



Zoning Case #0714-04 Ocean Harbor, Inc.

From: the “RM-AT/IO” Multifamily AT District with an Island Overlay

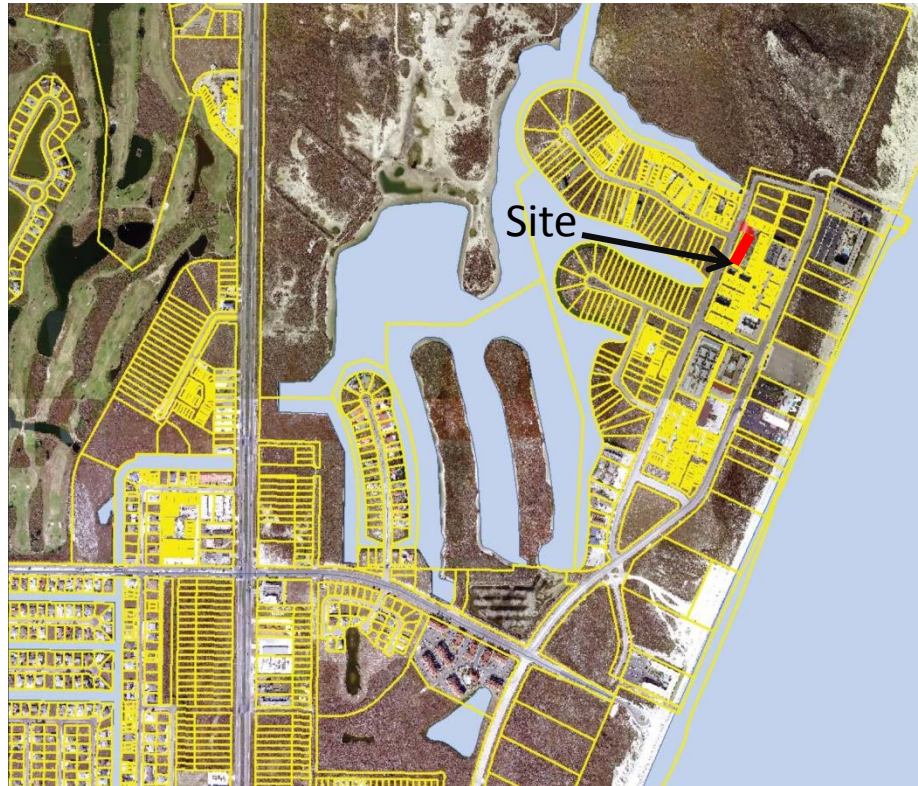
To: “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay



Planning Commission
Presentation
July 30, 2014



Aerial Overview



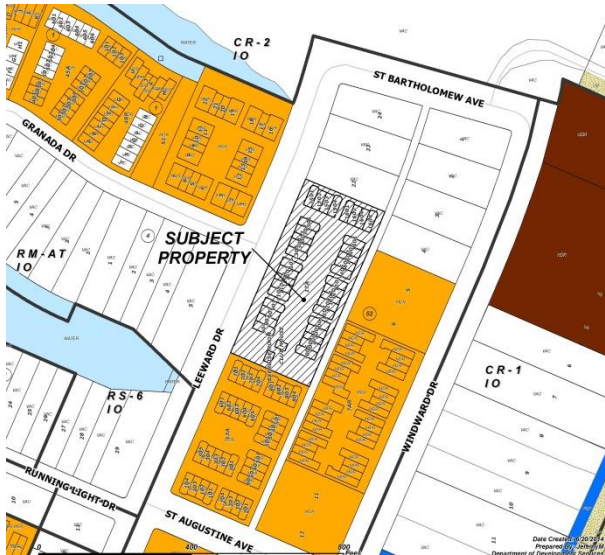


Aerial



Existing Land Use

Future Land Use



Commercial

Park

Medium Density Residential

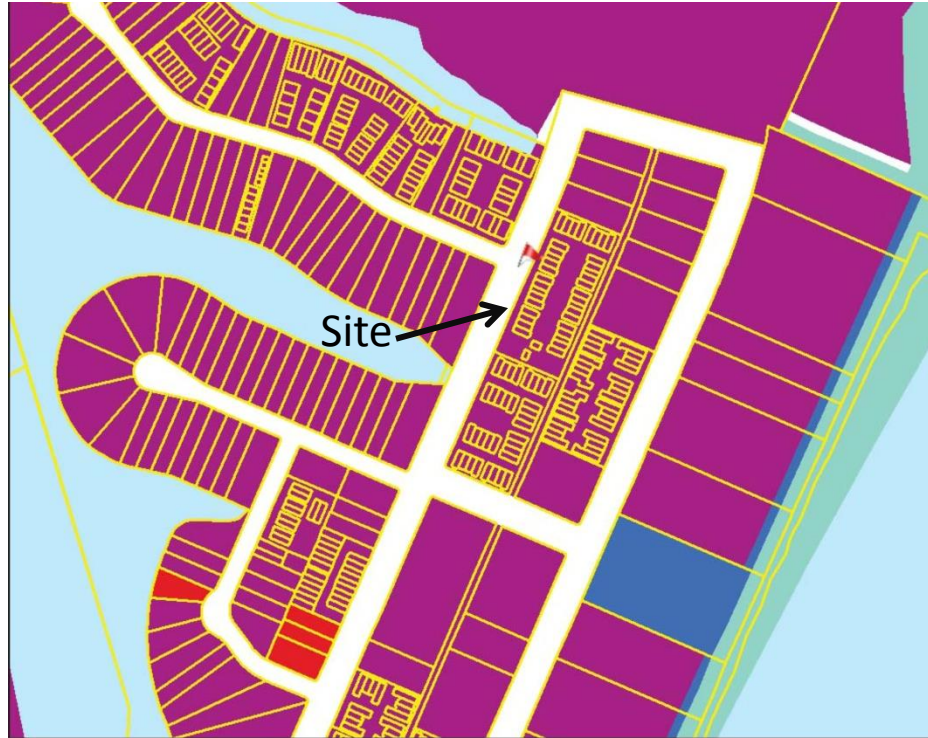
Vacant

Tourist

Office



Future Land Use Map





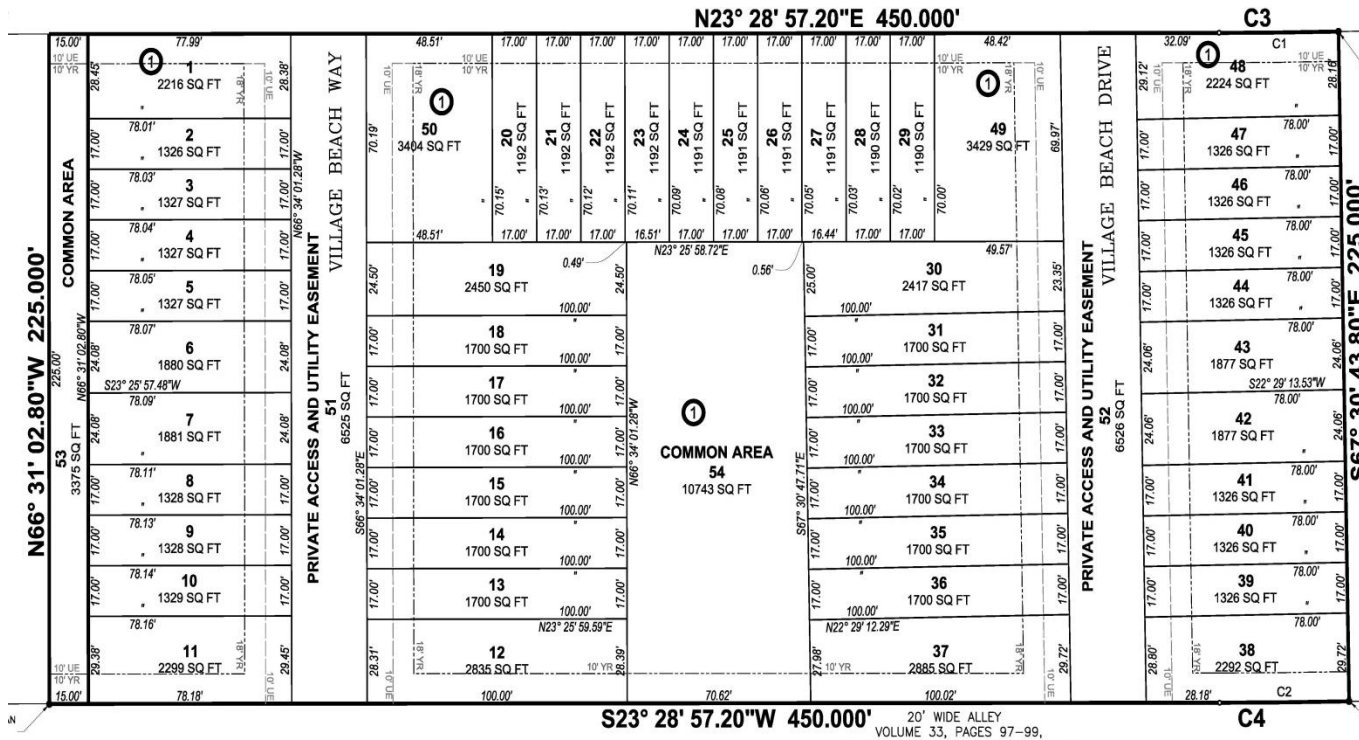
Proposed Deviations



Minimum Dimensions	“RS-TH” District Standards	Proposed PUD	Deviation
Site Area	20,000 SF	112,021 SF	No
Lot Area	2,600 SF	1,326 SF	<u>Yes</u>
Dwelling Unit Width	26 ft.	17 ft.	<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%	28%	<u>Yes</u>
Maximum Height	45 ft.	45 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	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)	No
Sidewalks	5 ft. on both sides or 6 ft. on one side of private street	5 ft. on one side of private street	<u>Yes</u>



PUD Exhibit



20' WIDE ALLEY
VOLUME 33, PAGES 97-99,



Pictures



South along Leeward Dr.



North along Leeward Dr.





Pictures



At subject property to the East .



Across from subject property looking West.





Public Notification



71 Notices mailed inside 200' buffer
46 Notices mailed outside 200' buffer

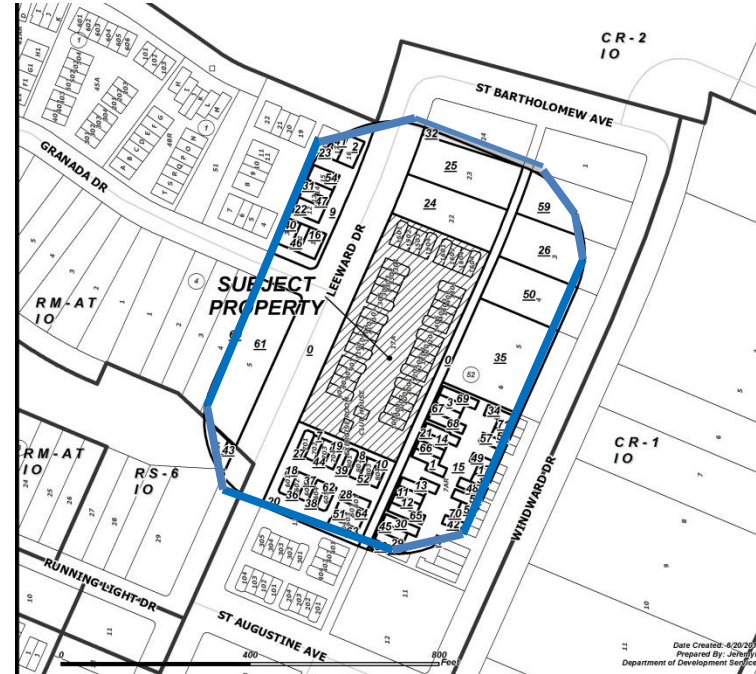
Notification Area



Opposed: 0



In Favor: 0





Staff Recommendation



Approval of the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and a Planned Unit Development Overlay