

# Zoning Case #0321-01

**Mc J's and Associates, LLC.**  
Rezoning for a Property at 14493 Running Light Drive  
From "RS-6/IO" To "RM-AT/IO/PUD"



City Council  
May 25, 2021

# Aerial Overview



Case: CR16-001-512-021  
Prepared By: 28110  
Department of Development Services

# Zoning Pattern and Adjacent Development



# Public Notification

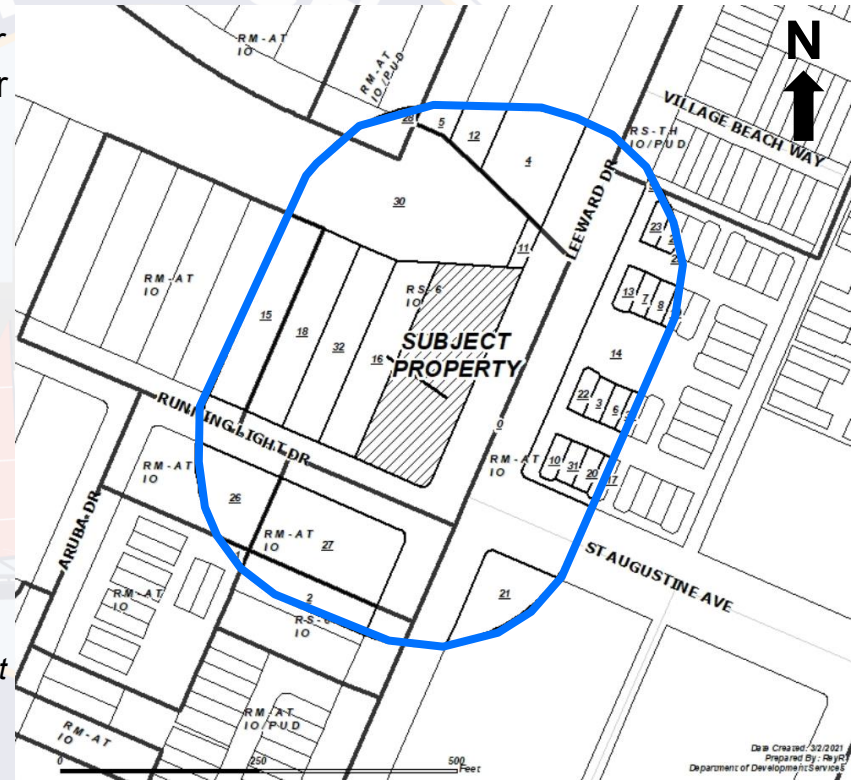
33 Notices mailed inside 200' buffer  
1 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)  
Separate Opposed Owners: 0

