



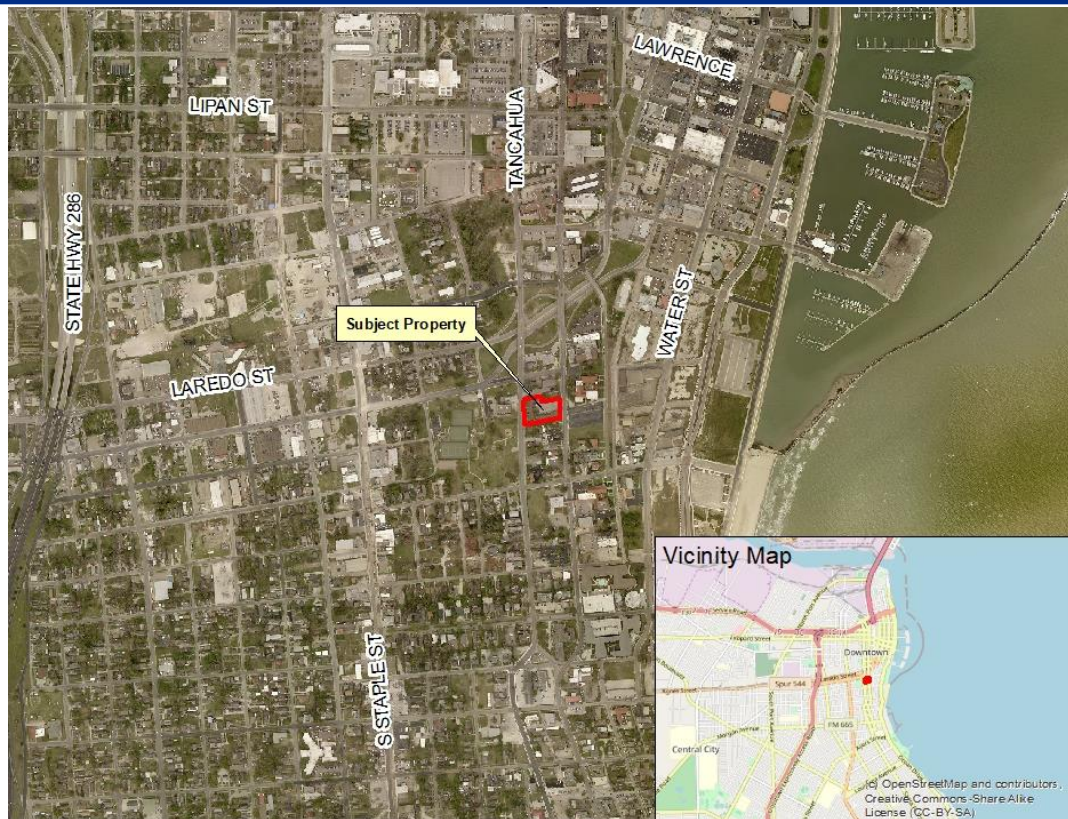
**Zoning Case #0319-04**  
**Advanced Housing Alternatives Corporation**

**Rezoning for a Property at  
509 South Carancahua Street**

Planning Commission Presentation  
May 15, 2019



# Aerial Overview



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# Subject Property at 509 South Carancahua Street

