



# **Zoning Case #0617-06 Aruba Bay Resort, LLC.**

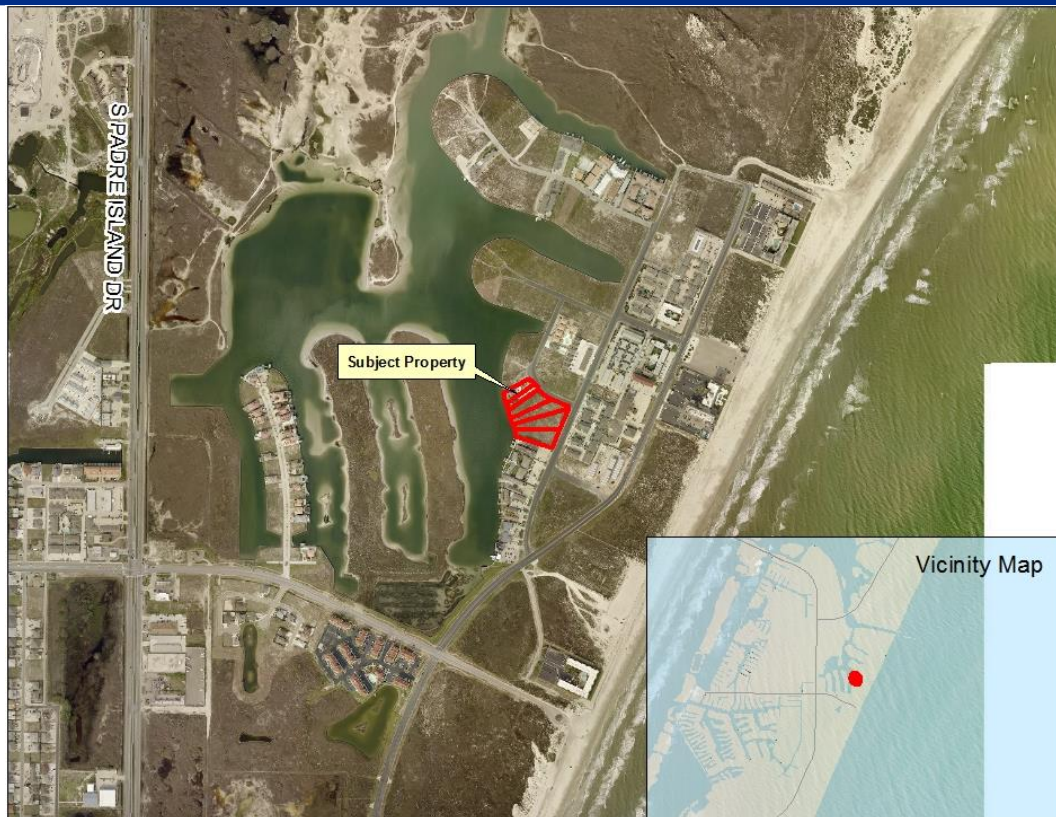
**From:** “CR-1” Resort Commercial District

