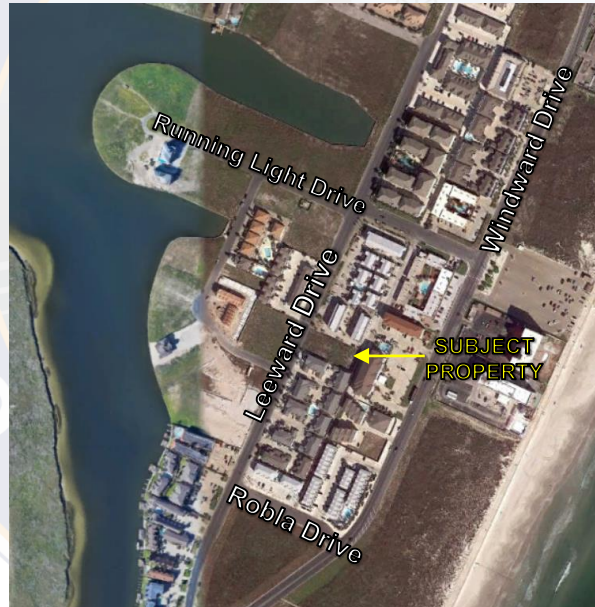


Zoning Case #0521-02

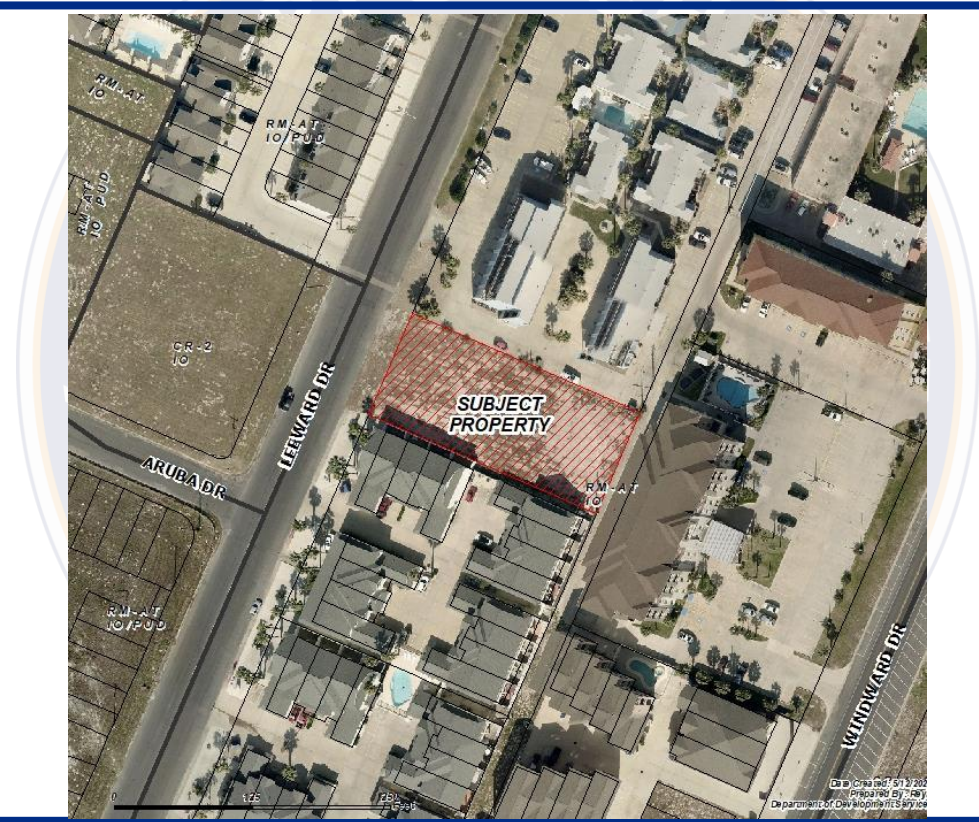
Terry J. Cox

**Rezoning for a Property at 15022 Leeward Drive
From “RM-AT/IO” To “RM-AT/IO/PUD”**



City Council
June 29, 2021

Aerial Overview



N
↑

Zoning Pattern and Adjacent Development



Public Notification

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

Notification Area

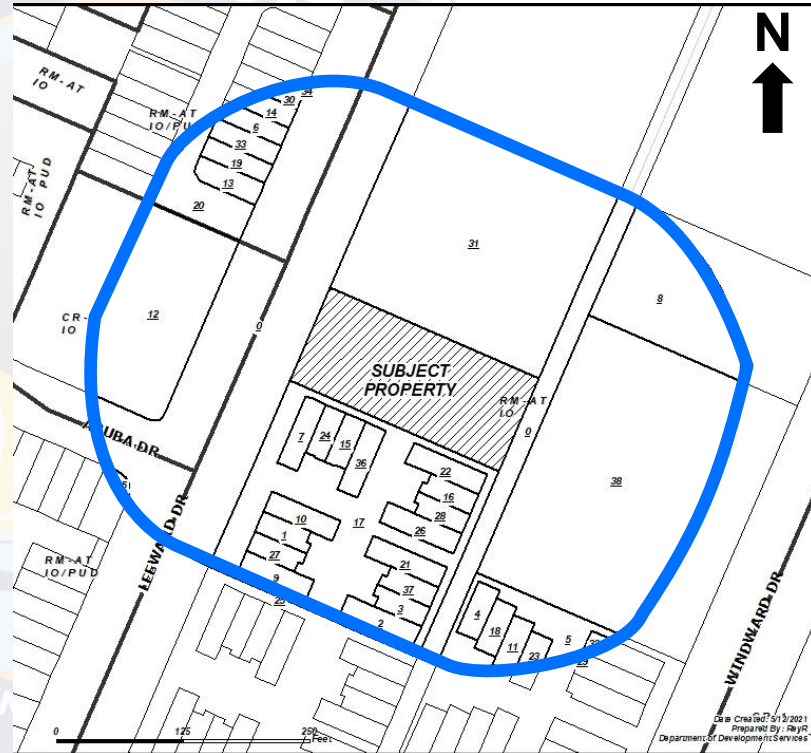
Opposed: 0 (0.00%)
Separate Opposed Owners:



In Favor: 0



Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition

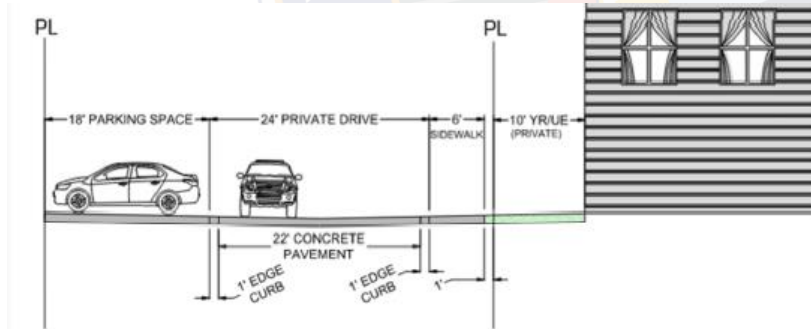


PUD Deviations

Minimum Dimensions	“RM-AT” District Standards	“RS-TH” District Standards	Proposed PUD (TRC Reviewed)	Deviation
Lot Area	5,000 sf.	1,600 sf.	1,100 ft.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	27 ft.	<u>Yes</u>
Front Yard	20 ft.	10 ft.	5 ft.	<u>Yes</u>
Front Yard (Corner)	10 ft.	10 ft.	N/A	<u>Yes</u>
Side Yard	5 ft.	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
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) Com: 1:250 sf	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	No

PUD Deviations cont.

