



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

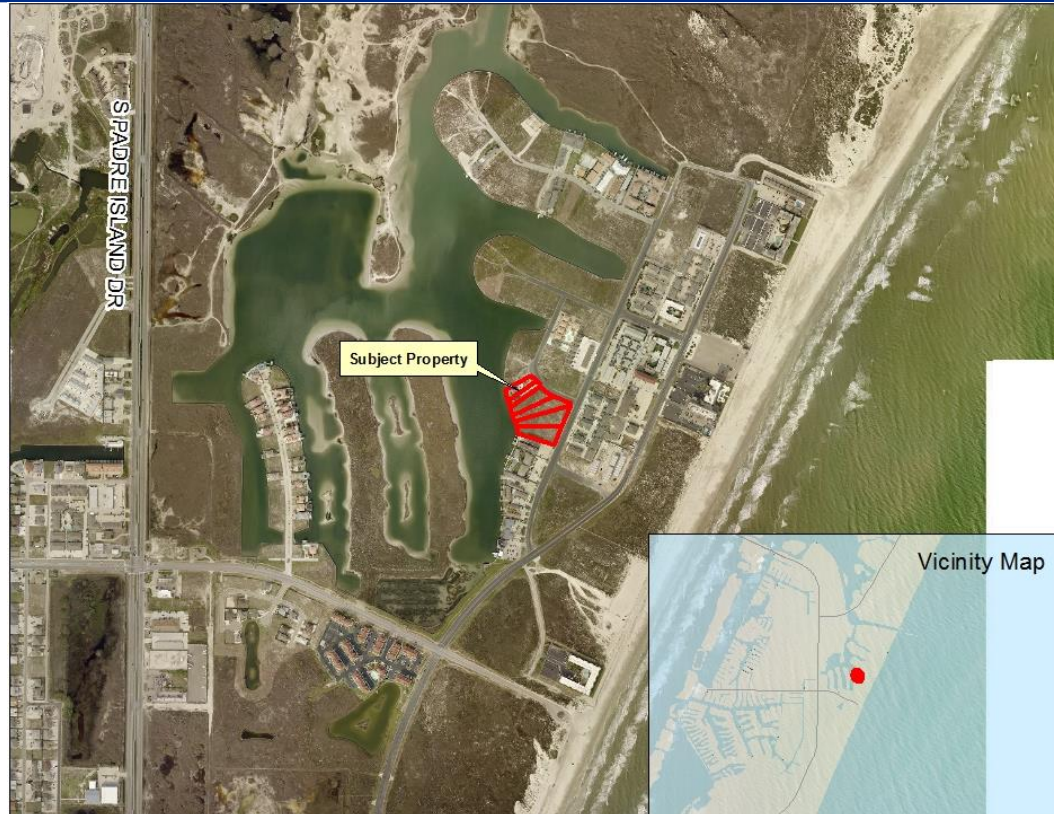
From: “CR-1” Resort Commercial District

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

Planning Commission Presentation
July 12, 2017



Aerial Overview



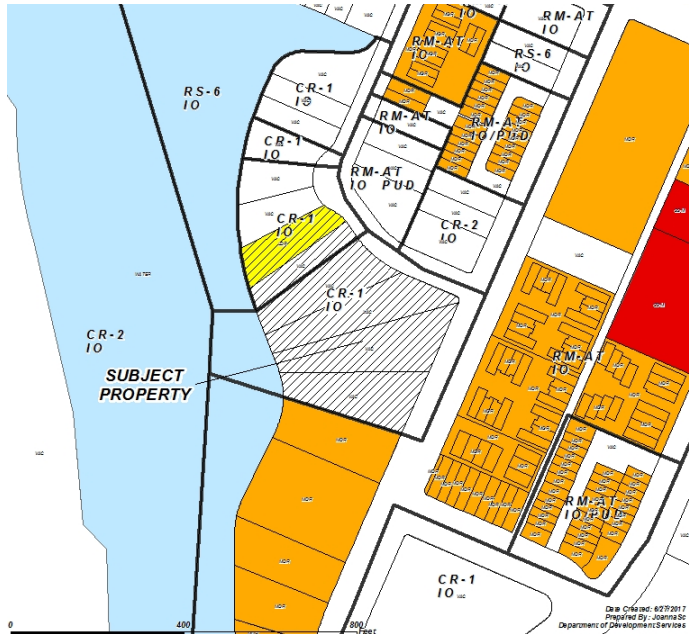


Subject Property at 15057 Aruba Drive



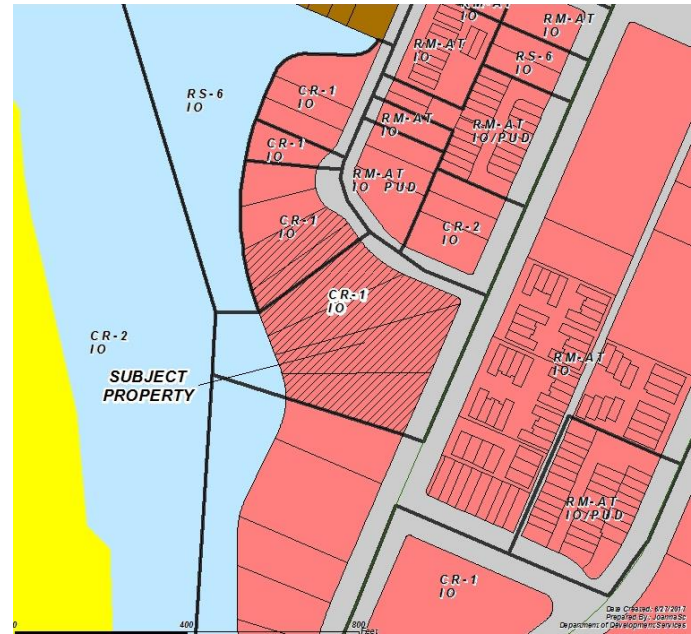


Existing Land Use

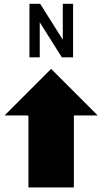


- | | | |
|----------------------------|-------------------------|----------|
| Vacant | Low Density Residential | Drainage |
| Medium Density Residential | Commercial | |

Future Land Use



- | | |
