

Zoning Case #0920-02

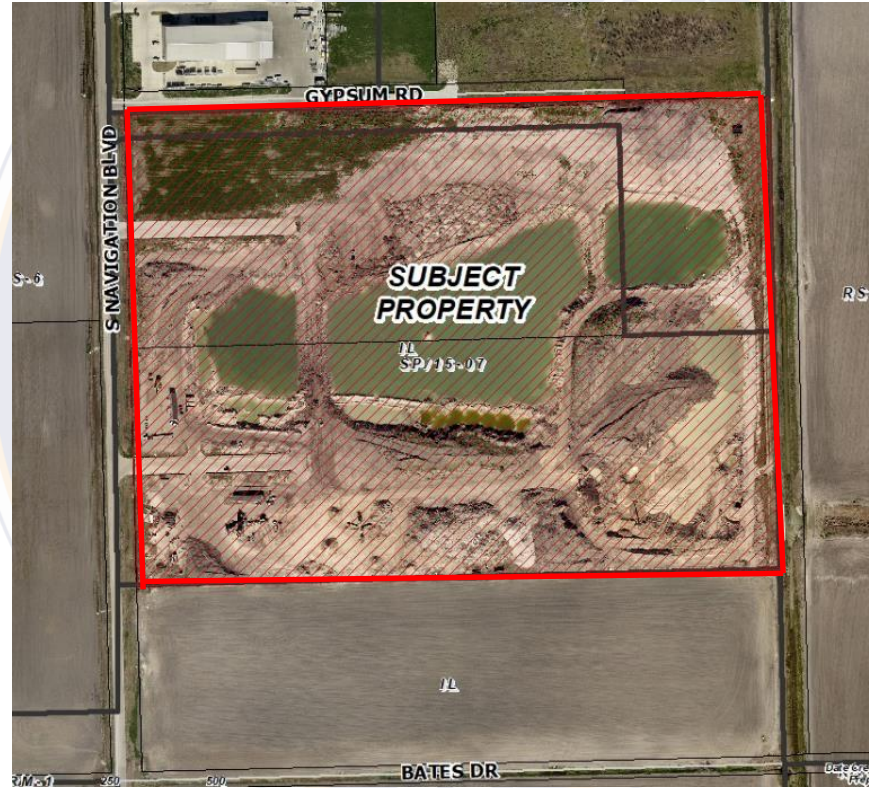
GMG Partners, LP.

