



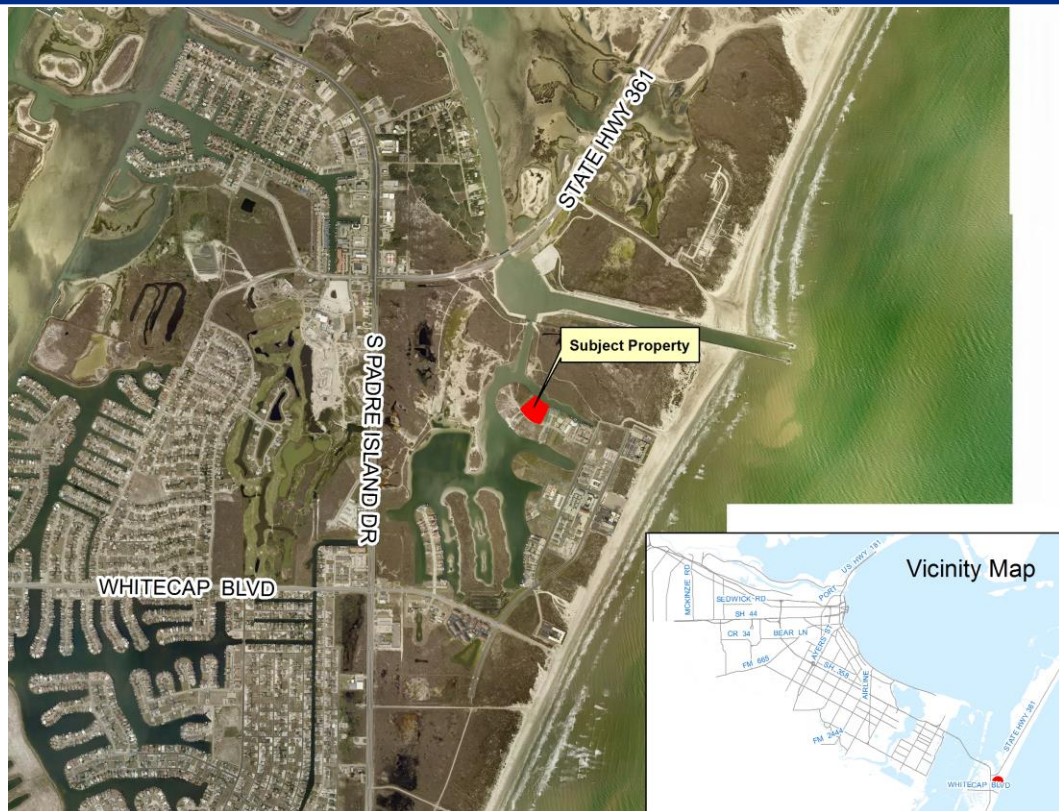
**Zoning Case #0819-03 (0117-01)  
SuperElite, LLC.**

**Amendment of a PUD for a Property at  
14836 Granada Drive**

Planning Commission Presentation  
September 18, 2019



# Aerial Overview





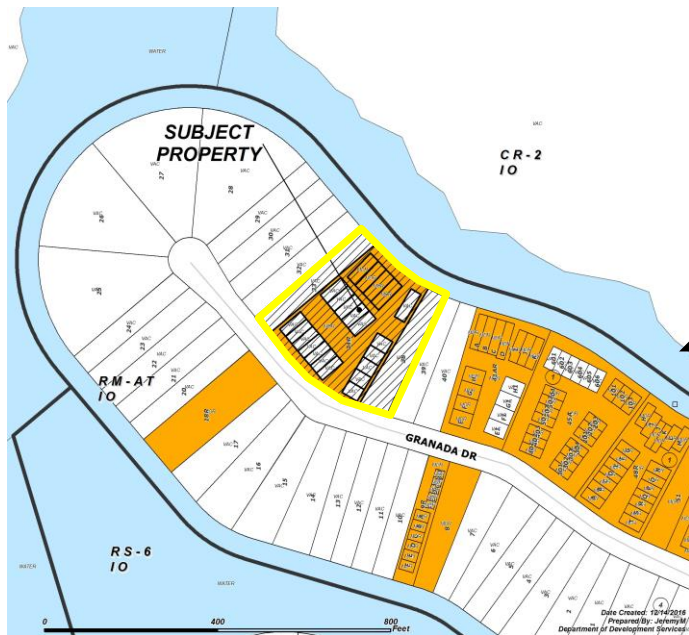
# Subject Property at 14836 Granada Drive