|----------------------------|-----------|
| Medium Density Residential | Mixed Use |
| High Density Residential | |





Subject Property, South on Aruba Drive





Aruba Drive, West of Subject Property



Subject Property



Aruba Drive, North of Subject Property





Aruba Drive, East of Subject Property





Subject Property, West on Leeward Drive





Leeward Drive, North of Subject Property





Leeward Drive, East of Subject Property





Leeward Drive, South of Subject Property





Public Notification

84 Notices mailed inside 200' buffer
8 Notices mailed outside 200' buffer

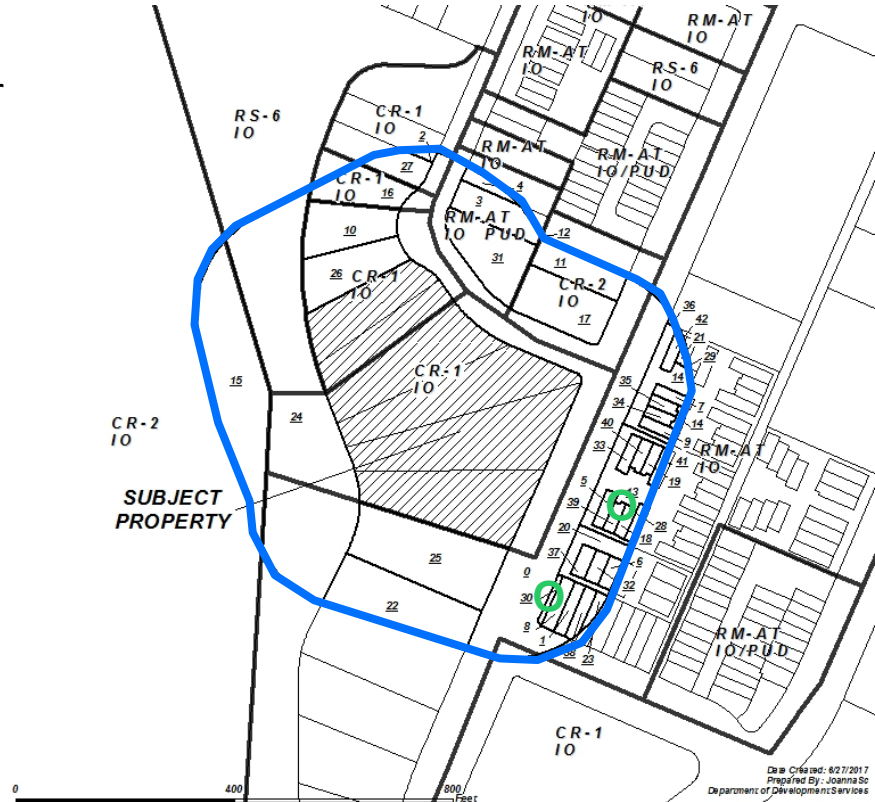
Notification Area



Opposed: 0 (0.00%)