**Rezoning for a Property at 702 South Navigation Boulevard
From “IL” To “RS-4.5/PUD”**

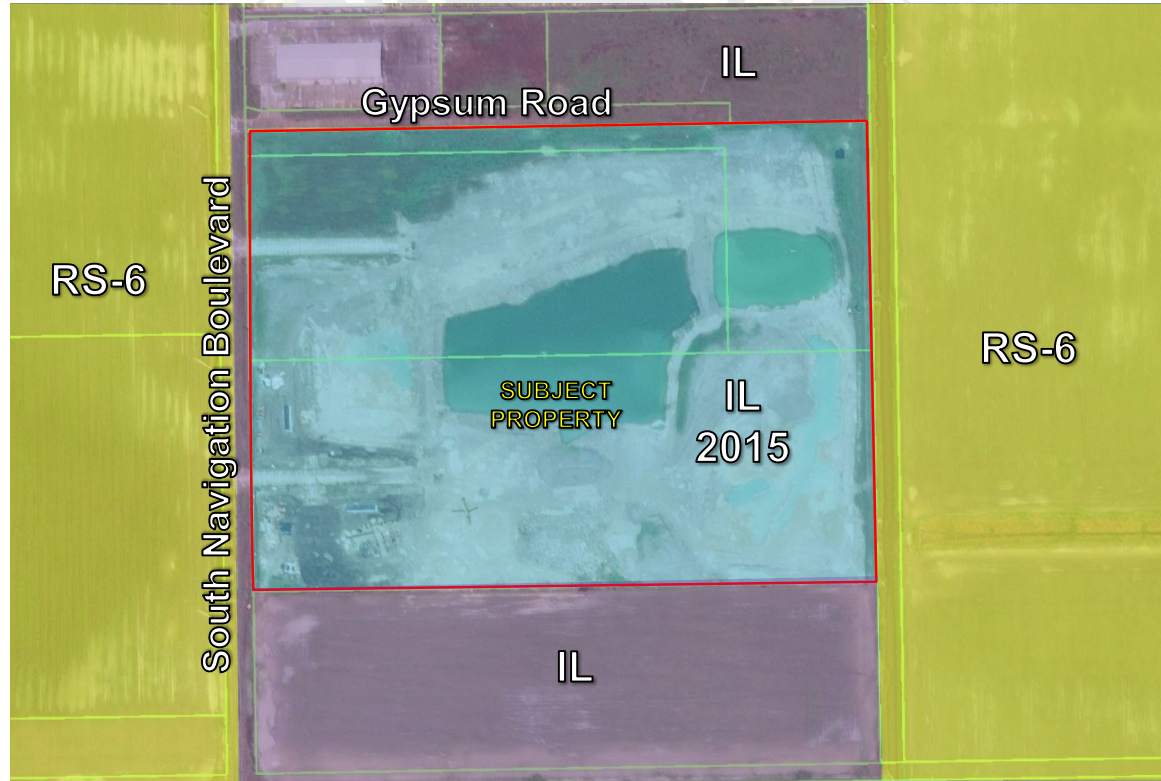


Planning Commission
September 30, 2020

Aerial Overview



Zoning Pattern



PUD Deviations

Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD	Deviation
Minimum Open Space	30%	30%	No
Minimum Lot Width	45 ft.	40 ft.	<u>Yes</u>
Minimum Lot Area	4,500 square feet	3,200 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	20 ft.	No
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	5 ft.	2 ft.	<u>Yes</u>
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Building Separation	10 ft.	10 ft.	No
Maximum Building Height	35 ft.	35 ft.	No
Sidewalks	5 ft. both sides	5 ft. one side, tied	<u>Yes</u>
ROW Width	50 ft.	26 ft.	<u>Yes</u>
Paved Street Width	28 ft.	20 ft.	<u>Yes</u>
Curb Type	6 in. curb & gutter	0	<u>Yes</u>
Parking Requirement	2 spaces per unit	3 spaces per unit	<u>Yes</u>

UDC Requirements



Buffer Yards:

RS-4.5 to RS-6: N/A

RS-4.5 to IL: Type D: 20' & 20 pts

Setbacks:

Street: 20 feet

Side/Rear: 5 feet

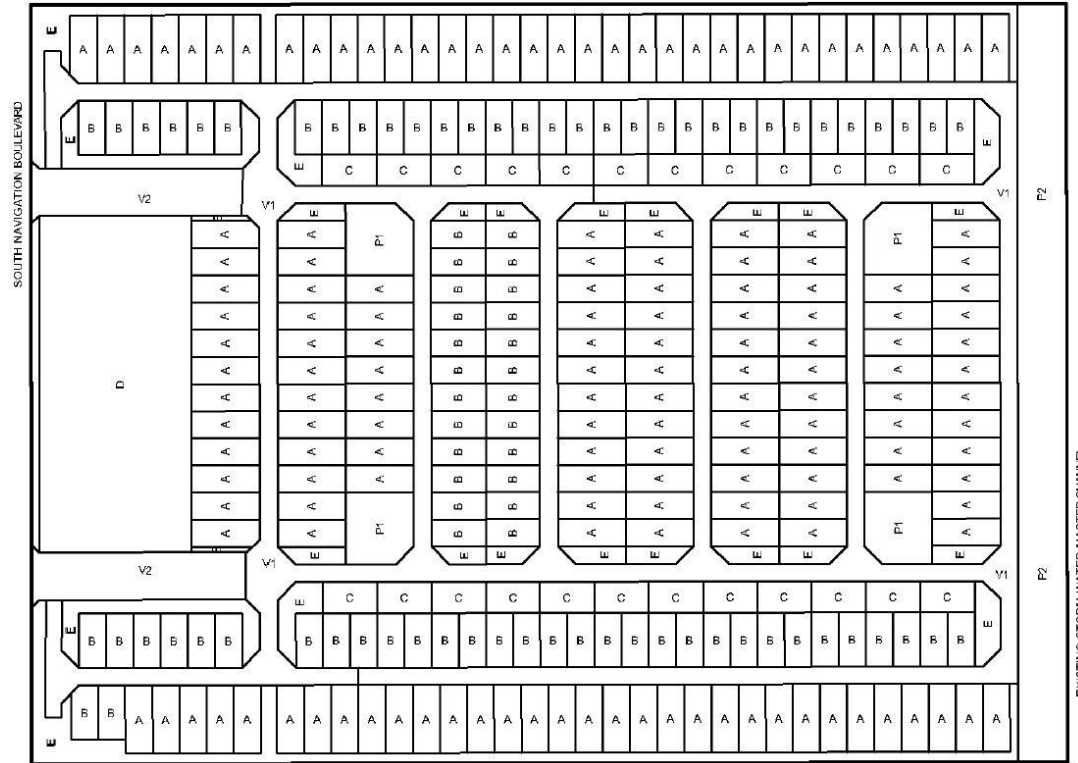
Parking:

N/A

Landscaping, Screening, and Lighting Standards

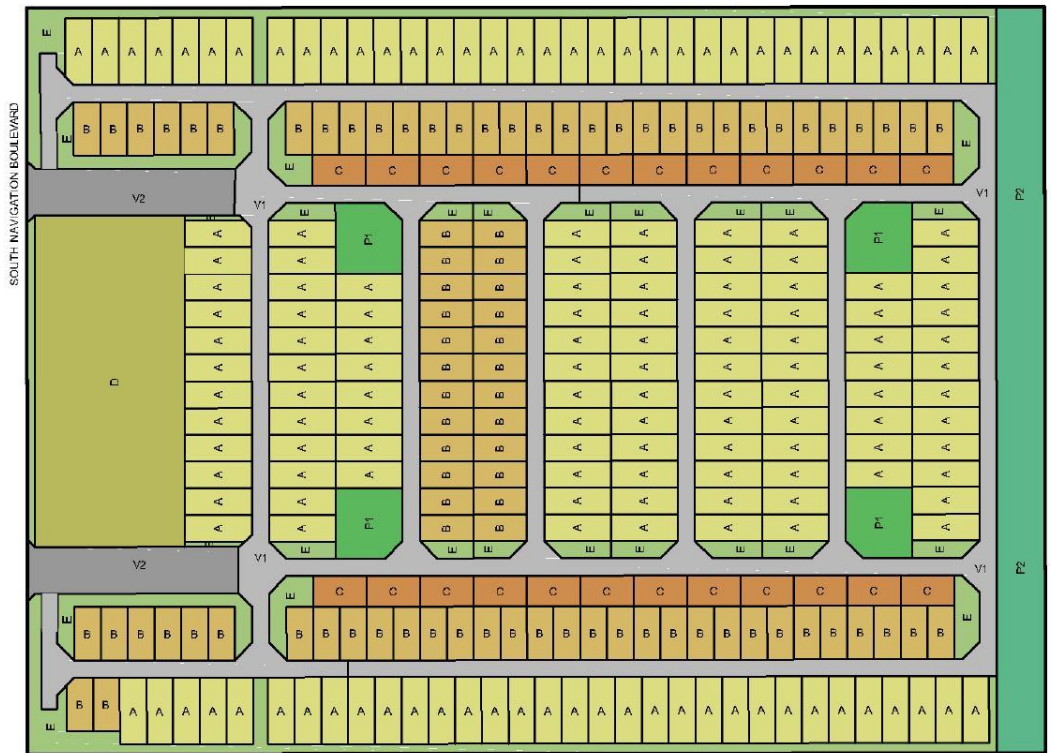
Uses Allowed: Single-family Detached House, Group home (6 or Fewer Residents), Community Home, Educational Facility Uses, Parks and open Area Uses, Places of Worship Uses, Utilities Minor

