



Zoning Case #0115-09

Oceanic B.C. LLC

From: "RM-AT" Multifamily Apartment Tourist District
To: "RS-TH/PUD" Townhouse District with a Planned
Development Overlay

Planning Commission
Presentation
February 25, 2015

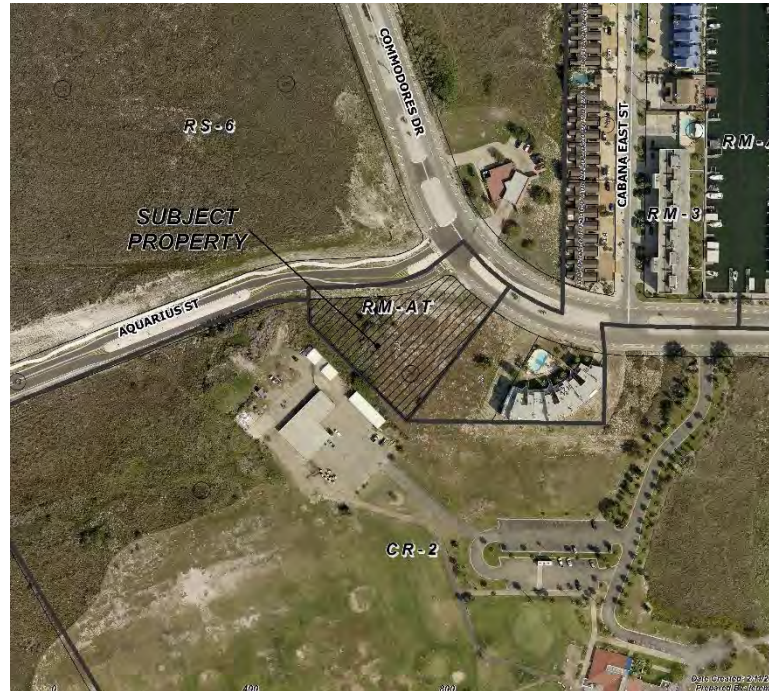


Aerial Overview



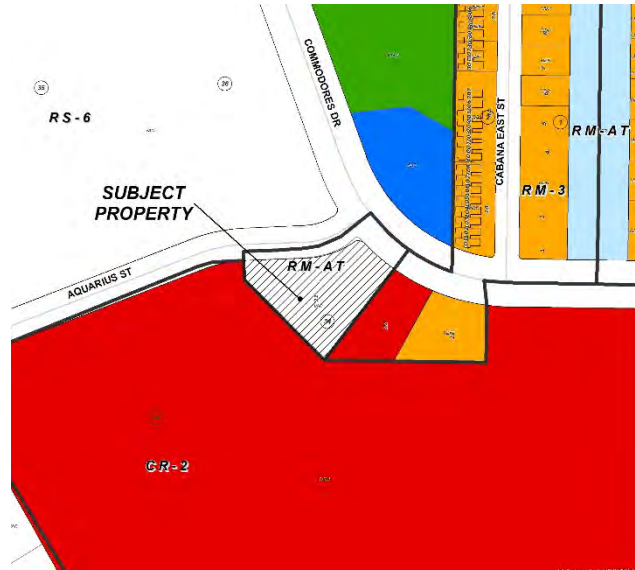


Aerial

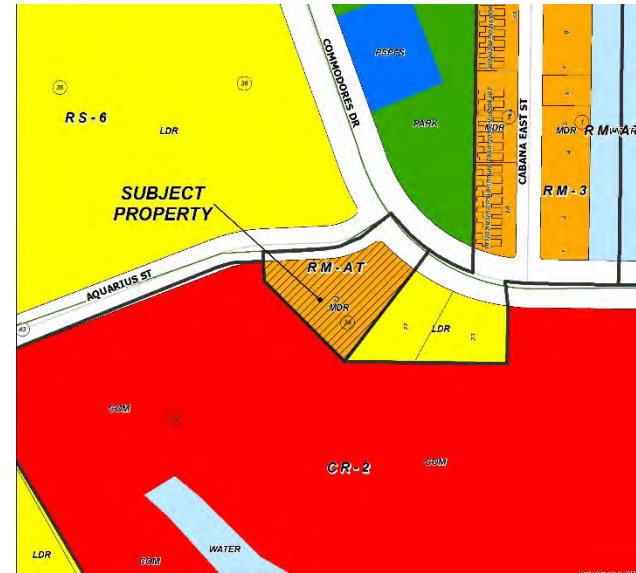




Existing Land Use




Future Land Use



 Vacant

 Medium Density Residential

 Low Density Residential

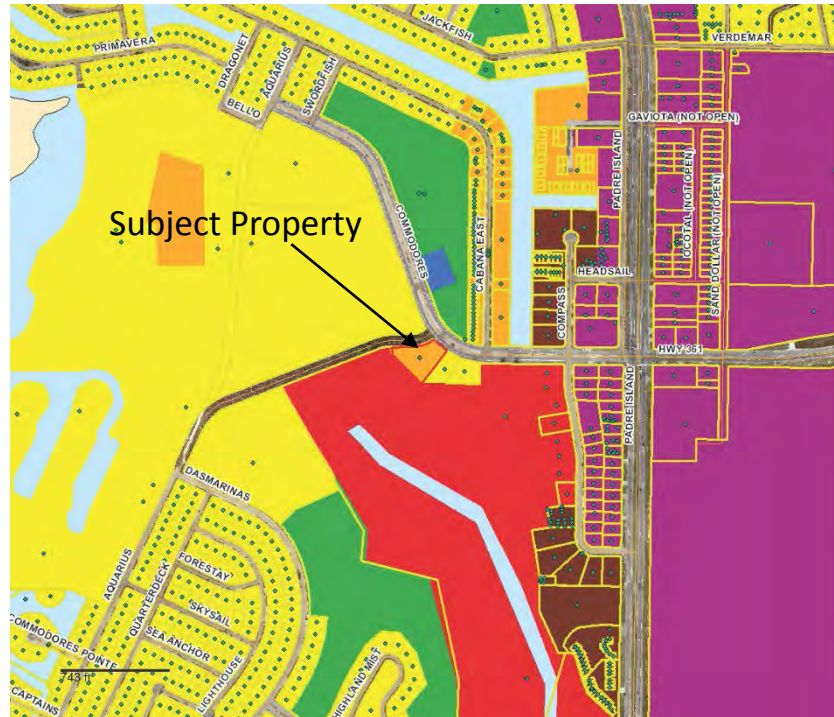
 Commercial

 Park

 Public/ Semi-Public



Future Land Use Map





Proposed Deviations



Minimum Dimensions	“RS-TH” District Standards	Proposed PUD	Deviation
Site Area	20,000 SF	57,562	No
Lot Area	2,600 SF	1,434 SF	Yes
Dwelling Unit Width	26 ft.	21 ft.	Yes
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%	26%	Yes
Maximum Height	45 ft.	30 ft.	No
Paved Street Width	28 ft.	24 ft.	Yes
Curb Type	6-in. curb & gutter	1-ft. ribbon curb	Yes
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)	No
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private street	5 ft. on one side of private street	Yes



PUD Exhibit





Pictures

Subject Property and south of intersection of Commodores Drive and Aquarius Street (Schlitterbahn in Background)





Pictures

Southwest Along Property Line On Commodores Drive





Pictures

Facing South Across Commodores Drive





Public Notification

65 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

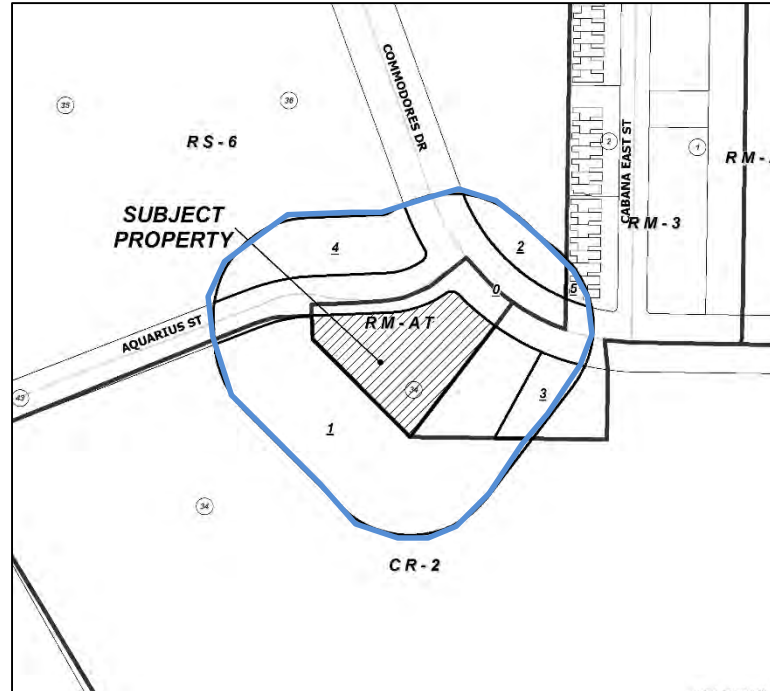
Notification Area



Opposed: 0



In Favor: 0





Staff Recommendation

Approval of the “RS-TH/PUD” Townhouse District with a Planned Development Overlay



Staff Recommendation