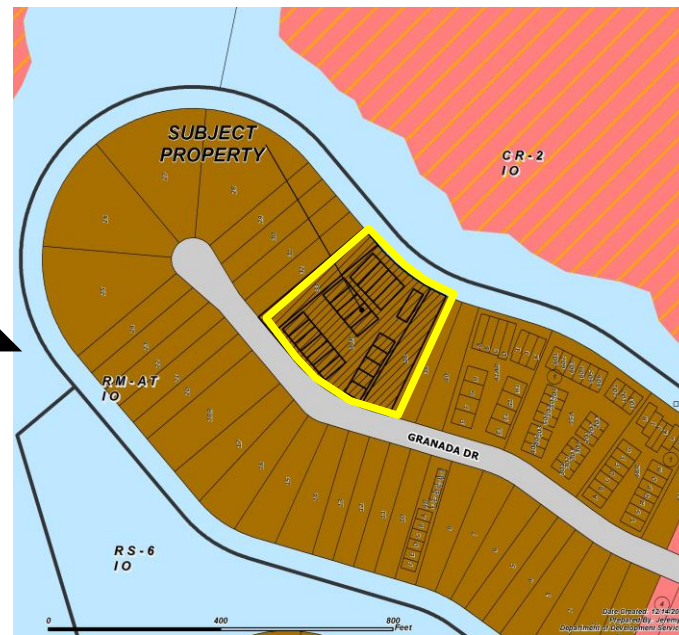


# Land Use

## Existing Land Use



## Future Land Use







# Subject Property, East on Granada Drive



**Subject Property**



# Granada Drive, South of Subject Property



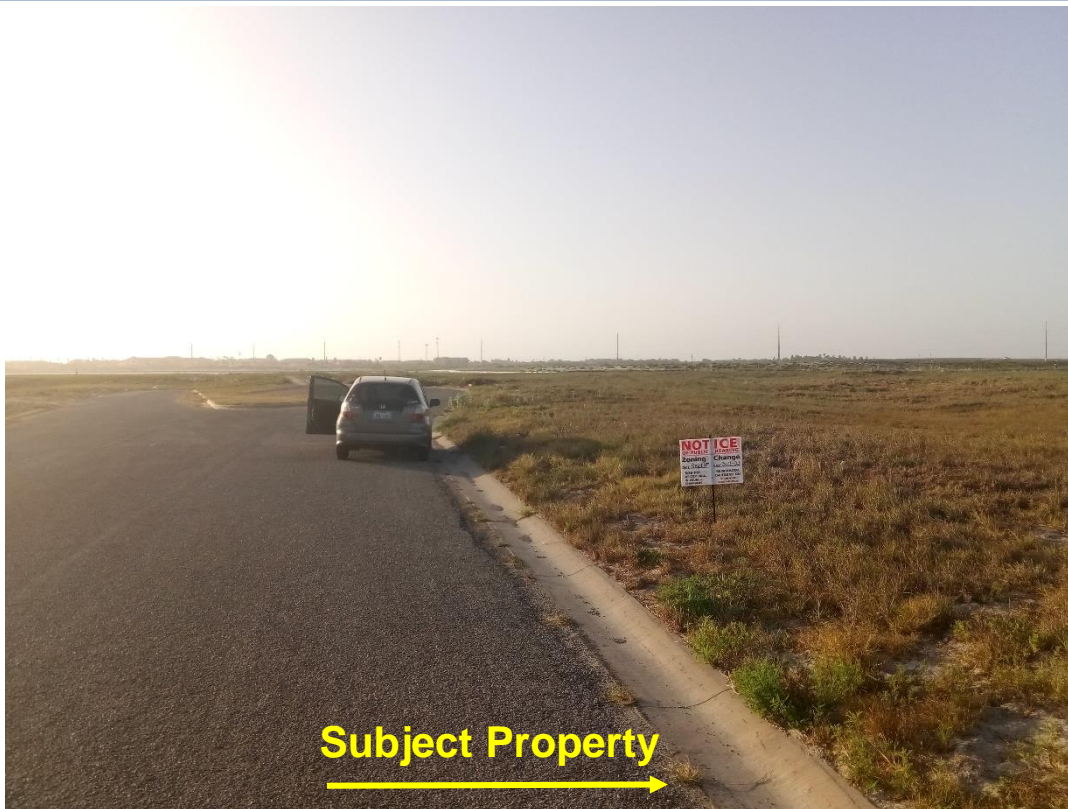


# Granada Drive, West of Subject Property





# Granada Drive, North of Subject Property







# Public Notification

55 Notices mailed inside 200' buffer

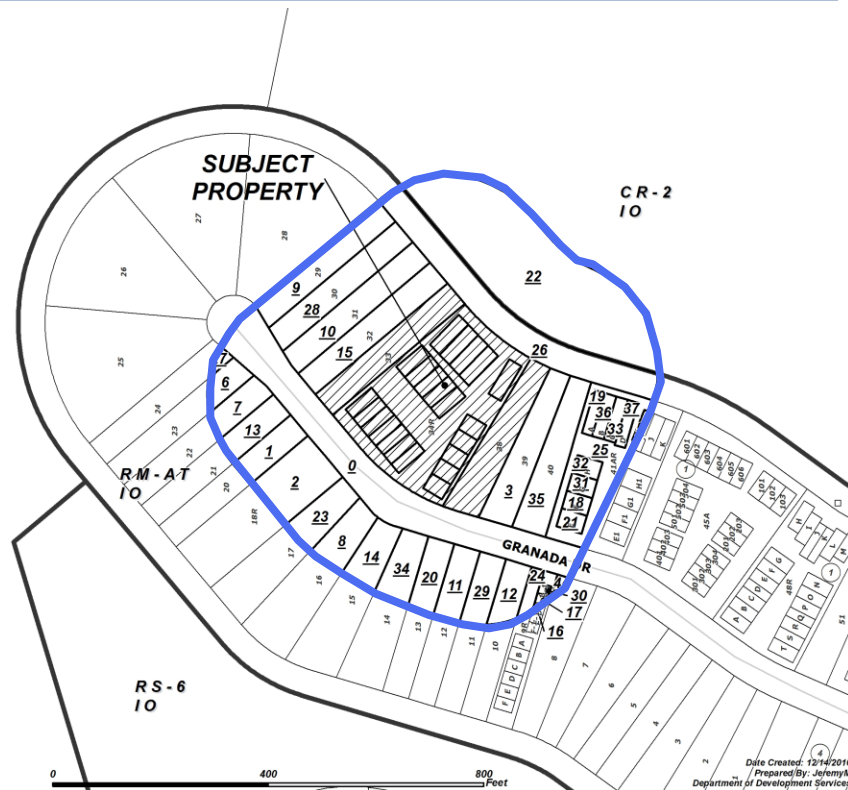
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Zoning Pattern





# UDC Requirements



Buffer Yards:

N/A

Setbacks:

As per PUD

Parking:

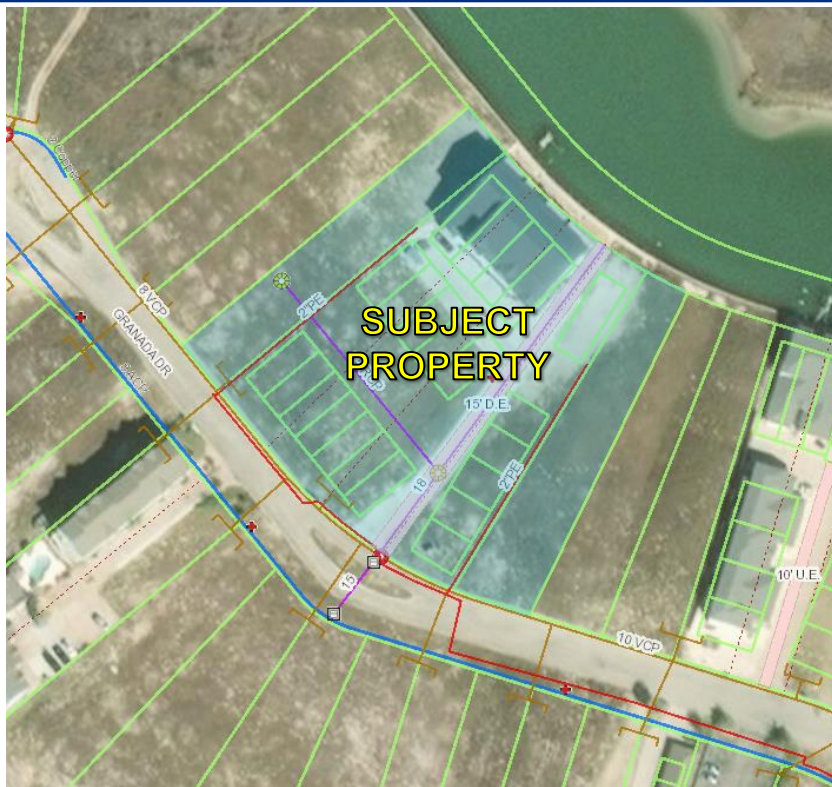
2 spaces per unit

Uses Allowed:

Single-Family Residential,  
Multifamily, Cottages, Day Care,  
and Overnight Accomodations



# Utilities



**Water:**  
8-inch ACP

**Wastewater:**  
8-inch VCP

**Gas:**  
2-inch Service Line

**Storm Water:**  
Road Side inlets





# Deviation Table

Minimum Dimensions	"RM-AT" District Standards	"RS-TH" District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	1,400 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	16 ft.	No
Front Yard	20 ft.	10 ft.	0 ft.	<u>Yes</u>
Side Yard	5 ft.	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Building Separation	N/A	10 ft.	0 ft.	<u>Yes</u>
Open Space	25%	30%	32%	No
Maximum Height	<b><u>Varies</u></b>	<b><u>45 ft.</u></b>	<b><u>None</u></b>	<b><u>Yes</u></b>
Paved Street Width	28 ft.	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	None	<u>Yes</u>
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)	2/ unit (2 bedroom) 1/5 units (guests)	No
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	Combination of existing sidewalks and 3, 4, and 5 foot sidewalks	<u>Yes</u>





# Staff Recommendation

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**Approval** of the amendment to the existing approved Planned Unit Development

- Allowance of Short Term Rentals
- Elimination of the height limitation