PUD Concepts



LOT INFORMATION		
Lot Type	Total	Lot Type
A	166	Residential
B	88	Residential
C	24	Residential
D	1	Community Center and Recreation
E	27	Open Area
P1	4	Park
P2	1	Park
V1	4	Access
V2	2	Access
	317	

PUD Concepts



LOT INFORMATION		
Lot Type	Total	Total Square Feet (SFT)
A	167	667,806
B	86	275,200
C	24	88,233
D	1	104,601
E	27	152,753
P1	4	41,048
P2	1	81,261
V1	4	249,583
V2	2	43,981
	316	1,704,466

DEVELOPMENT INFORMATION	
Description	Total
Maximum Density (Units / Gross Acre)	7.08
Minimum Site Area (acre)	39.129
Minimum Site Width (feet)	1,117
Minimum Lot Area (Square Feet)	Residential = 3,200 Other = 26
Minimum Lot Width (feet)	Residential = 40 Other = 18
Minimum Open Space (Percent of Total Unit)	Type A = 33% Type B = 30% Type C = 30% Type D = 45%
Minimum Open Space (Percent of Total Development)	33%

LEGEND	
	LOT TYPE A
	LOT TYPE B
	LOT TYPE C
	LOT TYPE D
	LOT TYPE E
	LOT TYPE P1
	LOT TYPE P2
	LOT TYPE V1
	LOT TYPE V2

Utilities



Water:

12-inch PVC



Wastewater:

24-inch CIPP



Gas:

6-inch line



Storm Water:

42-inch line

Public Notification

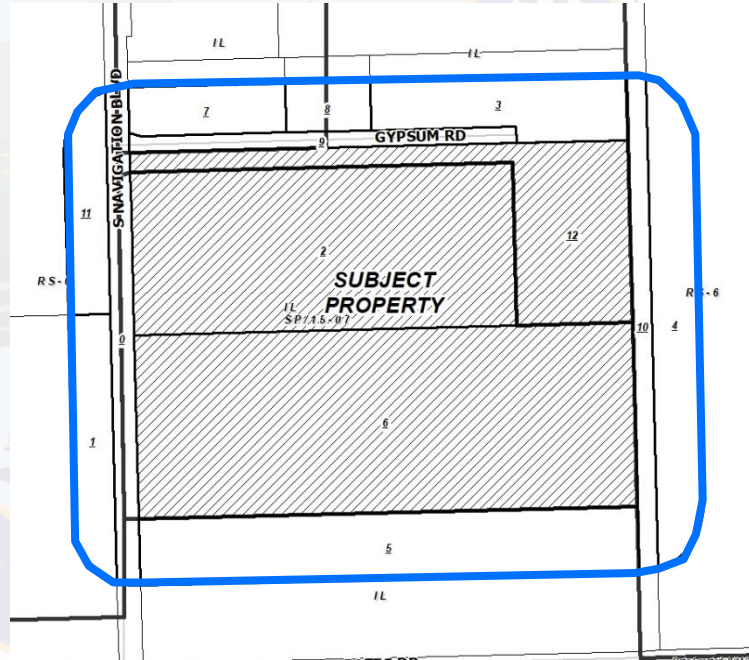
11 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



