



# Zoning Case #0414-05

## Upper Padre Partners, LP

**From:** ““CR-2” Resort Commercial District & “CR-2/IO” Resort Commercial District with an Island Overlay

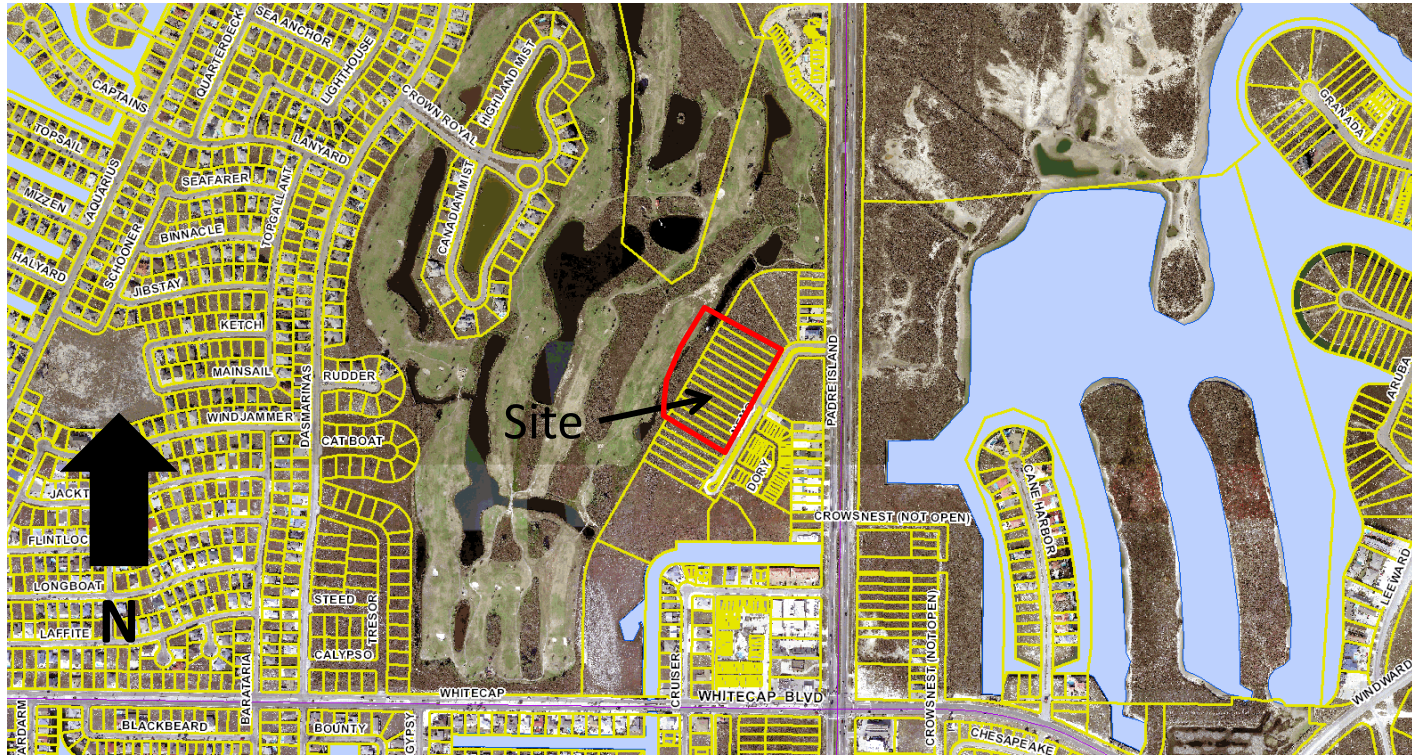
**To:** “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay