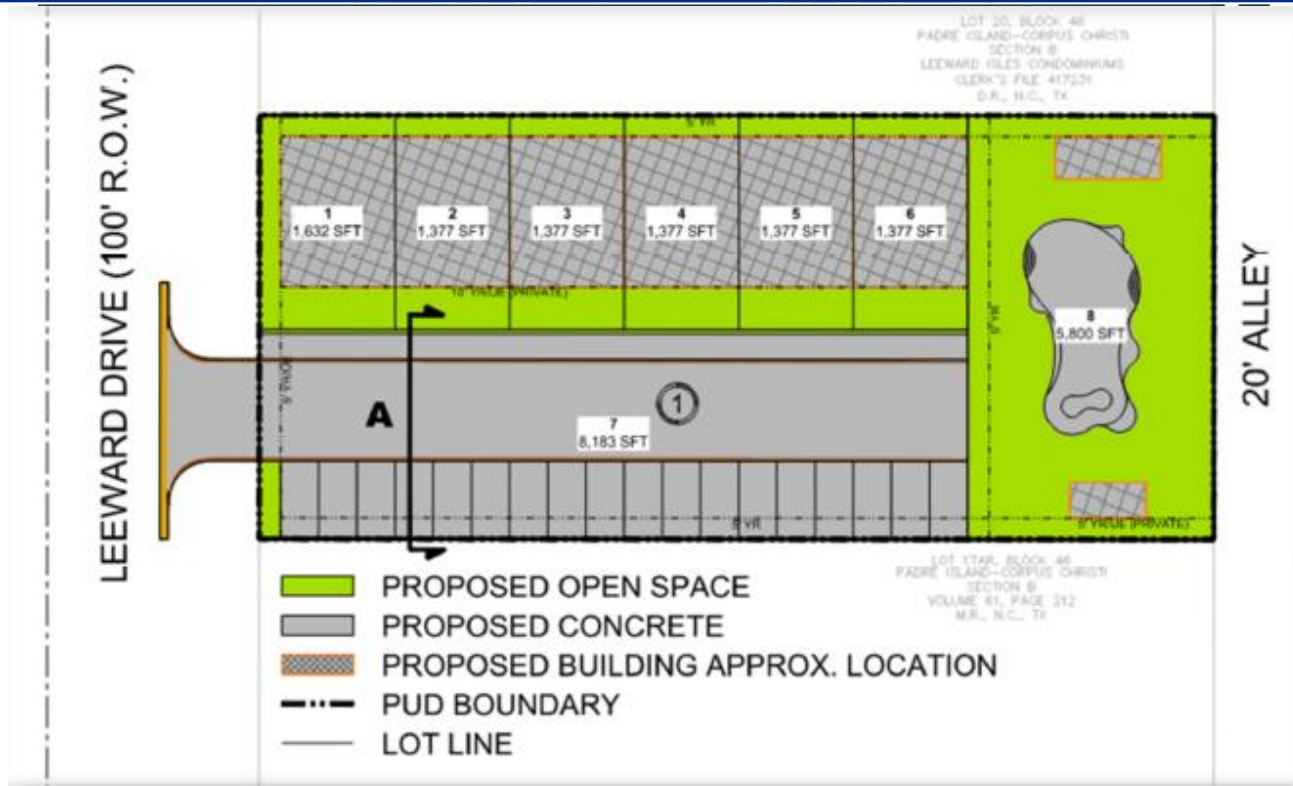
Minimum Dimensions	"RM-AT" District Standards	"RS-TH" District Standards	Proposed PUD (TRC Reviewed)	Deviation
Sidewalks	5 ft. both sides	5 ft. both sides	6 ft. on one side	<u>Yes</u>
Curb Type	6 in. curb & gutter	6 in. curb & gutter	1 ft. edge curb	<u>Yes</u>
Rental Time	Under and over 30-day rentals	Minimum 30-day rentals	Daily, Monthly, and Yearly rentals	<u>Yes</u>



Equivalent UDC Local Street Design Standard:

UDC Table 8.2.1B, Local Street Type: L-1E

Master Site Plan



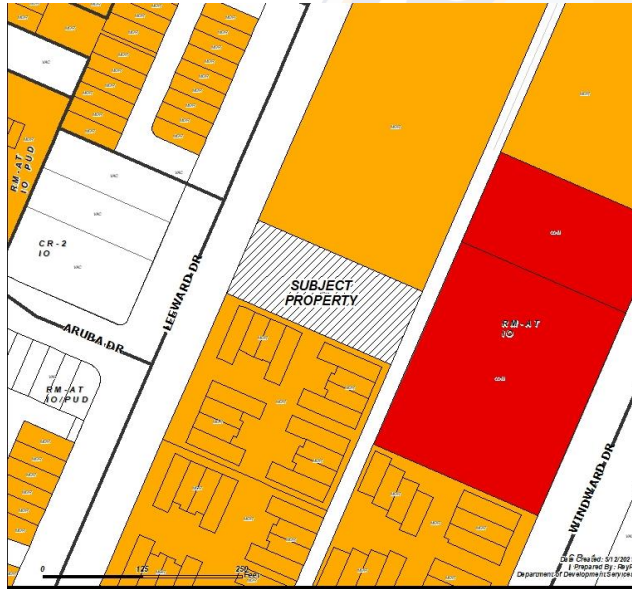
Planning Commission and Staff Recommendation

Approval with conditions:

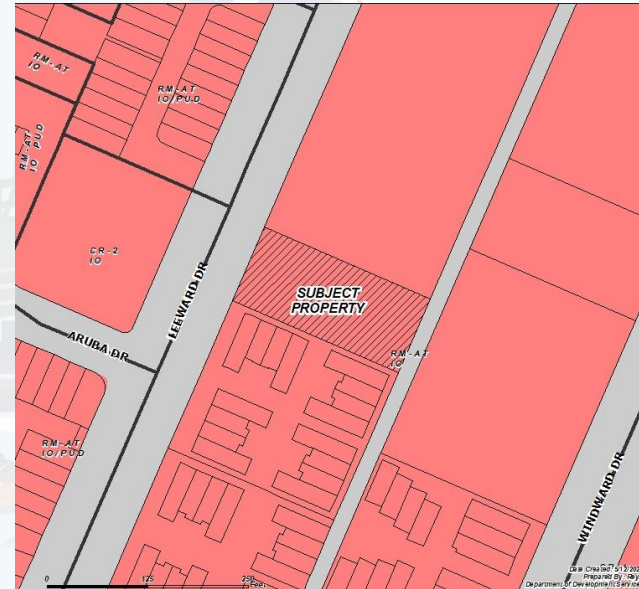
1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Portside Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
2. **Pedestrian Access:** A sidewalk shall be provided along the frontage of the subject property facing Leeward Drive in accordance with the Unified Development Code (UDC).
3. **Solid Waste:** The solid waste collection point must be easily accessible by city personnel from Leeward Drive by a solid waste vehicle.
4. **Landscape:** The vehicular use area shall be screened by landscaping in accordance with Section 7.3.11 of the UDC. This may require the removal of parking spaces along Leeward Drive to incorporate landscaping and navigability.
5. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
6. **Time Limit:** An approved development plan shall expire 12 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

Land Use


Existing Land Use




Future Land Use



 Vacant

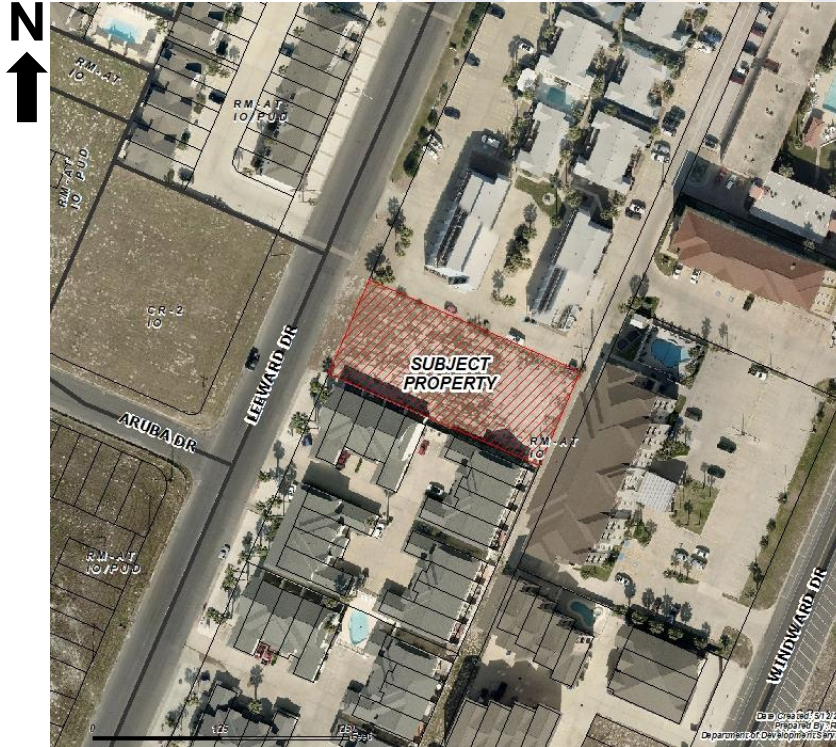
 Med. Density Residential

 Commercial

 Mixed Use

 Transportation

UDC Requirements



Buffer Yards:
RM-AT/PUD to RM-AT: N/A.

Setbacks:
Street: 20 feet
Side: 5 feet
Rear: 5 feet

Parking:
2 per unit

Landscaping, Screening, and Lighting
Standards

Uses Allowed: Townhouse, Multifamily,
Cottage Housing, Group Living,
Medical, Park, and Overnight
Accommodations.

Utilities



Water:
6-inch ACP



Wastewater:
8-inch clay line



Gas:
2-inch line



Storm Water:
Roadside Inlet
(150' South)