

# Zoning Case #0920-02

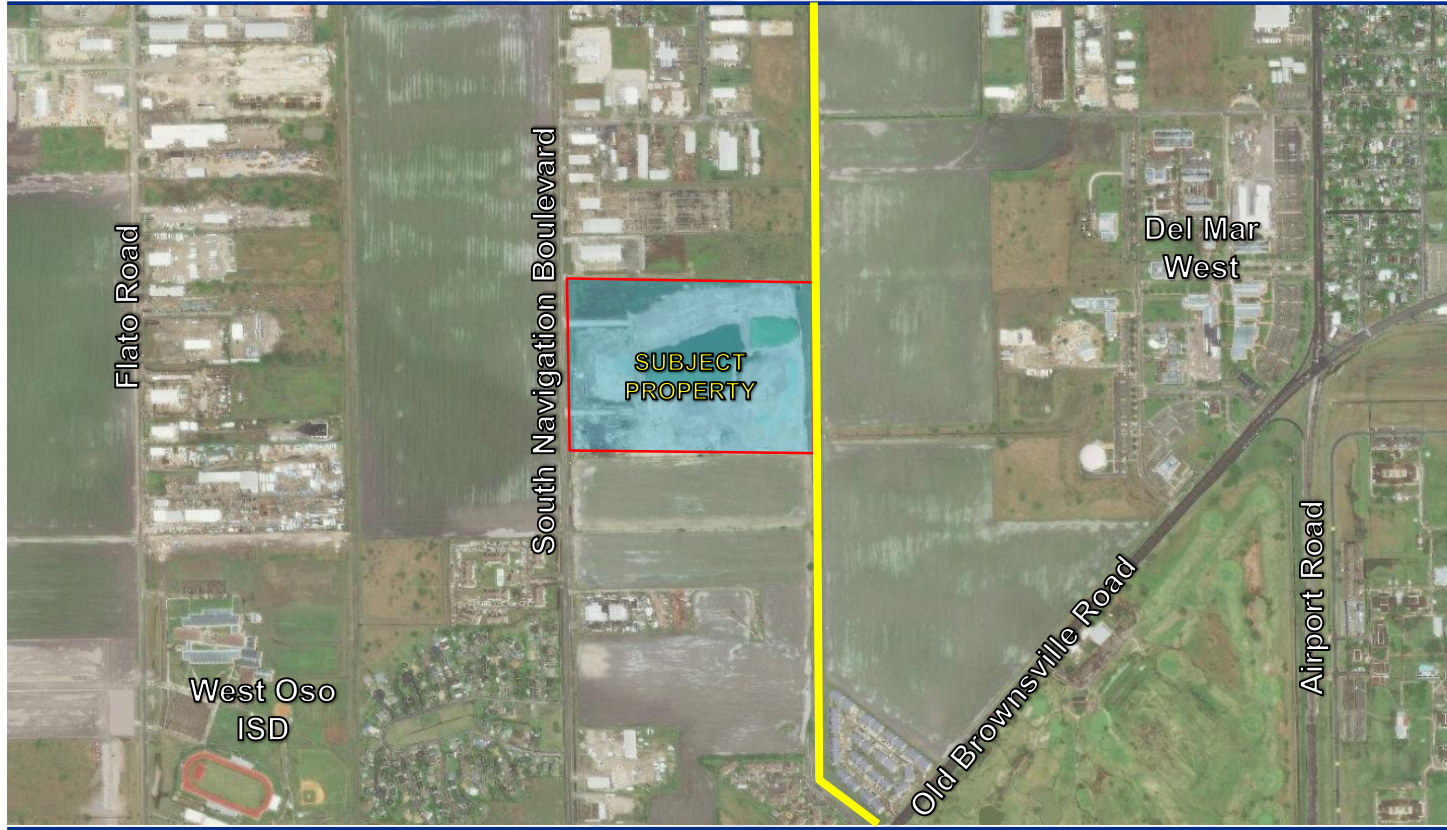
**GMG Partners, LP.**

**Rezoning for a Property at 702 South Navigation Boulevard  
From "IL" To "RS-4.5/PUD"**

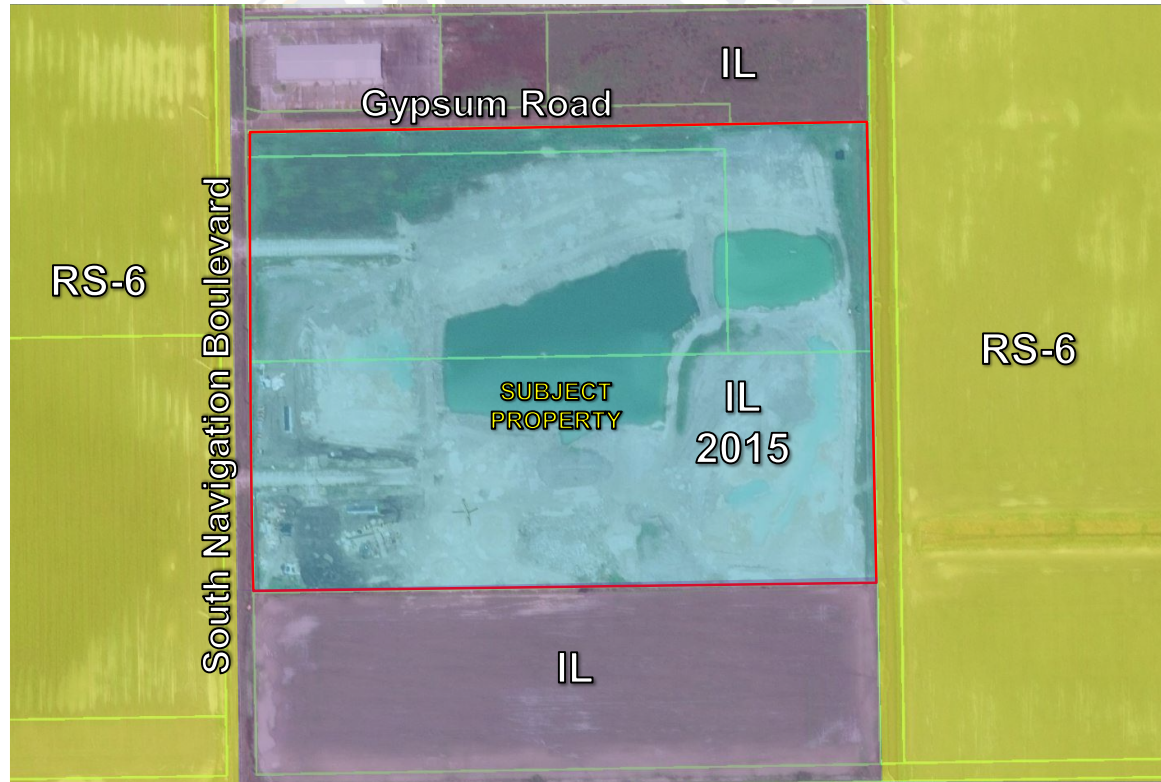


City Council  
December 8, 2020

# Aerial Overview



# Zoning Pattern

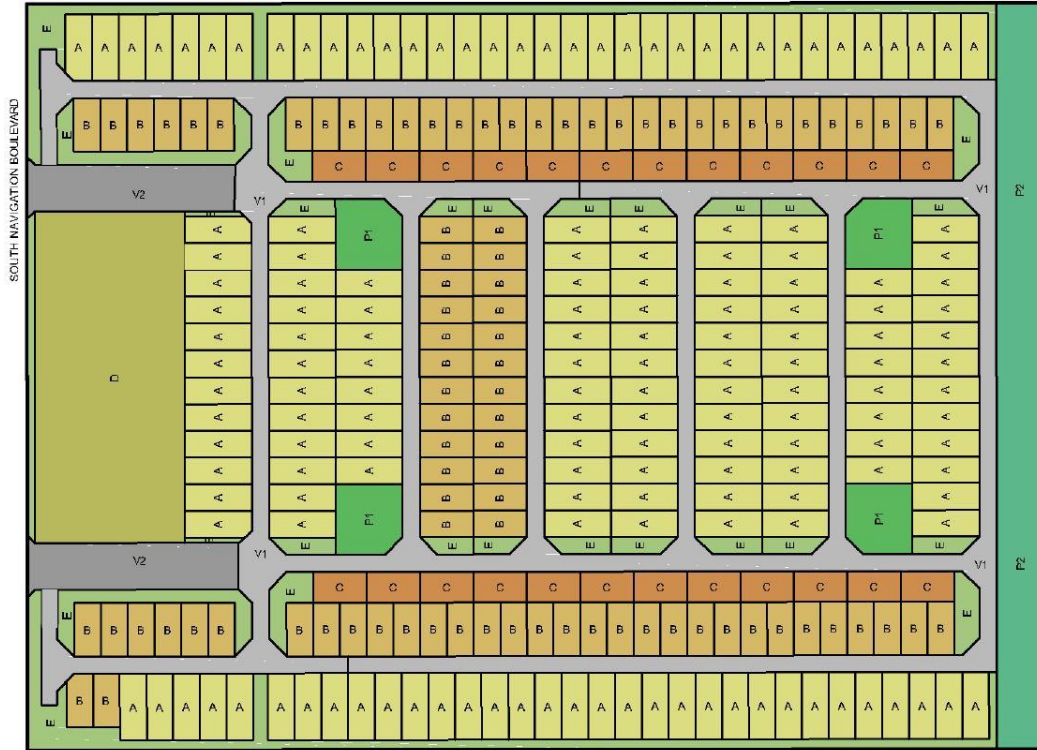


# PUD Deviations

Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD	Deviation
Minimum Open Space	30%	30%	No
Minimum Lot Width	45 ft.	40 ft.	<u>Yes</u>
Minimum Lot Area	4,500 square feet	3,200 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	20 ft.	No
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	5 ft.	2 ft.	<u>Yes</u>
