



Zoning Case #0714-02 Compass Revenge, Inc.

From: "CR-2/IO" Resort Commercial District (Barrier Island Business) with an Island Overlay

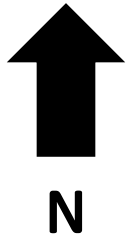
To: "RS-TH/IO/PUD" Townhouse District with an Island Overlay and Planned Unit Development Overlay



Planning Commission
Presentation
July 16, 2014



Aerial Overview



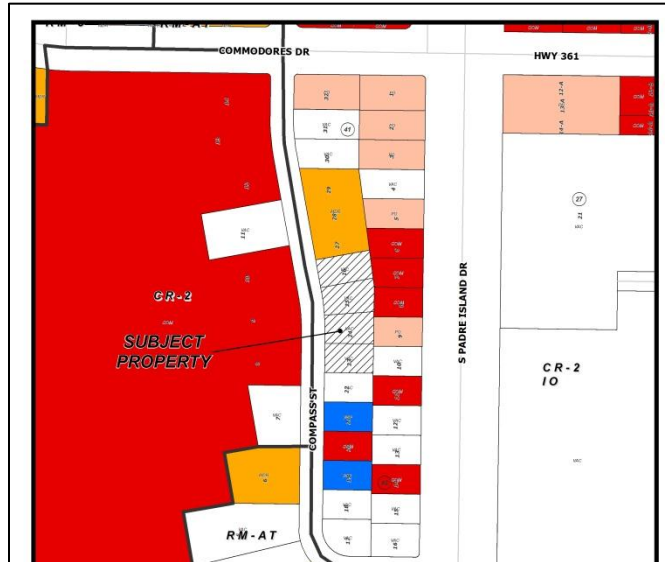


Aerial

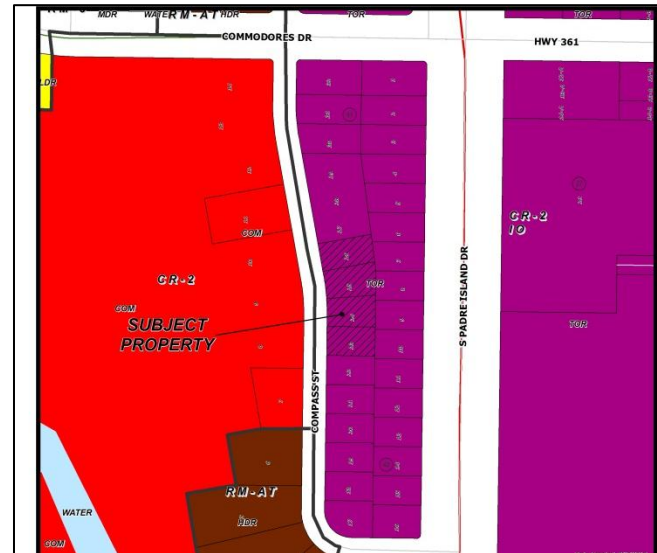










Existing Land Use



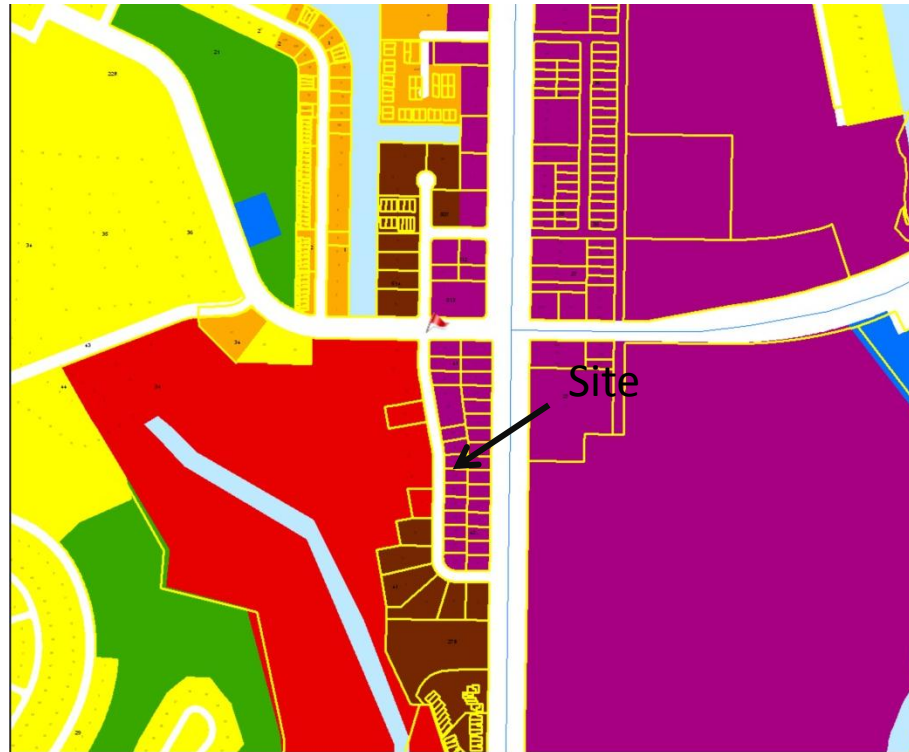
Future Land Use



- | | | |
|--|---|--|
|  Commercial |  Park |  Medium Density Residential |
|  Vacant |  Tourist |  Office |



Future Land Use Map





Proposed Deviations



<i>Minimum Dimensions</i>	<i>“RS-TH” District Standards</i>	<i>Proposed PUD</i>	<i>Deviation</i>
Site Area	20,000 SF	39,435 SF	No
Lot Area	2,272 SF	1,280 SF	<u>Yes</u>
Dwelling Unit Width	26 ft.	21 ft.	<u>Yes</u>
