

# Zoning Case #1219-02

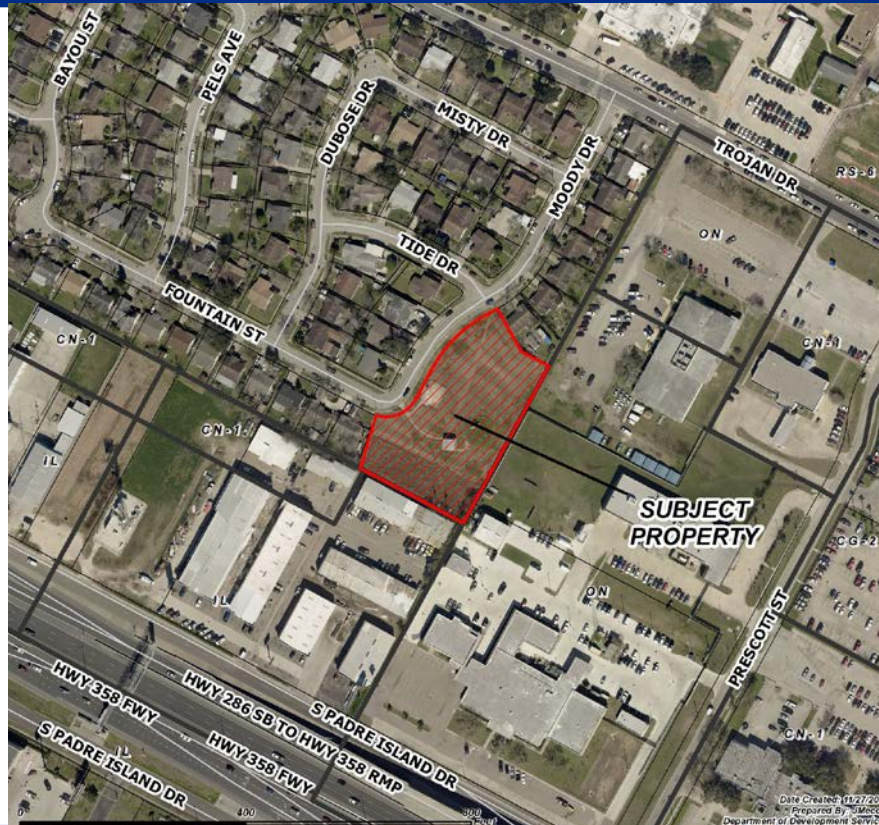
**Zeba, Inc.**

**Rezoning for a Property at 6734 Saratoga Boulevard  
From “RS-6” To “RM-1”**

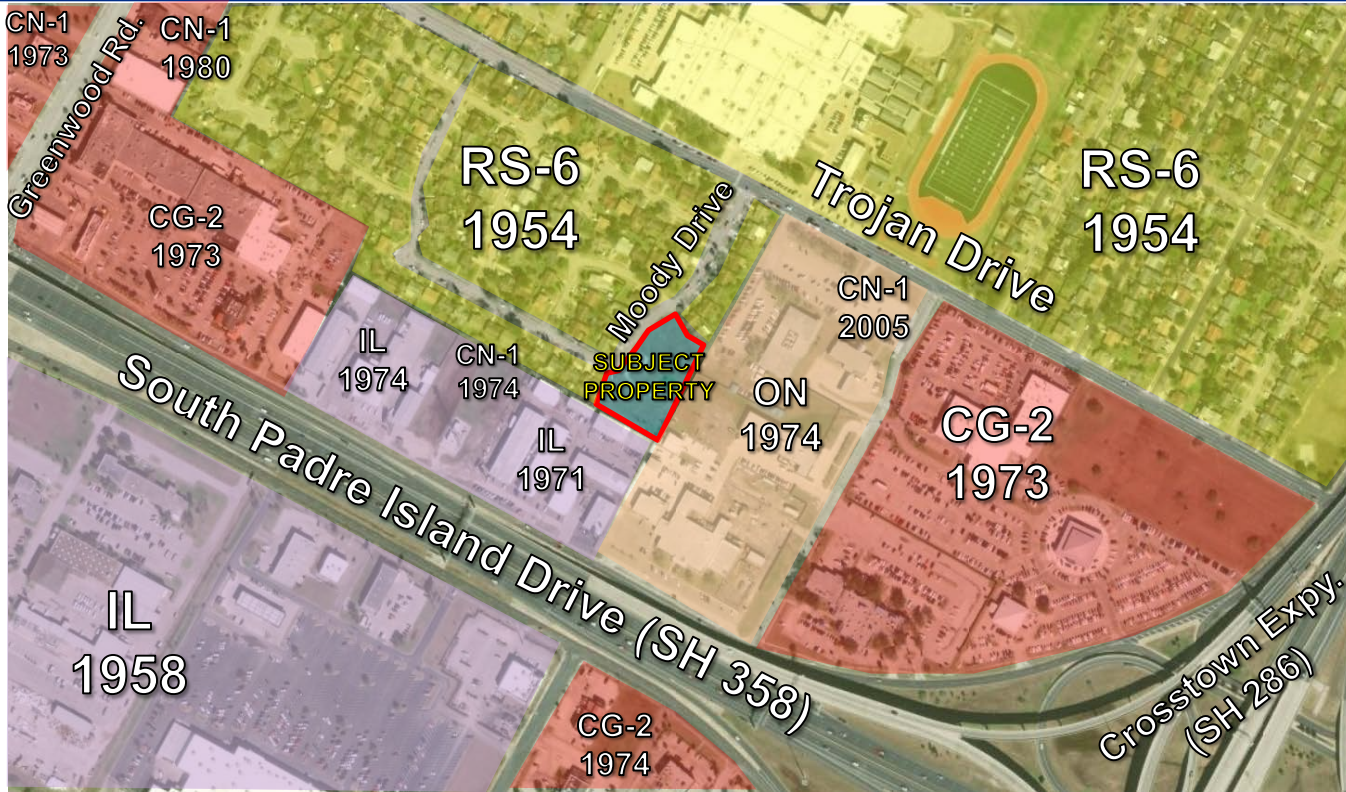


City Council  
February 11, 2020

# Aerial Overview



# Zoning Pattern



# Planning Commission Recommendation

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**Approval** of the  
“RM-1” Multifamily 1 District

Staff Recommendation  
with Applicant support

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**Denial** of the  
“RM-1” Multifamily District

In lieu thereof,

**Approval** of the “RS-6/SP” Single-Family  
6 District with a Special Permit

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# SP Conditions

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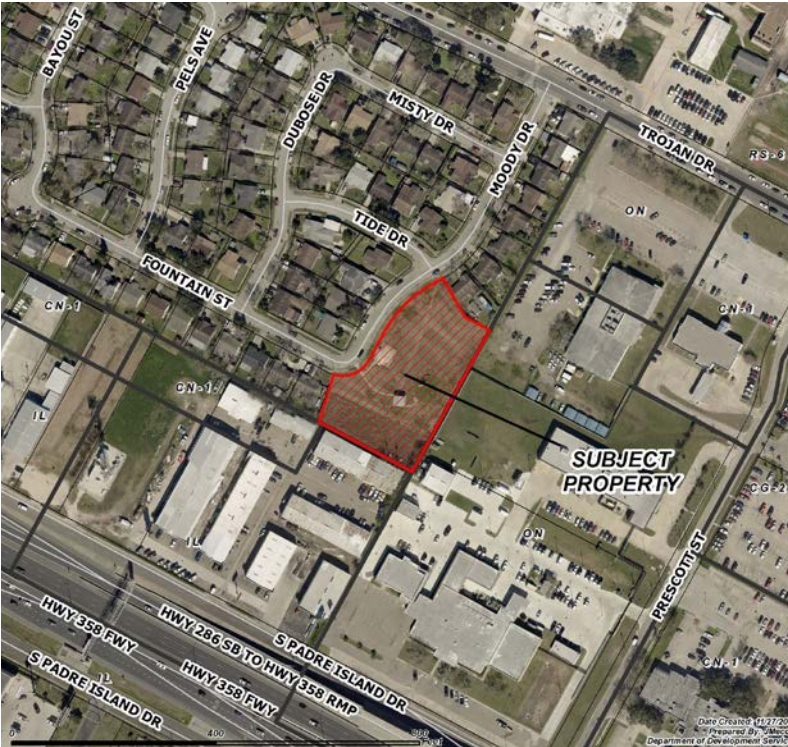
1. **Uses**: The only use authorized by this Special Permit other than uses permitted by right in the base zoning district is as defined by the Unified Development Code (UDC) as “Apartment” in Section 5.1.2.A, “Household Living.” The apartment complex shall be designated primarily as housing for senior citizens.
  2. **Density**: The maximum density of the apartment use shall not be greater than 22 dwelling units per acre.
  3. **Buildings**: All apartment buildings shall be limited to one-story in height.
  4. **Parking**: The off-street parking requirement shall be assessed at a ratio of one space per dwelling unit. All required off-street parking shall be located behind and to the rear of the apartment buildings.
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# SP Conditions