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Building Separation	10 ft.	10 ft.	No
Maximum Building Height	35 ft.	35 ft.	No
Sidewalks	5 ft. both sides	5 ft. one side, tied	<u>Yes</u>
ROW Width	50 ft.	26 ft.	<u>Yes</u>
Paved Street Width	28 ft.	20 ft.	<u>Yes</u>
Curb Type	6 in. curb & gutter	0	<u>Yes</u>
Parking Requirement	2 spaces per unit	3 spaces per unit	<u>Yes</u>



# PUD Concepts



LOT INFORMATION		
Lot Type	Total	Total Square Feet (SFT)
A	167	667,806
B	86	275,200
C	24	88,233
D	1	104,601
E	27	152,753
P1	4	41,048
P2	1	81,261
V1	4	249,583
V2	2	43,981
	316	1,704,466

DEVELOPMENT INFORMATION	
Description	Total
Maximum Density (Units / Gross Acre)	7.08
Minimum Site Area (acre)	39.129
Minimum Site Width (feet)	1,117
Minimum Lot Area (Square Feet)	Residential = 3,200 Other = 26
Minimum Lot Width (feet)	Residential = 40 Other = 18
Minimum Open Space (Percent of Total Unit)	Type A = 33% Type B = 30% Type C = 30% Type D = 45%
Minimum Open Space (Percent of Total Development)	33%

LEGEND	
[Light Green Box]	LOT TYPE A
[Yellow Box]	LOT TYPE B
[Orange Box]	LOT TYPE C
[Dark Green Box]	LOT TYPE D
[Light Green Box]	LOT TYPE E
[Green Box]	LOT TYPE P1
[Dark Green Box]	LOT TYPE P2
[Grey Box]	LOT TYPE V1
[Grey Box]	LOT TYPE V2