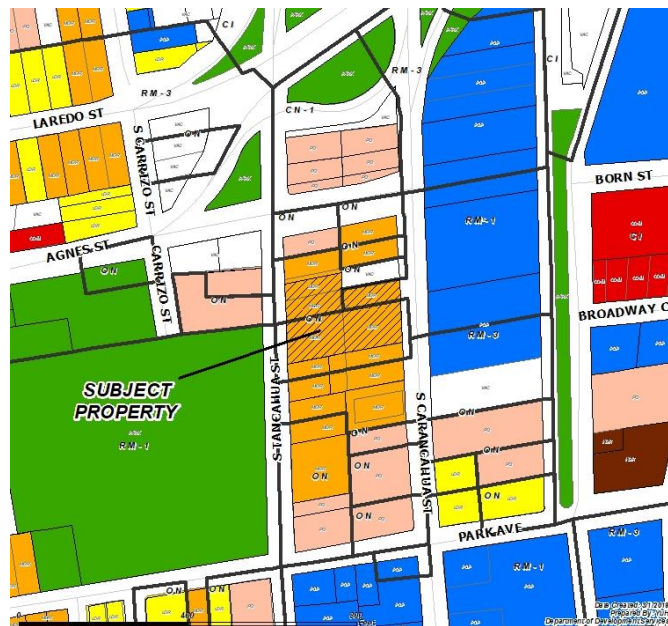




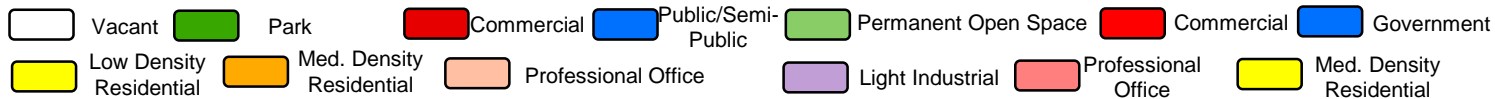
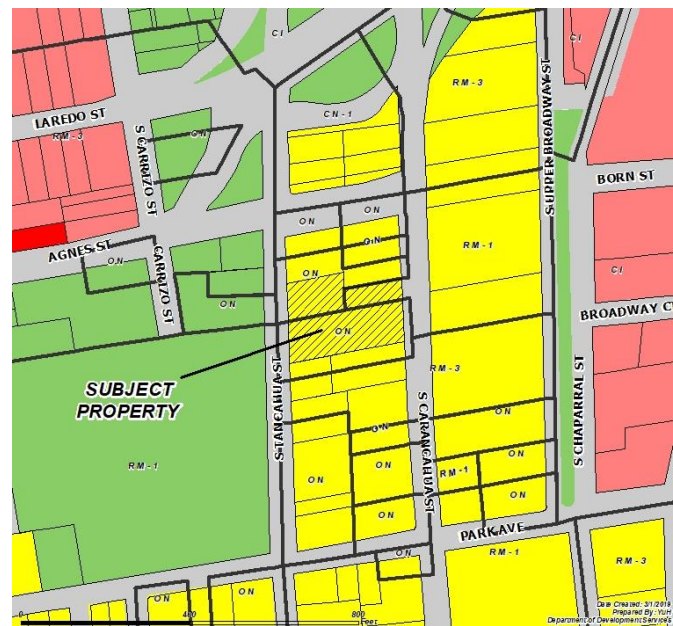


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, West on Carancahua Street





# Carancahua Street, South of Subject Property







# Carancahua Street, East of Subject Property





# Carancahua Street, North of Subject Property







# Public Notification

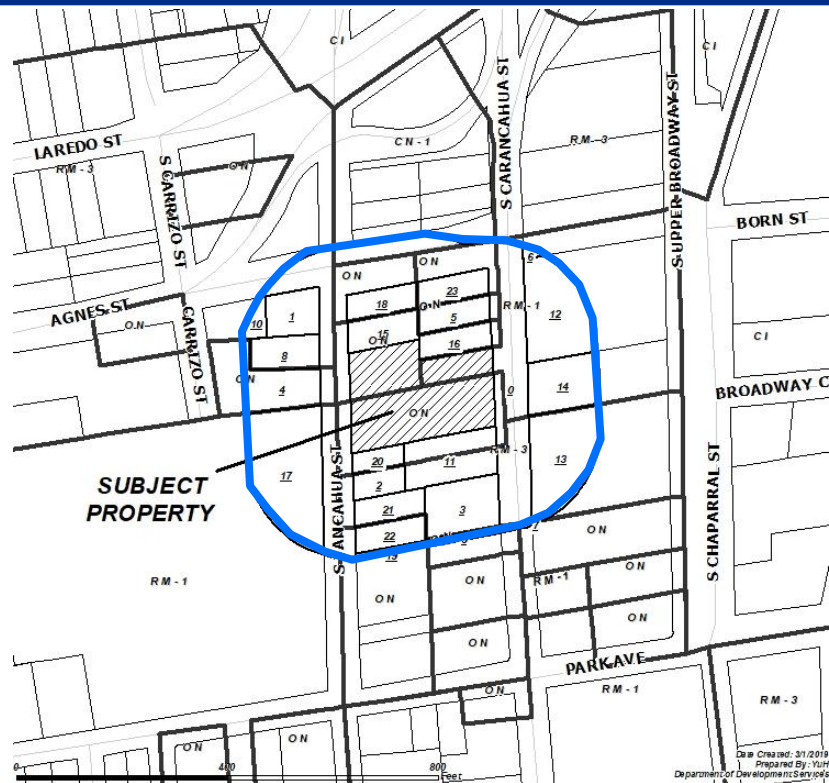
23 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