In Favor: 0

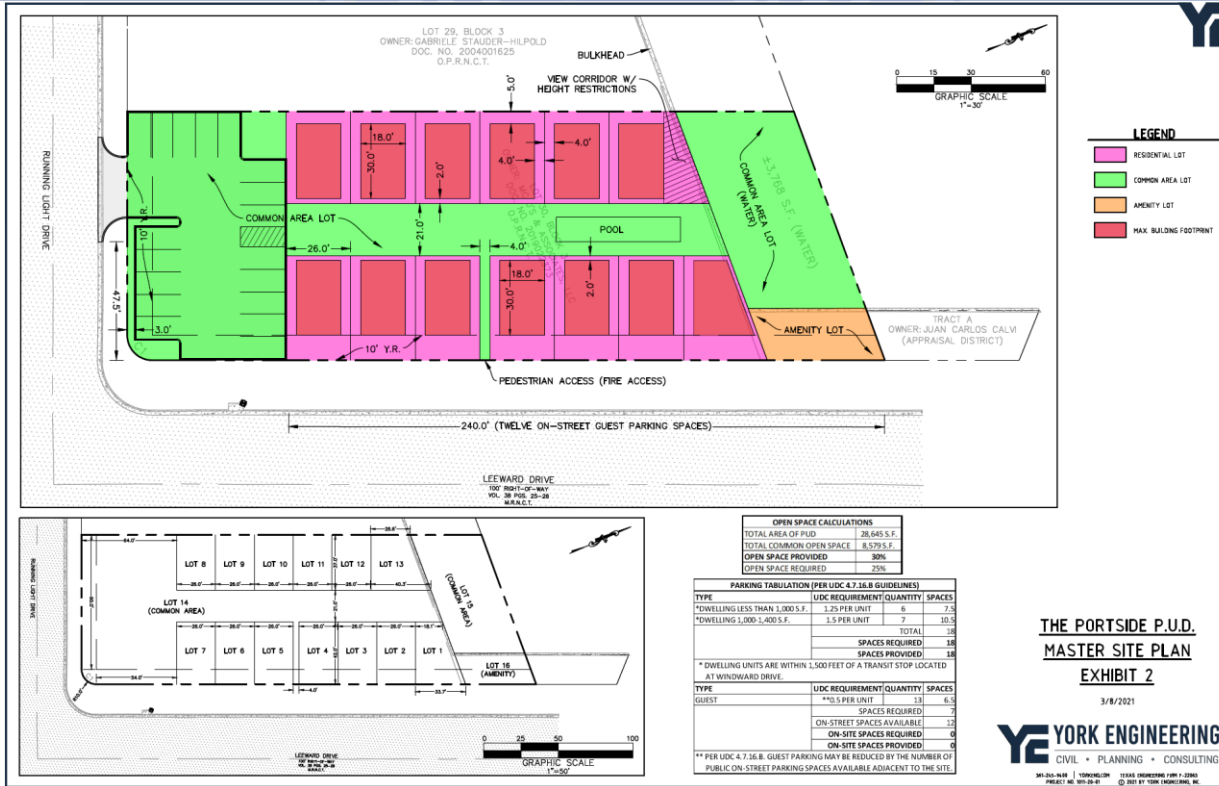
Notified property owner's land in square feet  
/ Total square footage of all property in the  
notification area =  
Percentage of public opposition



# PUD Deviations

Minimum Dimensions	“RM-AT” District Standards	“RS-TH” District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	962 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	18 ft.	<u>Yes</u>
Front Yard	20 ft.	10 ft.	10 ft.	<u>Yes</u>
Front Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	4 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
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) Com: 1:250 sf	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	No

# Master Site Plan



# Planning Commission and Staff Recommendation

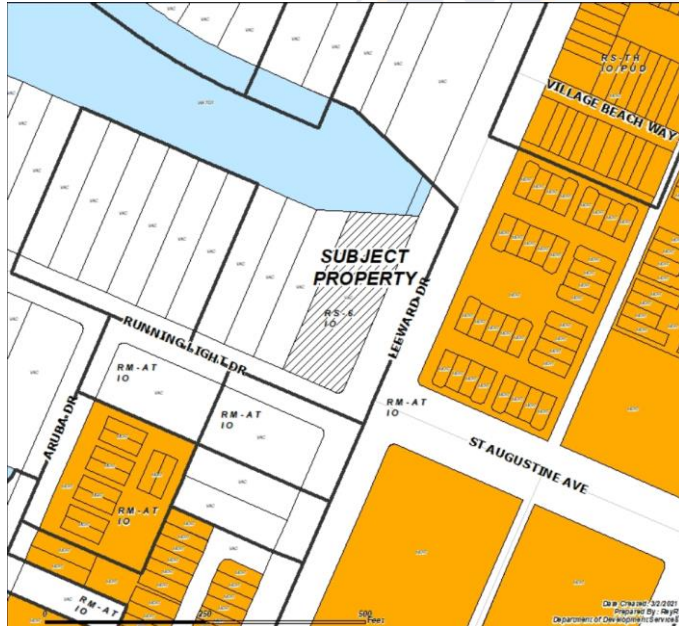
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## Approval with conditions:

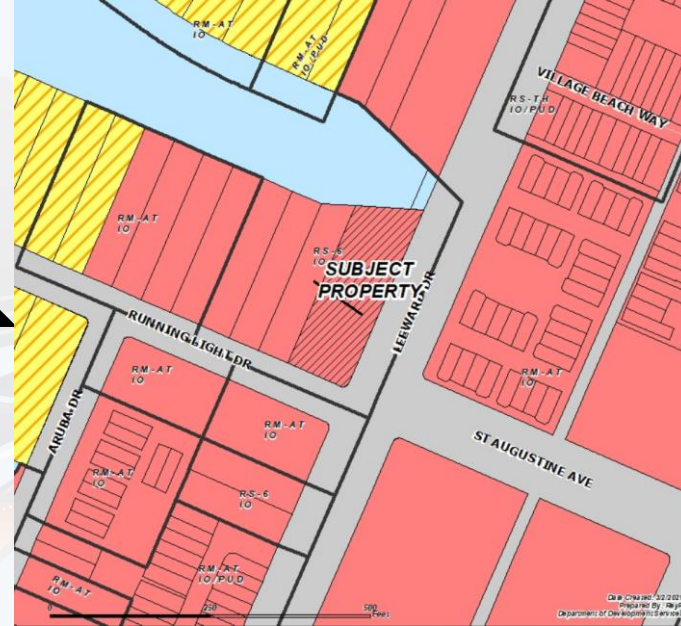
1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Portside Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
  2. **Pedestrian Access:** Sidewalks shall be provided along the frontage of the subject property shared with Running Light Drive and Leeward Drive in accordance with the Unified Development Code (UDC).
  3. **Landscape:** The vehicular use area shall be screened by landscaping in accordance with Section 7.3.11 of the UDC. This may require the removal of parking spaces along Running Light Drive and Leeward Drive to incorporate landscaping and navigability.
  4. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
  5. **Time Limit:** An approved development plan shall expire 12 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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# Land Use

## Existing Land Use



## Future Land Use





# UDC Requirements



Buffer Yards:  
RM-AT to RS-6: Type B: 10' & 10 pts.

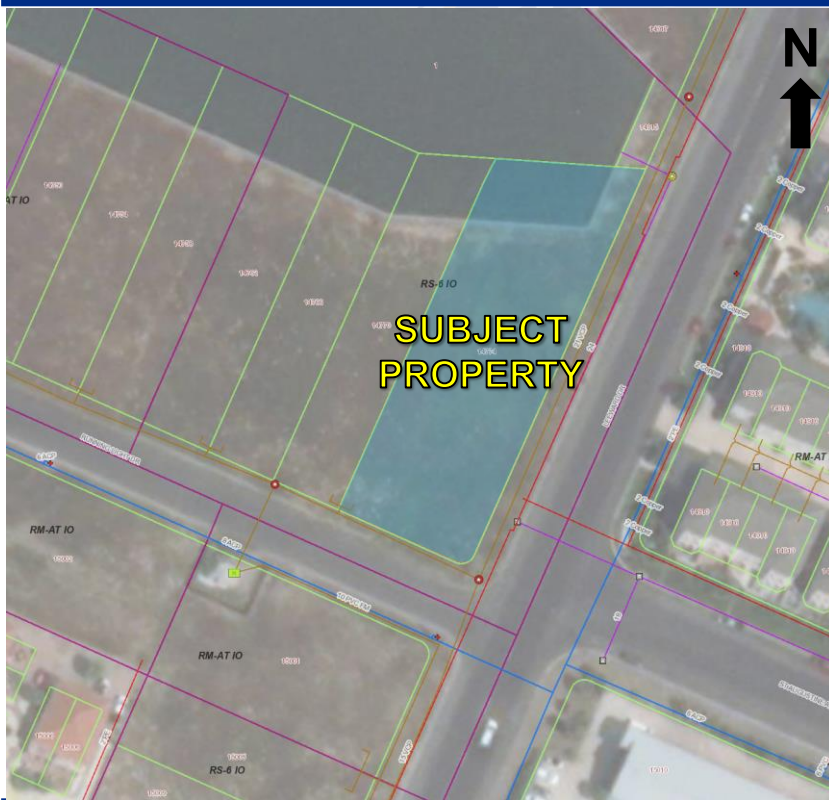
Setbacks:  
Street: 20 feet  
Side: 5 feet  
Rear: 5 feet

Parking:  
2 per unit

Landscaping, Screening, and Lighting Standards

Uses Allowed: Townhouse, Multifamily, Cottage Housing, Group Living, Medical, Park, and Overnight Accommodations.

# Utilities



**Water:**  
6-inch ACP



**Wastewater:**  
21-inch Clay



**Gas:**  
2-inch line



**Storm Water:**  
24-inch line