# Planning Commission and Staff Recommendation

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**Approval** of the  
“RS-4.5/PUD” Single-Family 4.5 District  
With a Planned Unit Development

# PUD Conditions

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- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The La Villa Hermosa Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 277 single-family lots, 27 open areas, 5 parks, and 1 community center. On-site management will be present at the development at all times and enforce all parking and maintenance requirements.
  - 2. Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 7.08 dwelling units per acre.
  - 3. Parking:** The property must have a minimum of 3 parking spaces (9 feet wide by 18 feet long) per dwelling unit. Parking standards for community center and recreation lot uses are set a 2.4 parking space for every 1000 square feet of gross floor area. Parking is prohibited within the private street and pedestrian walkways.
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# PUD Conditions

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4. **Setbacks and Lot Width:** Minimum front yard setbacks for all lots shall be ten feet and on a corner ten feet.
5. **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.
6. **Private Street Access:** The 2-way private access drive shall not be less than 20 feet and the 1-foot ribbon curb shall be striped or marked to indicate “Fire Lane/No Parking.”



# PUD Conditions

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7. **Pedestrian Access:** Sidewalks shall be 5 feet wide on one side of the private street and shall be constructed and maintained as identified on the master site plan.
  8. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
  7. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.
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# Public Notification

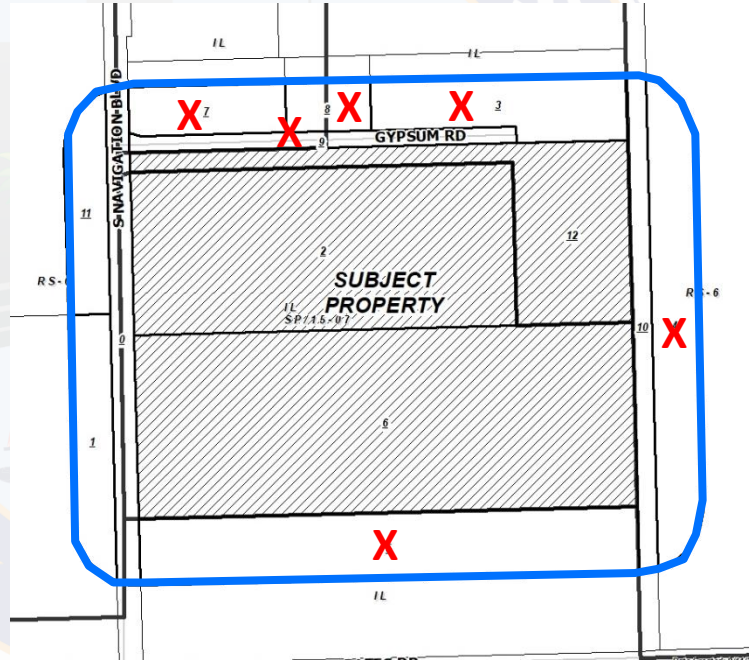
11 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