In Favor: 2





PUD Layout





PUD Layout



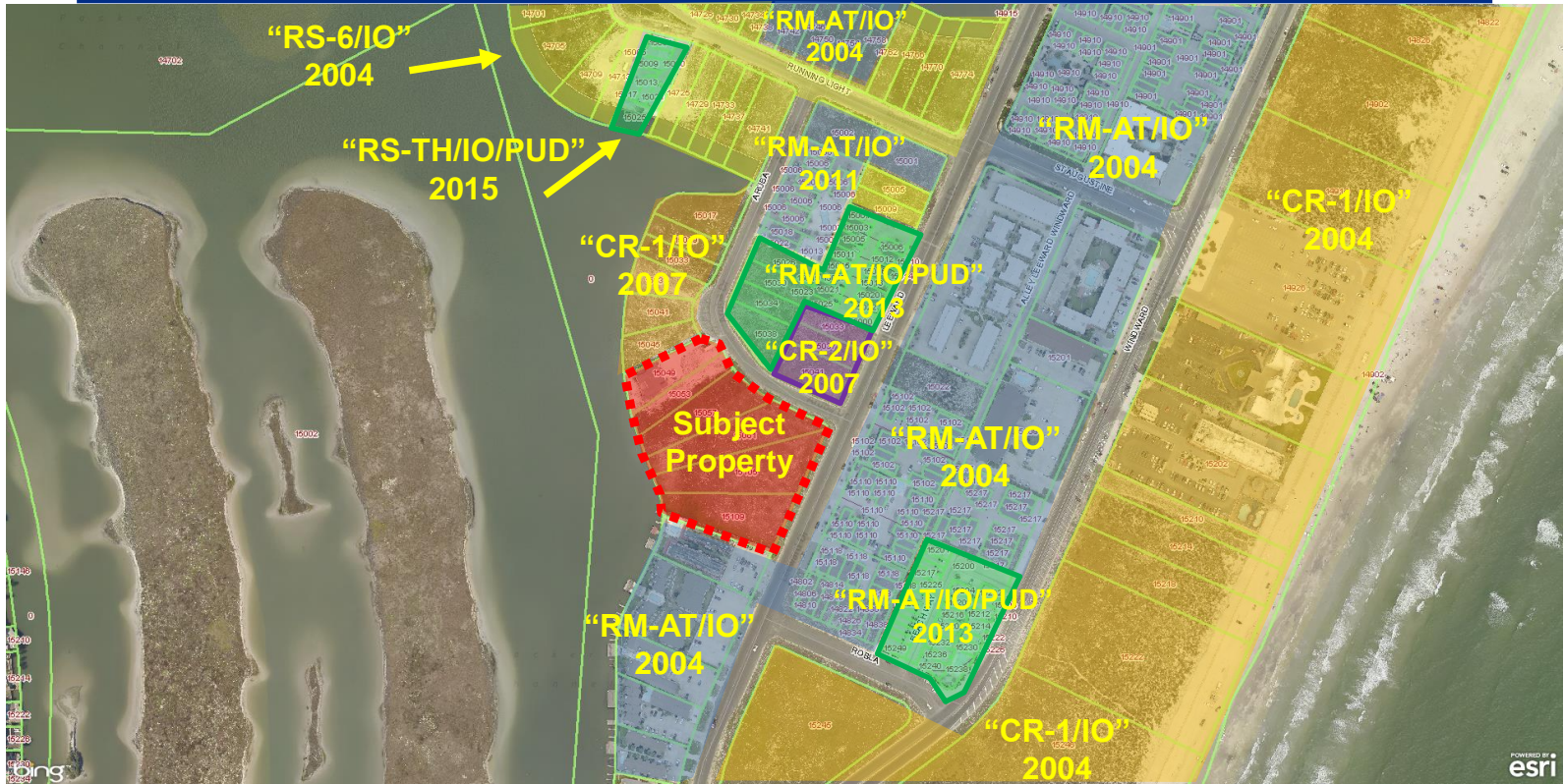


Deviation Table

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.	22 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

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