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5. **Buffer Yard**: The required buffer yard shall be designated as redevelopment and applied at the “RM-1” Multifamily 1 District standard according to Section 7.9.6.A of the Unified Development Code (UDC).
  6. **Other Requirements**: The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
  7. **Time Limit**: In accordance with the UDC, this Special Permit shall be deemed to have expired within twenty-four (24) months of this ordinance, unless a complete building permit application has been submitted or, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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# UDC Requirements



## Buffer Yards:

RM-1 to RS-6: Type B: 10' & 10 pts.

RM-1 to ON: Type A: 10' & 5 pts.

RM-1 to IL: Type C: 15' & 15 pts.

## Setbacks:

Street: 20 feet

Side & Rear: 10 feet

Rear: 2:1 Setback (height)

Height: 45 feet (Max.)

## Parking:

1 Bedroom – 1.5 spaces/unit

2+ Bedroom – 2 spaces/unit

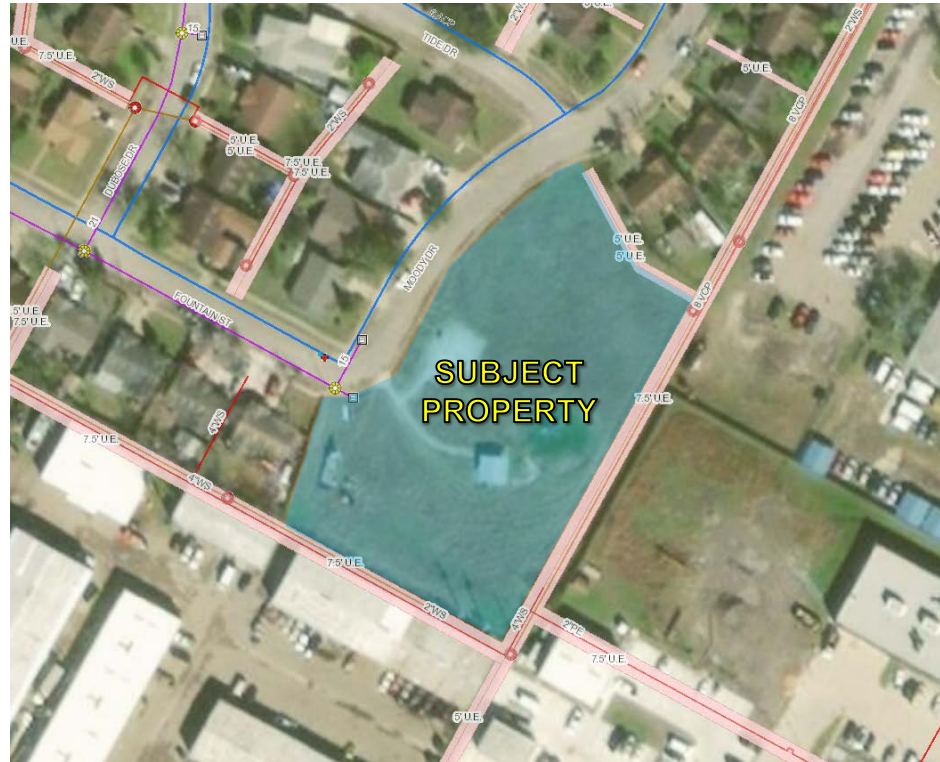
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards

Uses Allowed: Single-Family Homes, Duplexes, Apartments, and Day Care Uses.



# Utilities



**Water:**  
6-inch ACP



**Wastewater:**  
8-inch VCP



**Gas:**  
2-inch Service Line



**Storm Water:**  
15-inch Line

# Public Notification

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

Notification Area

Opposed: 0 (0.00%)



In Favor: 0