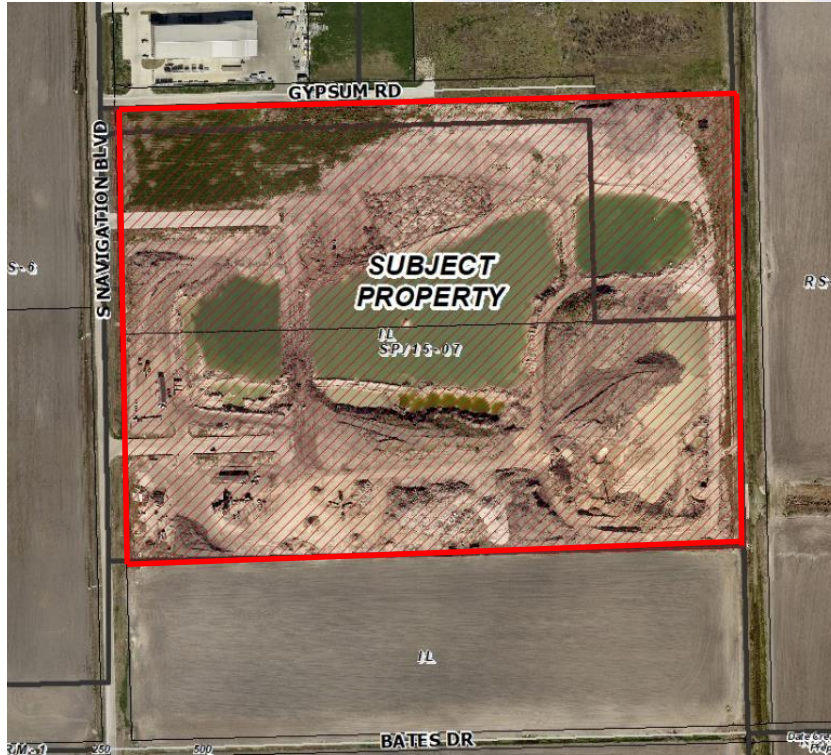
Opposed: 6 (28.08%)



In Favor: 0



# UDC Requirements



## Buffer Yards:

RS-4.5 to RS-6: N/A

RS-4.5 to IL: Type D: 20' & 20 pts

## Setbacks:

Street: 20 feet

Side/Rear: 5 feet

## Parking:

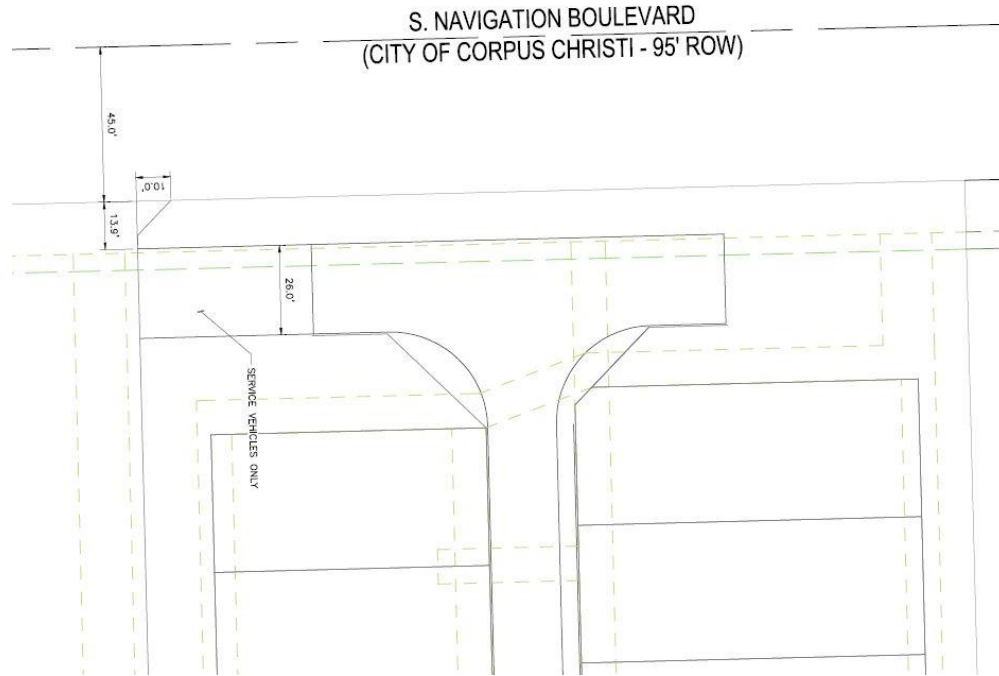
N/A

Landscaping, Screening, and Lighting Standards

Uses Allowed: Single-family Detached House, Group home (6 or Fewer Residents), Community Home, Educational Facility Uses, Parks and open Area Uses, Places of Worship Uses, Utilities Minor

# PUD Concepts Alternative to the Hammer Head

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# Utilities

