



Zoning Case #0117-01 SuperElite, LLC.

From: “RM-AT/IO” Multifamily AT District with
an Island Overlay

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

Planning Commission Presentation
January 11, 2017



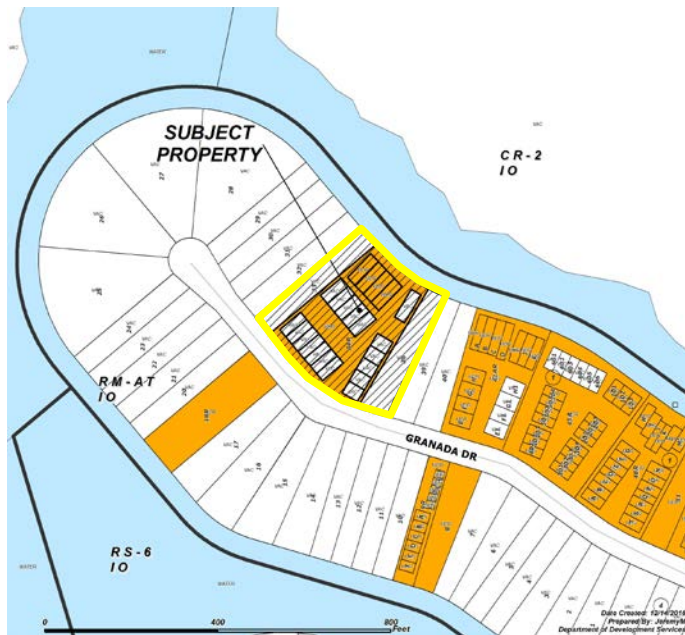
Subject Property









Existing Land Use




 Vacant

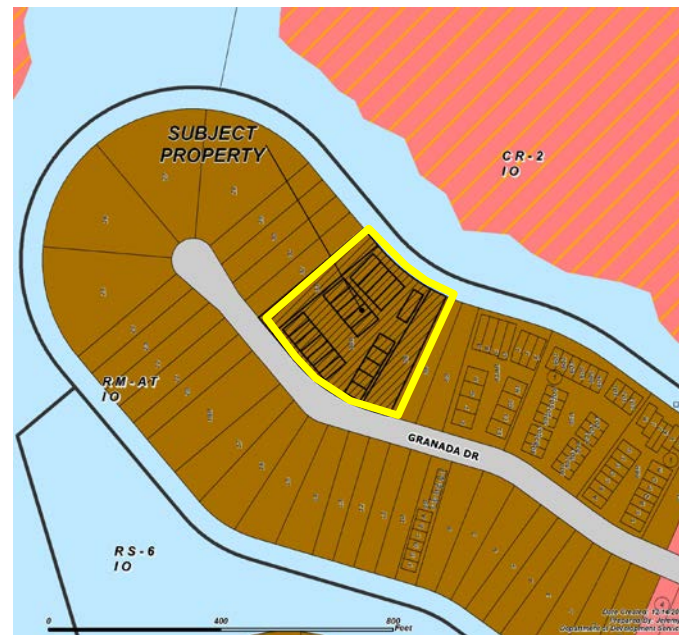
 Medium Density Residential

 Multifamily Residential

 Mixed Uses

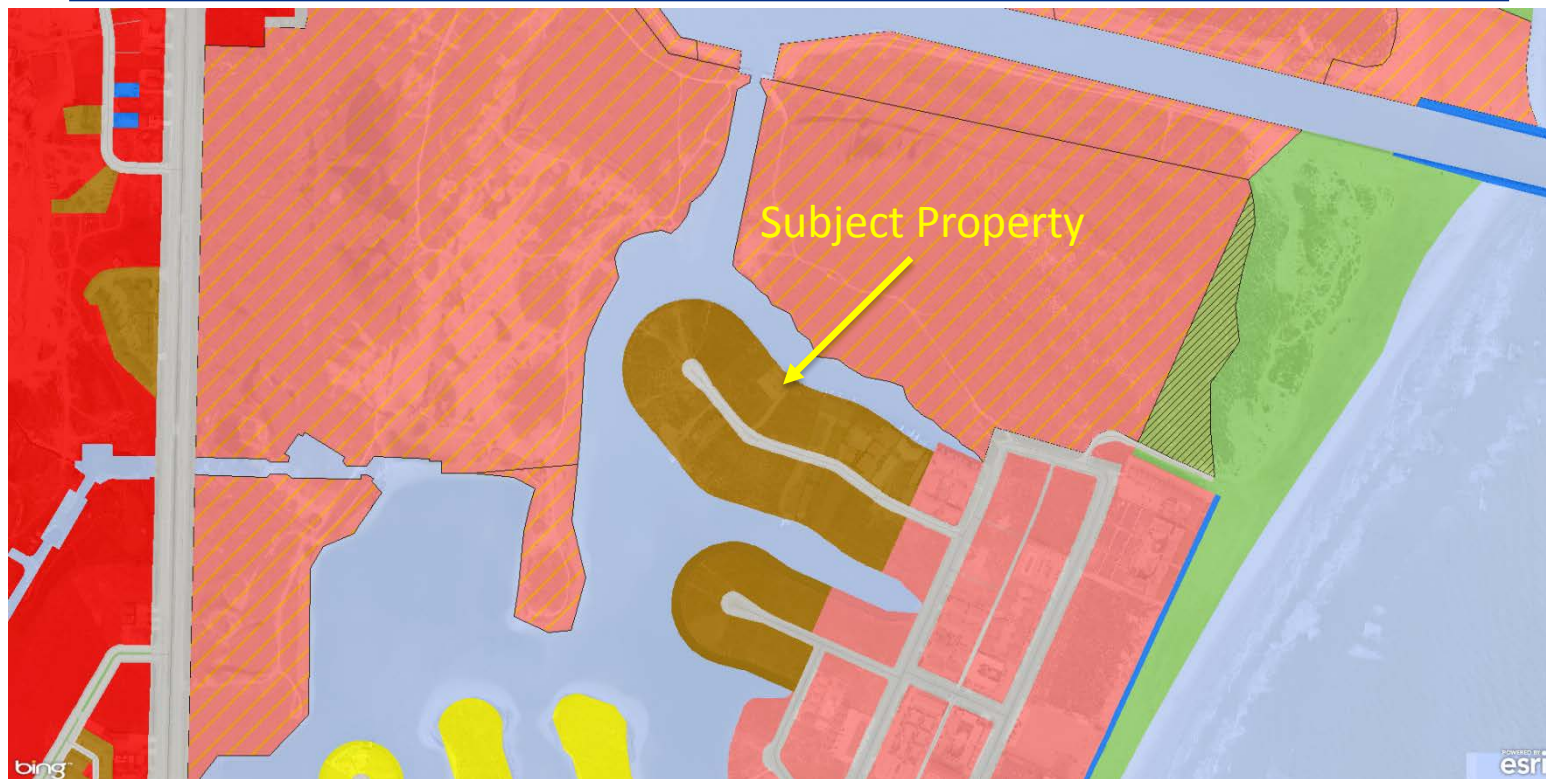
 Planned Development

Future Land Use





Future Land Use Map





Subject Property, North of Granada Drive





Granada Drive, East of Subject Property





Across Granada Drive, South of Subject Property





Granada Drive, West of Subject Property





Public Notification

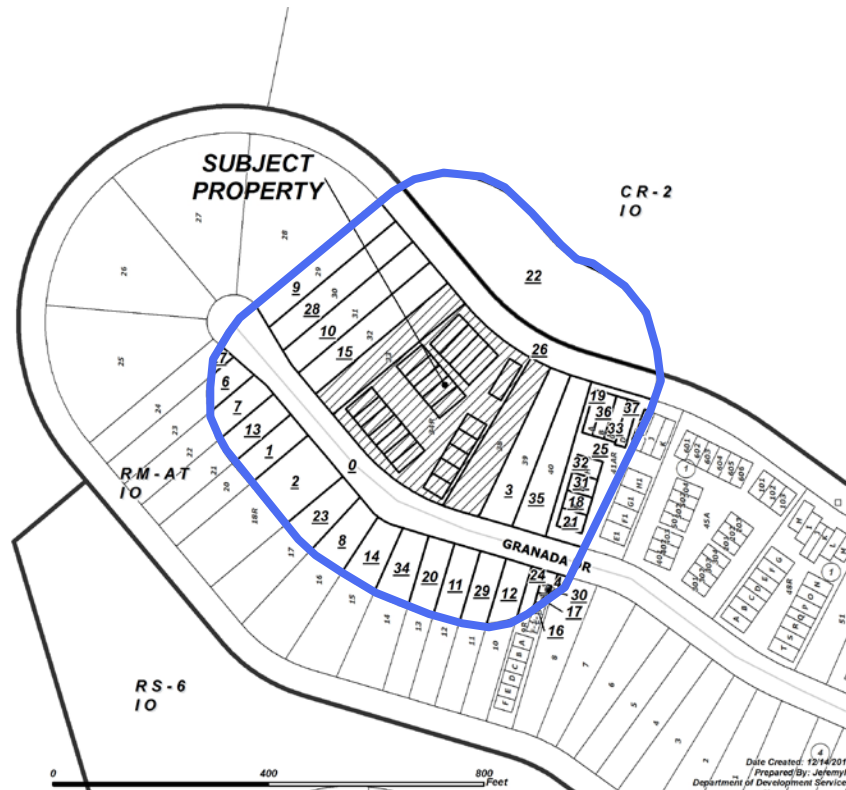
55 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





Staff Recommendation

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



Conditions of Approval

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities. The PUD shall allow individually owned, daily rental townhomes.

 2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 11.49 dwelling units per acre.
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Conditions of Approval

3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The property must have a minimum of 73 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.



Conditions of Approval

5. **Setbacks and Lot Width:** Minimum rear yard setbacks for all lots shall be five feet. Minimum four-foot wide side yard is required. Minimum width for townhouse lots shall be 16 feet.
6. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate "Fire Lane/No Parking."



Conditions of Approval

8. **Pedestrian Access:** Sidewalks shall be constructed and maintained as identified on the master site plan.
 9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster 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.
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