Front Yard	10 ft.	10 ft.	No
Side Yard	0 ft.	0 ft.	No
Rear yard	5 ft.	5 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	30%	No
Maximum Height	45 ft.	30 ft.	No
Paved Street Width	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	1-ft. ribbon curb	<u>Yes</u>
Parking Requirement	2.2/lot	2/lot (39 total)	<u>Yes</u>
Sidewalks	5 ft. on both sides or 6 ft. on one side of street	5 ft. on one side of street	<u>Yes</u>



PUD Exhibit





Pictures



South along Compass St.



North along Compass St.





Pictures



At subject property to the East .



Across from subject property looking West.





Public Notification



17 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

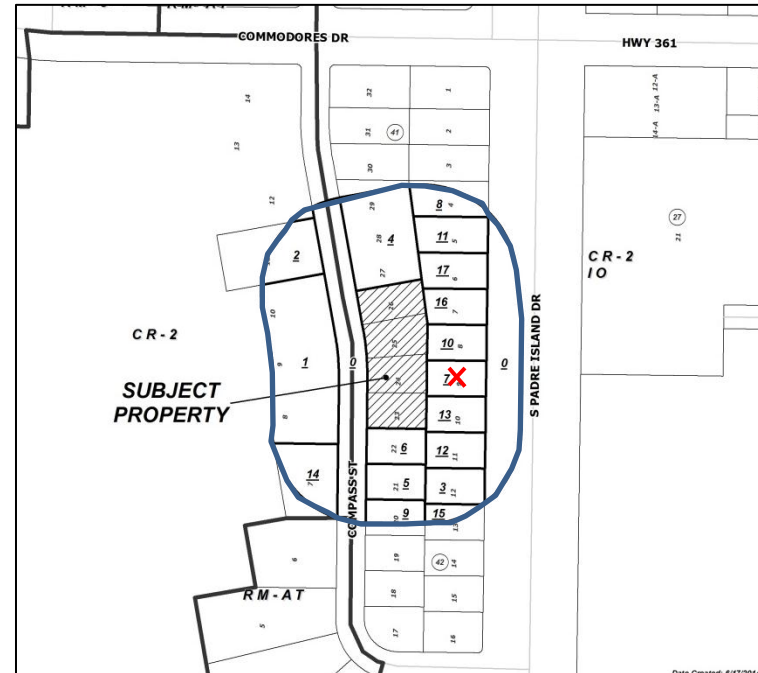
Notification Area



Opposed: 1



In Favor: 0





Staff Recommendation



Approval of the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and a Planned Unit Development Overlay