**To:** “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay

City Council Presentation  
August 8, 2017



# Aerial Overview





# Subject Property at 15057 Aruba Drive





# PUD Layout



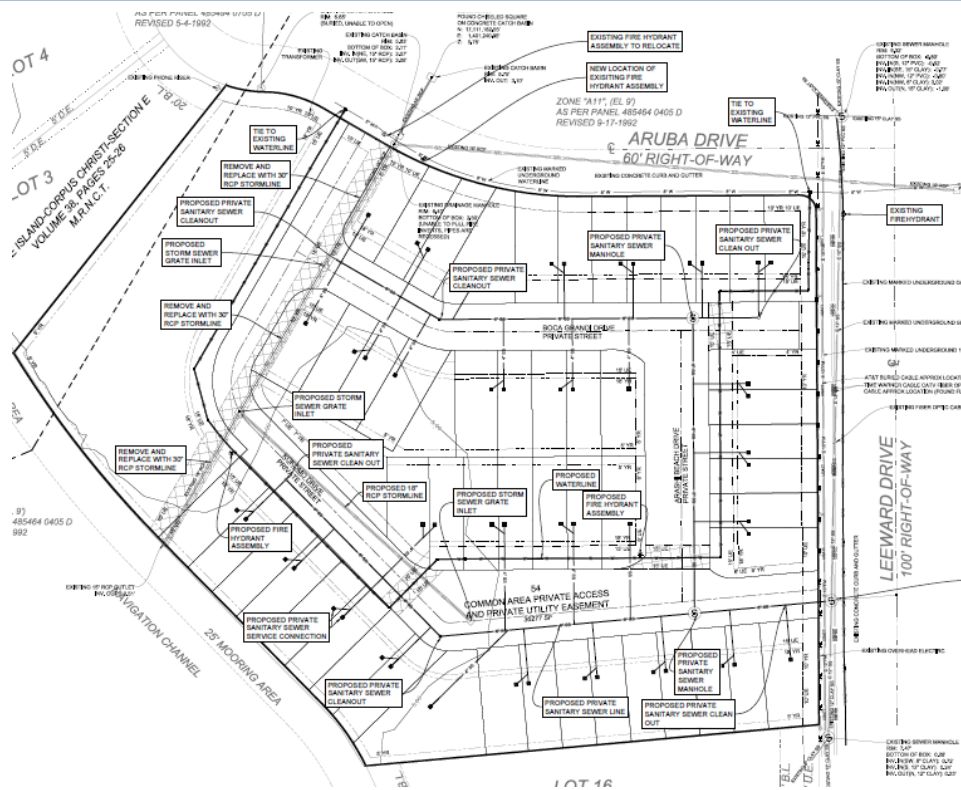




# PUD Layout









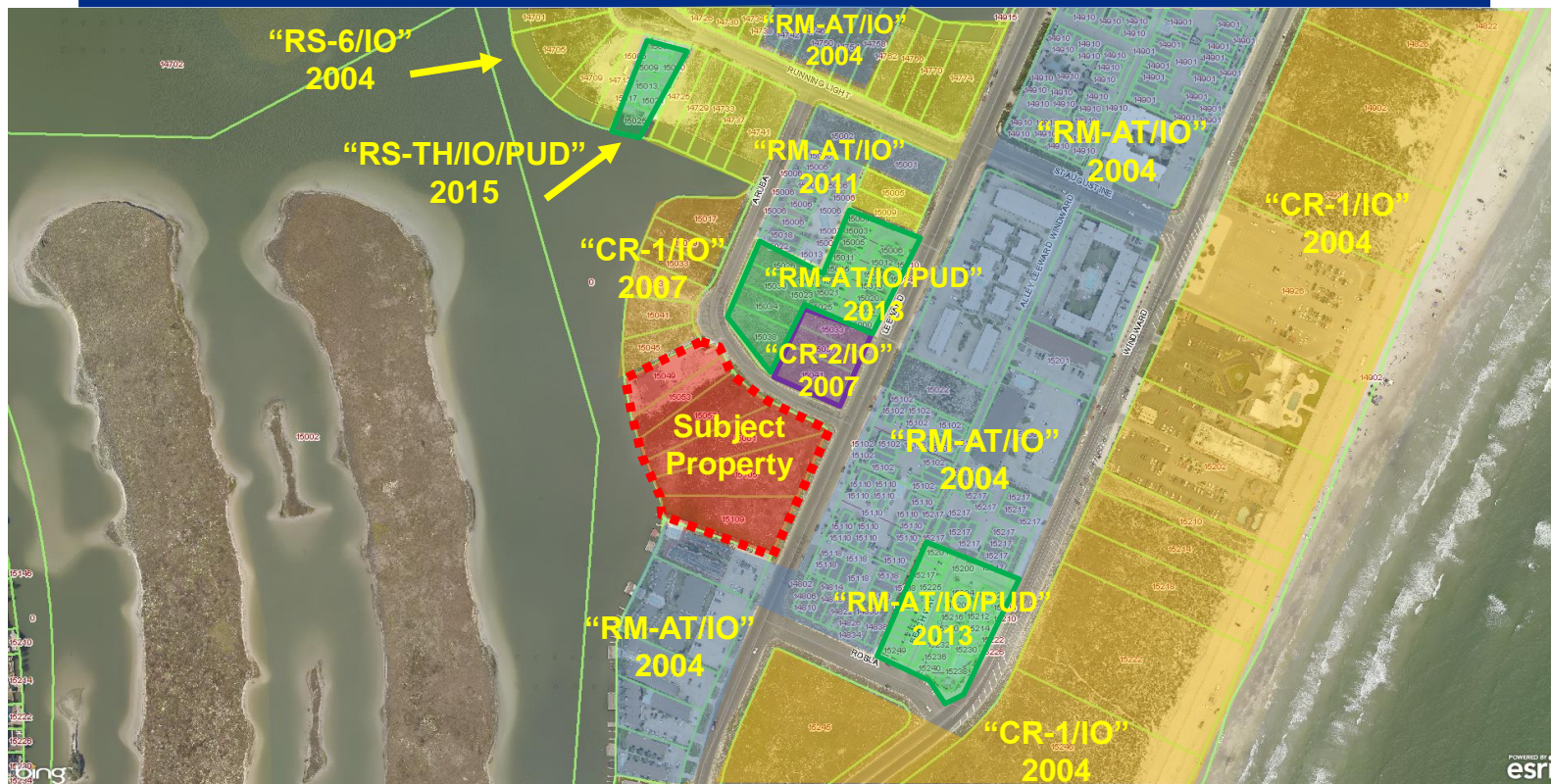
# Deviation Table

Minimum Dimensions	"RM-AT" District Standards	"RS-TH" District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	1,490 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	22 ft.	No
Front Yard	20 ft.	10 ft.	7 ft.	<u>Yes</u>
Front Yard (Corner)	10 ft.	10 ft.	4 ft.	<u>Yes</u>
Side Yard	5 ft.	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Open Space	25%	30%	30%	No
Paved Street Width	28 ft.	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	1 ft. ribbon curb	<u>Yes</u>
Parking Requirement	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) Com: 1:250 sf	2/ unit (2 bedroom) 1/5 units (guests) Com: 1:355 sf.	<u>Yes</u>
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	6 ft. sidewalk on one side of the private street	<u>Yes</u>





# Zoning Pattern





# Staff Recommendation

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**Approval of the  
“RM-AT/IO/PUD” Multifamily AT  
District with the Island Overlay and a  
Planned Unit Development Overlay**