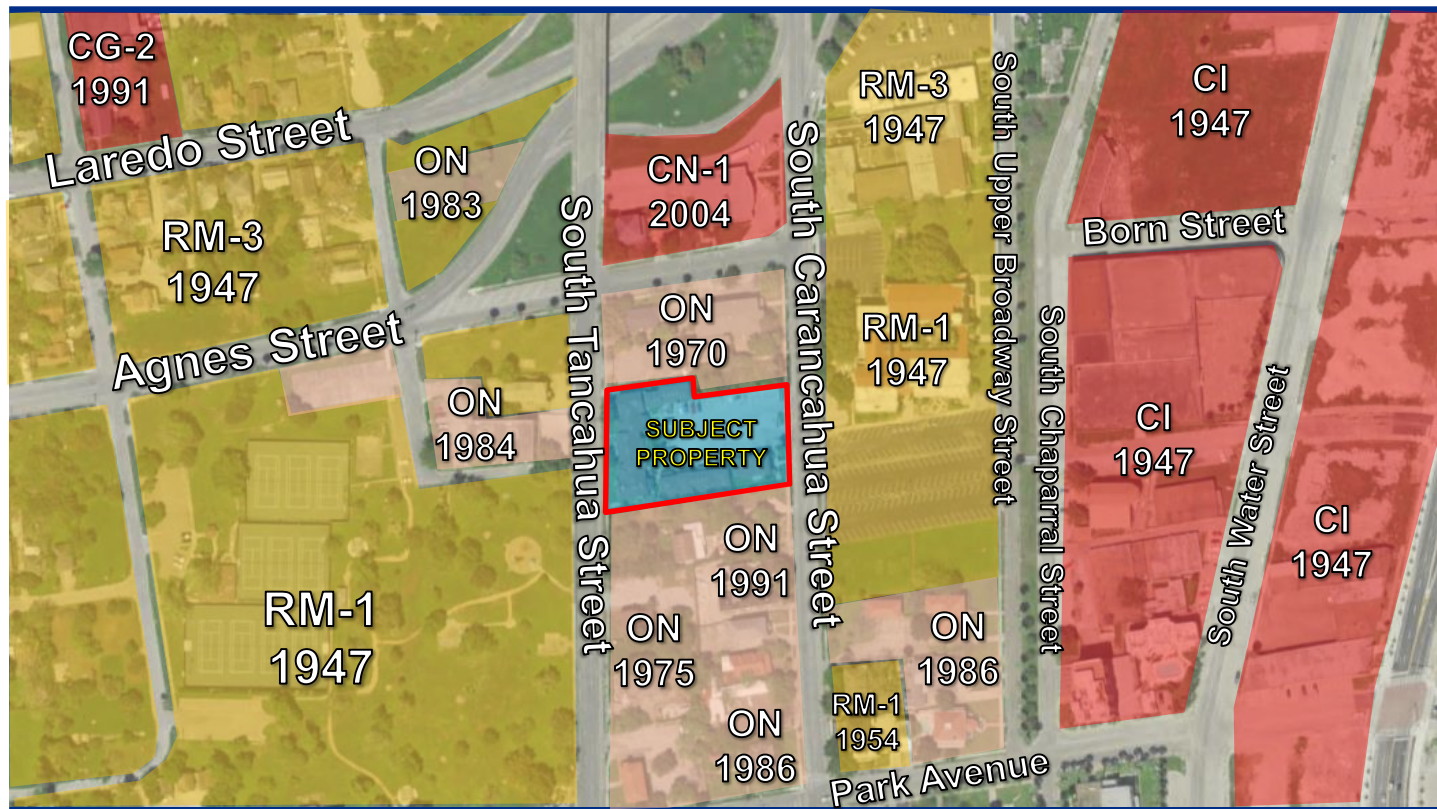


In Favor: 0





# Zoning Pattern





# UDC Requirements



Buffer Yards:  
N/A

Setbacks:  
Street: 20 feet  
Side & Rear: 10 feet

Parking:  
1 BR – 1.5 spaces/unit  
2 BR – 2 spaces/unit  
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting  
Standards.

Uses Allowed:  
Mini-Storage, Vehicle Sales/Service,  
Bars, and Nightclubs





# Utilities



## **Water:**

8-inch CIP

## **Wastewater:**

8-inch VCP

## **Gas:**

2-inch Service Line

## **Storm Water:**

On-street inlets



# Site Plan

## PARKING CALCULATIONS:

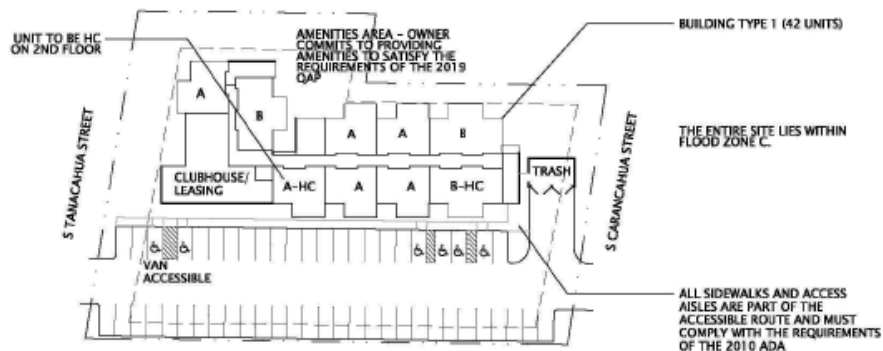
30 1/1 UNITS @ 1.5 PER UNIT = 45  
 12 2/2 UNITS @ 2 PER UNIT = 24  
 GUEST PARKING - 42 UNITS/5 = 8  
 TOTAL PARKING REQUIRED 77  
 TOTAL PARKING PROVIDED 52  
 HC PARKING REQUIRED 6  
 HC PARKING PROVIDED 6  
 VAN ACCESSIBLE SPACES 1

## BUILDING MATRIX:

TYPE	#	STORIES	#/TYPE UNITS
1	1	4	30 A, 12 B

## UNIT MATRIX:

TYPE	BR/BA	#	NRA
A	1/1	30	656 SQ. FT.
A-HC	1/1	2	666 SQ. FT.
B	2/2	34	886 SQ. FT.
B-HC	2/2	1	911 SQ. FT.



NDA

AVANTI LEGACY AT SOUTH BLUFF

02/19

E1

SITE PLAN - 1.07 ACRES

SCALE: 1"= 60'



# Staff Recommendation

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**Denial** of the  
“CR-2” Resort Commercial District  
  
in lieu thereof

**Approval** of the  
“ON/SP” Neighborhood Office District  
with a Special Permit (SP).





# Special Permit Conditions

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1. **Uses:** All uses allowed in the “ON” Neighborhood Office District as defined in Section 4.5.2 of the Unified Development Code (UDC).
  2. **Density:** The maximum density shall be 42 dwelling units per acre.
  3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
  4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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