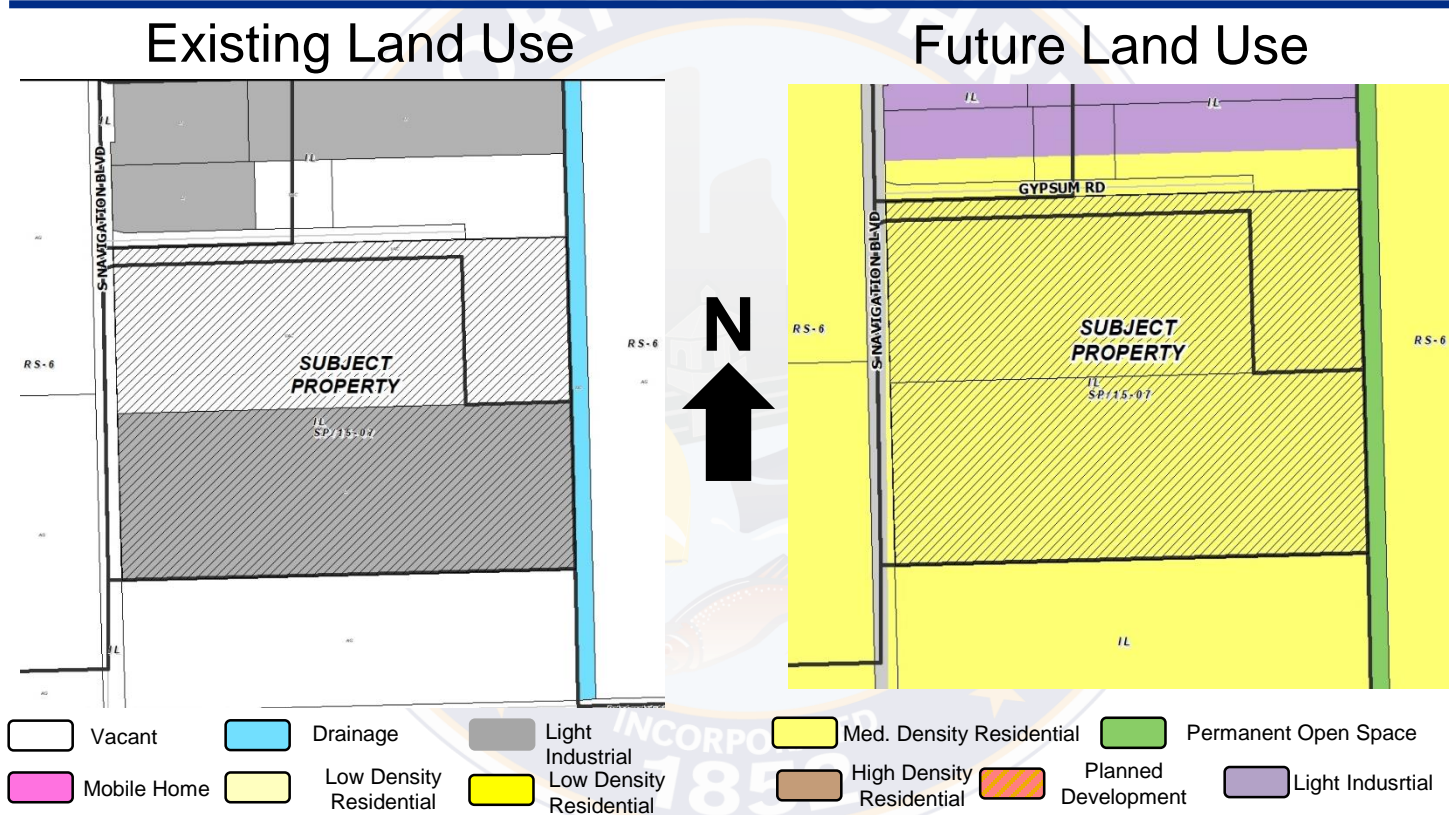
Staff Recommendation

Approval of the
“RS-4.5/PUD” Single-Family 4.5 District
With a Planned Unit Development

PUD Conditions

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with La Villa Hermosa Planned Unit Development (PUD) Guidelines and Master Site Plan.
 - 2. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC, Building and Fire Code Requirements.
 - 3. Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).
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Land Use



PUD Concepts Alternative to the Hammer Head