1. Master Site Plan: The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B. The development of the Property is to consist of 19 townhouse units and common area amenities and shall be constructed in one phase. The PUD on this property would allow for individually owned, daily rental townhomes.

2. Dwelling Units per Acre: The density of dwelling units on the Property shall not exceed 14.4 dwelling units per acre.

3. Building Height: The maximum height of any structure on the Property is 30 feet.

4. Parking: The property must have a minimum of 42 standard parking spaces. Parking is prohibited along the private street and pedestrian walkways.

5. Setbacks and Lot Width: Minimum setback along Commodores Drive shall be 10 feet. Minimum 10-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum rear yard setbacks for all lots shall be five feet. Minimum building separation between unattached townhouse units shall be 10 feet. Minimum five-foot wide side yard is required along private roadways. Minimum width for townhouse lots shall be 21 feet.



Staff Recommendation

- 6. Open Space:** The Property must maintain a minimum of 26% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
- 7. Private Street Access:** The property shall provide the lots with access to a two-way private street with a width of not less than 24 feet. The private streets shall be striped to indicate “Fire Lane/No Parking.”
- 8. Pedestrian Access:** A minimum five-foot wide sidewalk shall be constructed along one side of the private street and the Owner shall construct a pedestrian access path from the common parking lot to Lots 15 through 19.
- 9. Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard.
- 10. Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.