



Zoning Case #0714-03

Brite Star Remodeling, LLC

From: "RM-3" Multifamily 3 District
To: "RS-TH/PUD" Townhouse District with a Planned Unit
Development Overlay



Planning Commission
Presentation
July 16, 2014



Aerial Overview

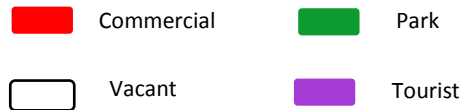
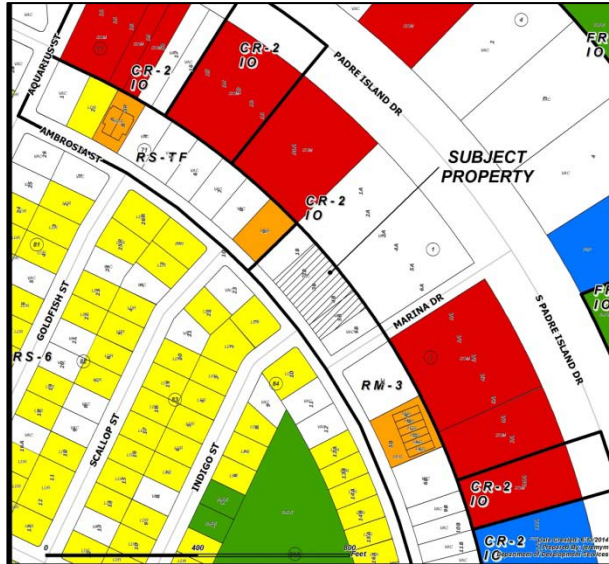




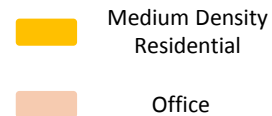
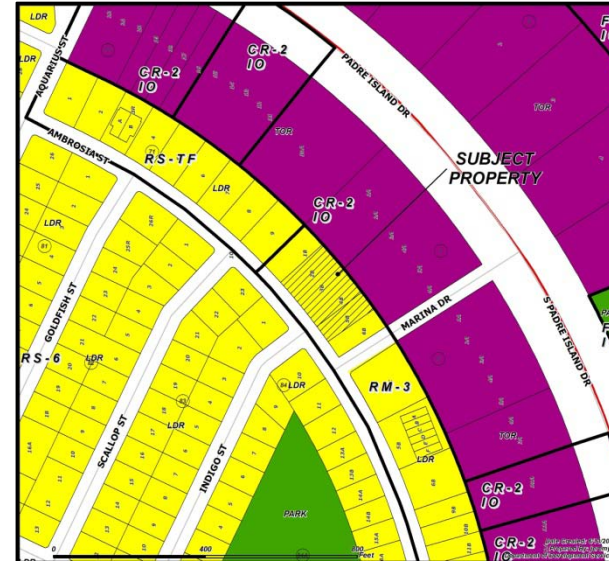
Aerial



