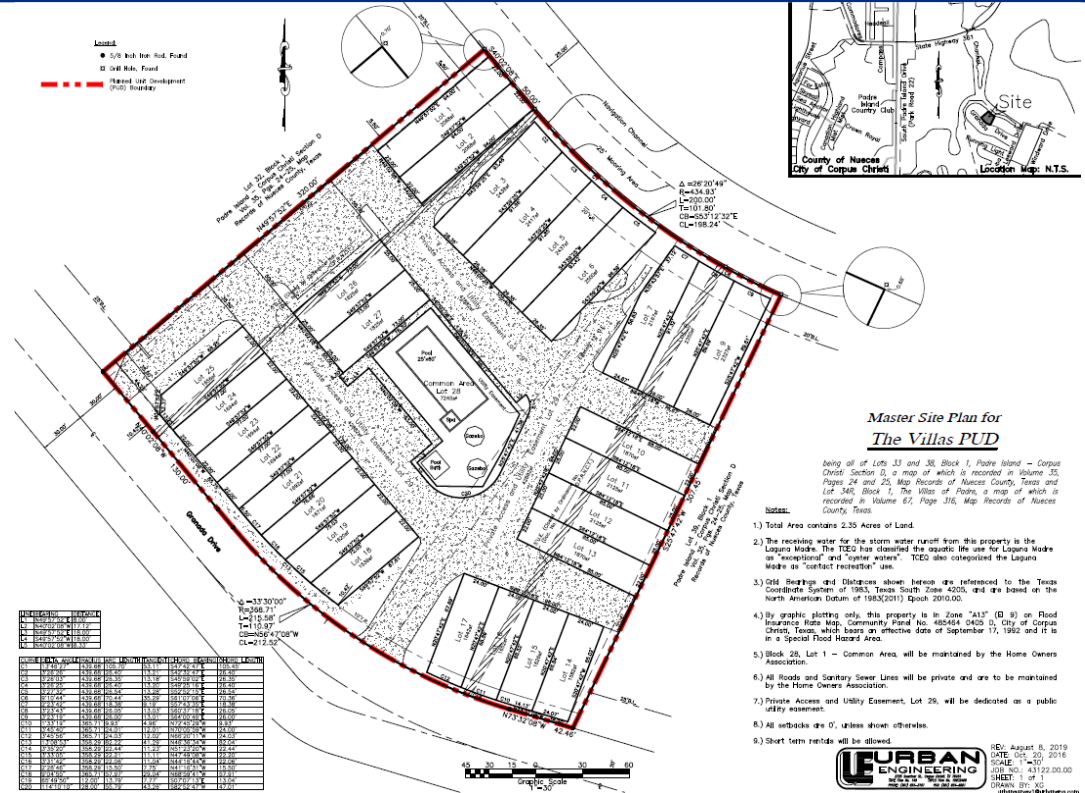


Deviation Table

Minimum Dimensions	“RM-AT” District Standards	“RS-TH” District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	1,400 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	16 ft.	No
Front Yard	20 ft.	10 ft.	0 ft.	<u>Yes</u>
Side Yard	5 ft.	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Building Separation	N/A	10 ft.	0 ft.	<u>Yes</u>
Open Space	25%	30%	32%	No
Maximum Height	<u>Varies</u>	<u>45 ft.</u>	<u>60 ft.</u>	<u>Yes</u>
Paved Street Width	28 ft.	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	None	<u>Yes</u>
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	2/ unit (2 bedroom) 1/5 units (guests)	No
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	Combination of existing sidewalks and 3, 4, and 5 foot sidewalks	<u>Yes</u>



Master Site Plan





Planning Commission and Staff Recommendation

Approval of the amendment to the design guidelines of the Planned Unit Development

- Allowance of Short Term Rentals
- Increasing the height limitation to 60-feet