Planning Commission  
Presentation  
April 23, 2014



# Aerial Overview



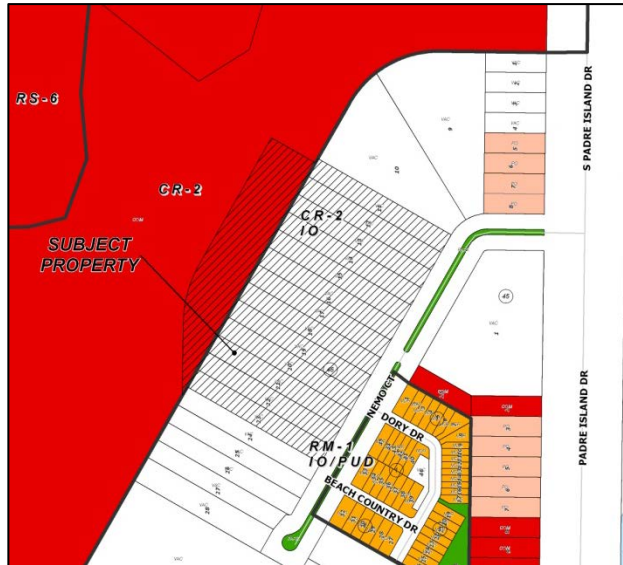


# Aerial

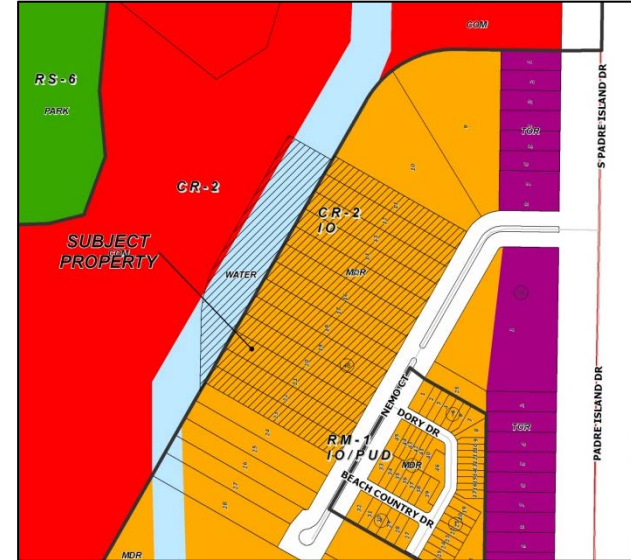










## Existing Land Use



## Future Land Use

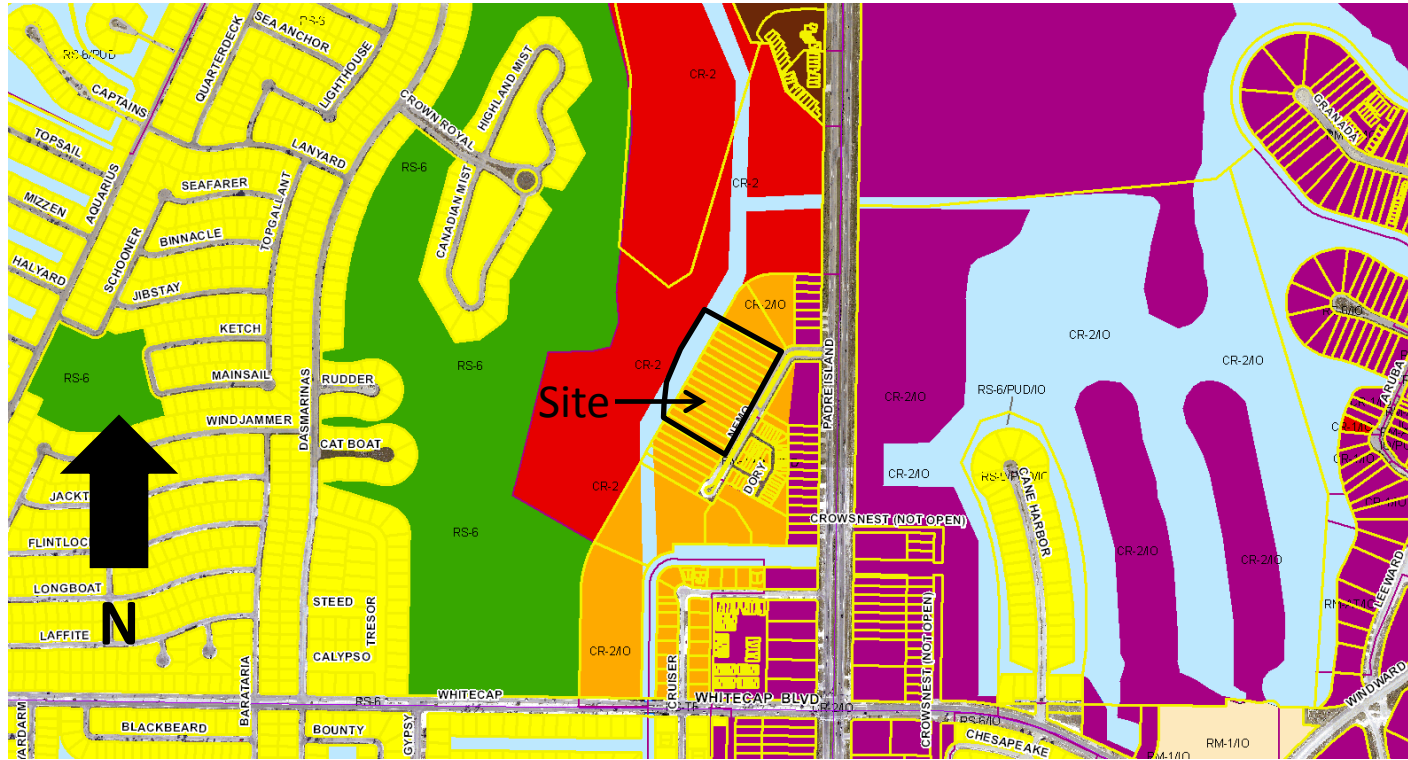


- |  |   |
|--|---|
|  Commercial |  Park    |
|  Vacant     |  Tourist |

- |  |
|--|
|  Medium Density Residential |
|  Office                     |



# Future Land Use Map





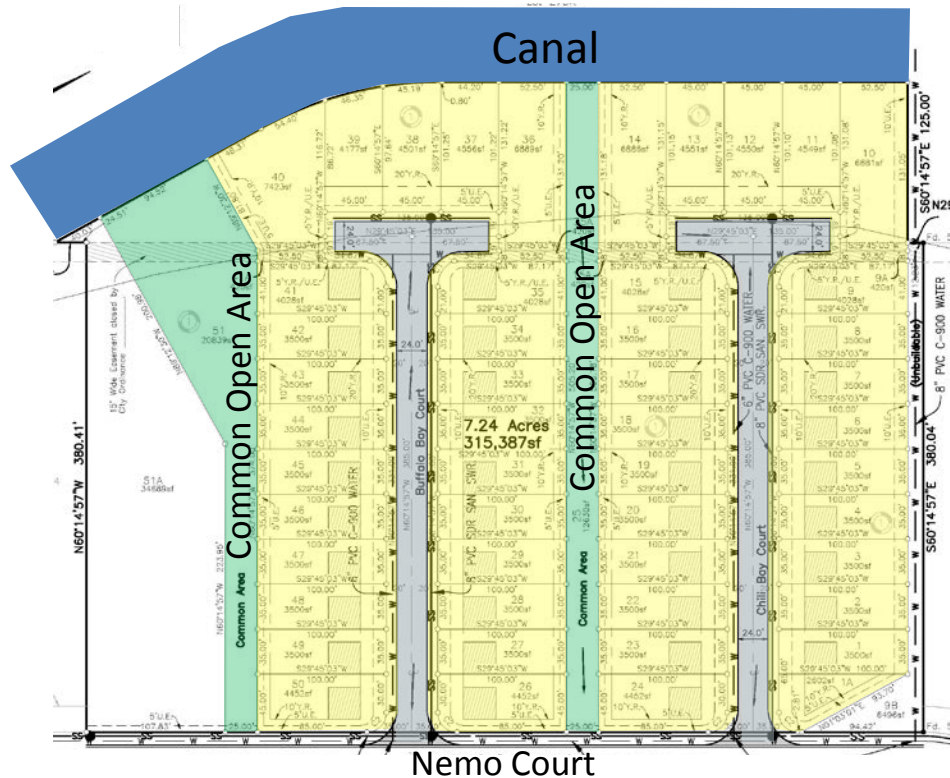