Existing Land Use



Future Land Use





Future Land Use Map





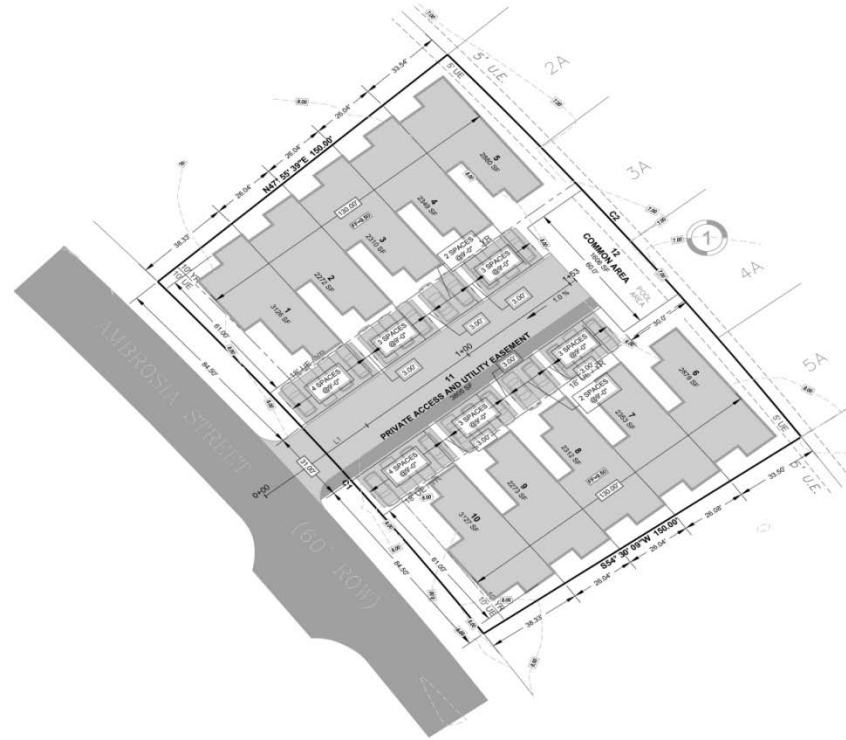
Proposed Deviations



<i>Minimum Dimensions</i>	<i>“RS-TH” District Standards</i>	<i>Proposed PUD</i>	<i>Deviation</i>
Site Area	20,000 SF	31,291 SF	No
Lot Area	2,272 SF	1,380 SF	<u>Yes</u>
Dwelling Unit Width	26 ft.	12.50	<u>Yes</u>
Front Yard	10 ft.	10 ft.	No
Side Yard	0 ft.	0 ft.	No
Rear yard	5 ft.	5 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	36%	<u>Yes</u>
Maximum Height	45 ft.	30 ft.	No
Paved Street Width	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	1-ft. ribbon curb	<u>Yes</u>
Parking Requirement	2.2/lot	2.2/lot (52 total)	No
Sidewalks	5 ft. on both sides or 6 ft. on one side of street	5 ft. on one side of street	<u>Yes</u>



PUD Exhibit





Pictures



South along Ambrosia St.



Subject Property and North along Ambrosia St.





Pictures



East across Ambrosia St.



West along Ambrosia St.





Public Notification



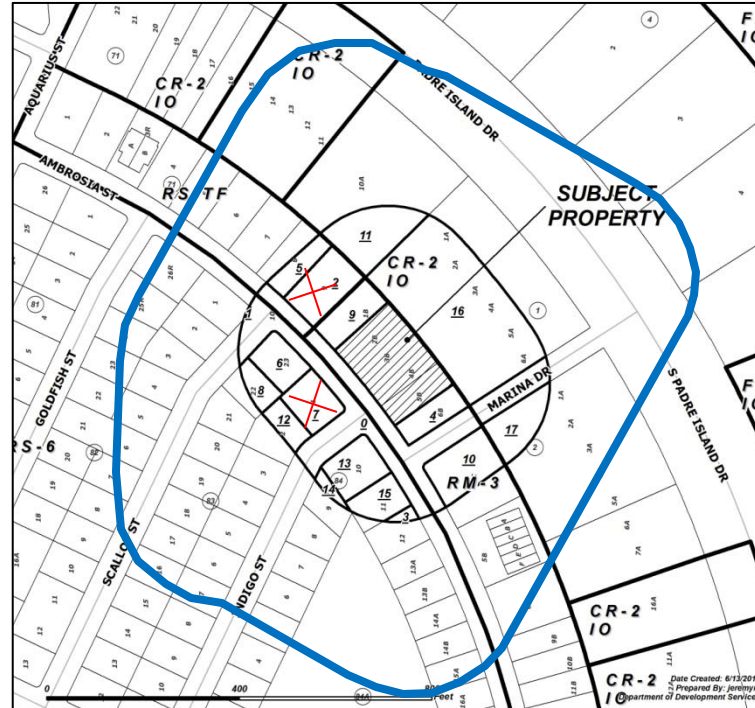
15 Notices mailed inside 200' buffer
10 Notices mailed outside 200' buffer

Notification Area

Opposed:

3

In Favor:





Staff Recommendation



Approval of the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay