



Zoning Case #0716-05

Oceanic B.C., LLC

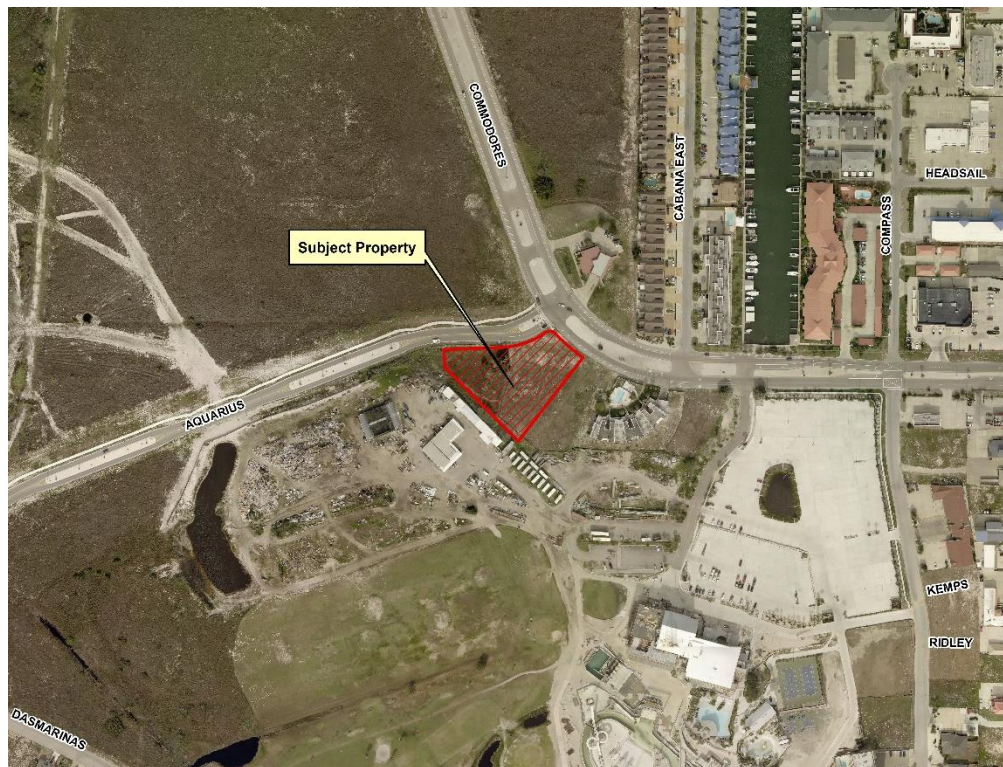
From: "RS-TH/PUD" Townhouse District with a
Planned Unit Development

To: "RS-TH/PUD" Townhouse District with a
Revised Planned Unit Development

Planning Commission Presentation
July 27, 2016

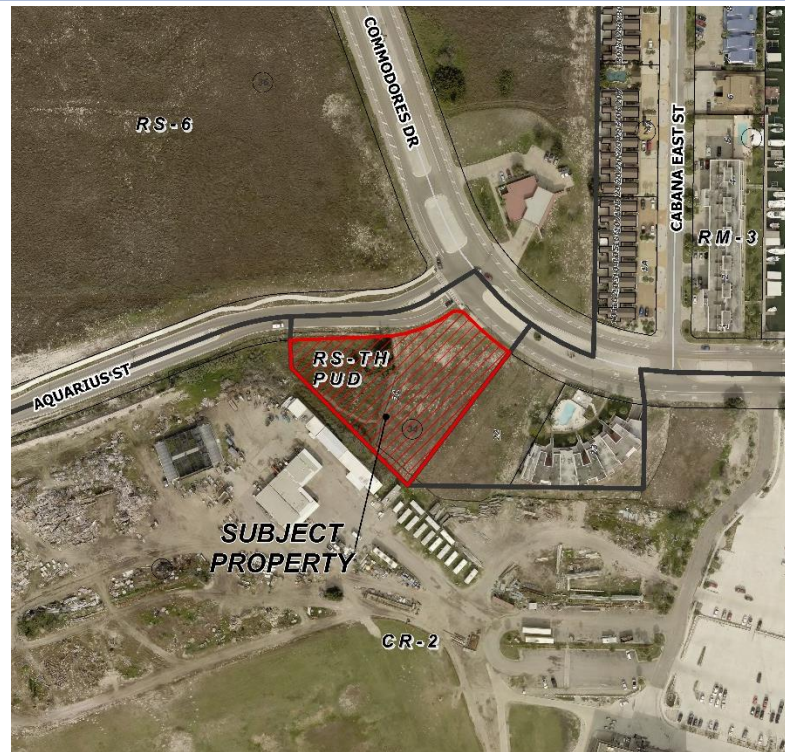


Aerial Overview



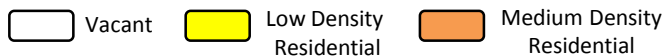
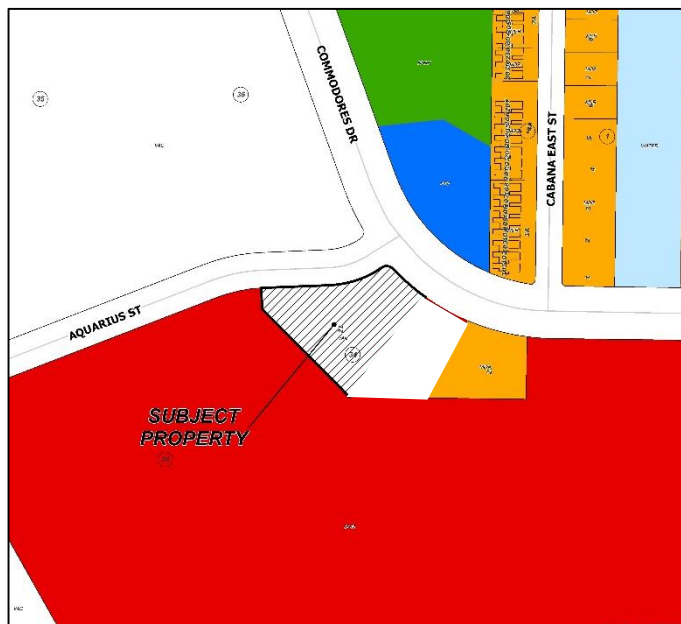


Aerial

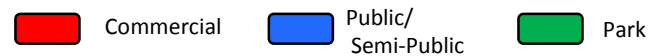
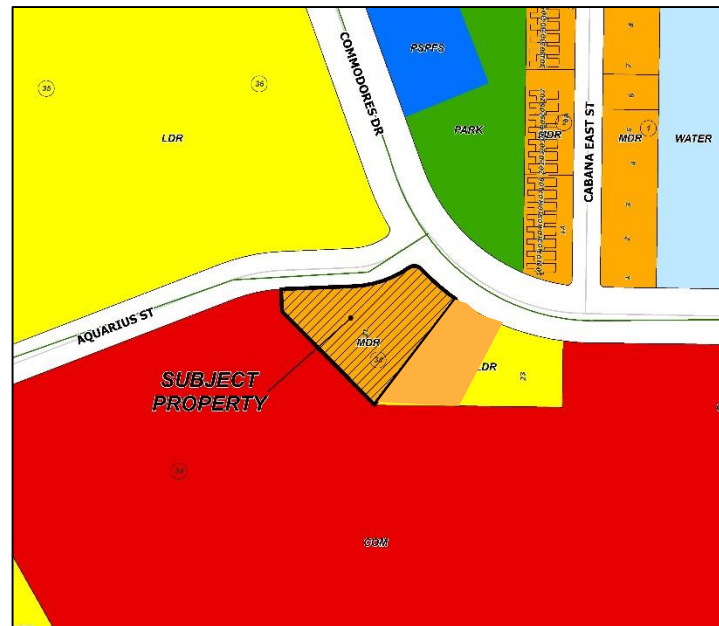