# Proposed Deviations



Minimum Dimensions	“RS-4.5” Single-Family 4.5 District Standards	Proposed PUD	Complies w/ District Standard
Minimum lot area	4,500 sq. ft.	3,500 sq. ft.	<b><u>No</u></b>
Minimum dwelling unit width	45 ft.	35 ft.	<b><u>No</u></b>
Minimum Street Yard	20 ft.	5 ft.	<b><u>No</u></b>
Side Yard (single)	5 ft.	5 ft.	Yes
Side Yard (total)	10 ft.	10 ft.	Yes
Rear yard	5 ft.	5 ft.	Yes
Open space	30%	30+%	Yes
Maximum height	35 ft.	40 ft.	<b><u>No</u></b>
ROW width	50 ft.	40 ft.	<b><u>No</u></b>
Pavement width	28 ft.	24 ft.	<b><u>No</u></b>
Hammerhead ROW width	50 ft.	38 ft.	<b><u>No</u></b>



# PUD Exhibit





# Pictures



South along Nemo Ct.



North along Nemo Ct.







# Pictures



East across Nemo Ct.



Subject Property





# Public Notification



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

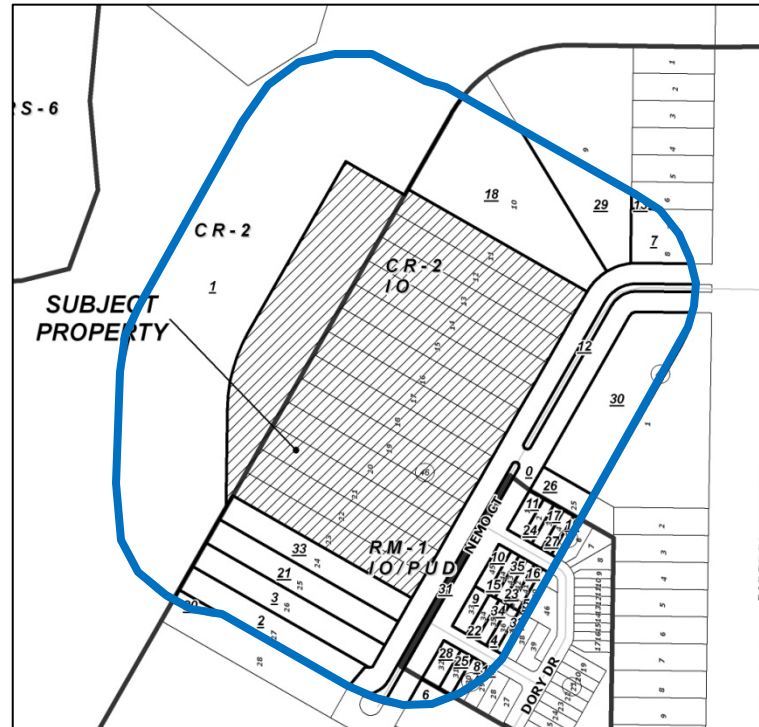
## Notification Area



Opposed:



In Favor:





# Staff Recommendation



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