Existing Land Use



Future Land Use





Proposed Deviations

DESCRIPTION		ZONING / PLATTING ORDINANCE REQUIREMENT (RS-TH)	PUD REQUIREMENTS
Lot Area in Square Feet		Minimum = 2,600 Maximum = N/A	Minimum = 1,230 Maximum = 1,600
Lot Width at Front in Feet		Minimum = 26 Maximum = N/A	Minimum = 22 Maximum = N/A
Right-of-way / Access Easement		50 feet	28 feet
Pavement Width in Feet		Minimum = 28	Minimum = 22 Maximum = N/A
Yard Requirements (Minimum in Feet)	Street – Non-Corner	10	Building = 15 Garage Door = 20
	Street – Corner	10	20
	Side – Single	0	0
	Side – Total	0	0
	Rear	5	10
Open Space – Percent Minimum		30	30
Building Height – Maximum in Feet		45	45
Building Spacing – Minimum in Feet		10	10
Parking Requirement Per Unit		2 per unit	2 per unit
Curb Type		Standard 6" Curb and Gutter	1' Ribbon Curb
Sidewalk		5' width on both sides	6' width on one side of road



PUD Layout





South on Aquarius Street





South View of Subject Property





Across Commodores Drive





East on Commodores Drive





Northwest on Commodores Drive





Public Notification

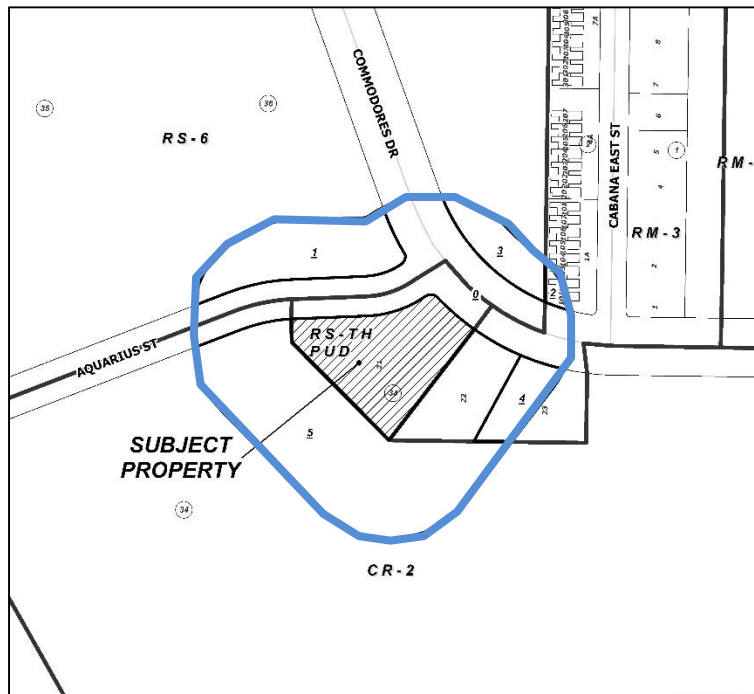
48 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

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



Special Permit Conditions

1. **Master Site Plan:** The Owners shall develop the Property in accordance with the guidelines of the "Cape Commodore Planned Unit Development." The development of the Property is to consist of 20 townhouse units and 3 common areas and shall be constructed in one phase. The PUD on this property would allow for daily rental townhomes.
2. **Density:** The number of dwelling units on the Property shall not exceed 20.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The Property must have a minimum of 63 standard parking spaces, including shared spaces and those within garages. Parking is prohibited along the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setbacks shall be as set forth in the PUD: front yard requirement shall be a minimum of 15 feet to the building and 20 feet to the garage; corner street yard shall be a minimum of 20 feet; side yard shall be 0 feet; and the rear yard shall be a minimum of 10 feet. The minimum building separation is 10 feet. The minimum lot width shall be 22 feet.



Special Permit Conditions

6. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
 7. **Private Street Access:** The Property shall provide the lots with access to a two-way private street with a width of not less than 20 feet with one-foot wide ribbon curbs on each side and a six-foot wide sidewalk on one side. The private streets shall be striped to indicate "Fire Lane/No Parking". The private street shall have access onto Commodores Drive only for emergency vehicles, and the driveway onto Commodores Drive shall be gated at all times and comply with Fire Department requirements to allow access.
 8. **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street and the Owner shall construct a pedestrian access path from the parking areas to the pedestrian access.
 9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard. T
 10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.
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