

OLEANDER OAKS ZONING ATLAS MAP AMENDMENT TO PLANNED DEVELOPMENT –

City Commission Meeting
January 3, 2022



Location Map



West of Oleander and north of Tumblin Kling Road

Future Land Use Map



Medium Density Residential (RM) - 6.5 to 12 dwelling units per acre

Proposed Zoning Map



Medium Density Residential Zone (R-4) - 10 to 12 dwelling units/acre
Proposed Planned Development Zone (PD) – 3.47 dwelling units/acre

Summary of Applications

In accordance with Sections 121-9, 125-133, 125-195, 125-212, 125-313, and 125-314 of the City Code:

- **Request for a Zoning Atlas Map Amendment** from Medium Density Residential (R-4) to Planned Development (PD)
 - Planning Board Recommended for Approval - October 11, 2021
- **Review and Approval of a Preliminary Plat**
 - Planning Board Recommended for Approval – October 11, 2021. Required an additional review by the Planning Board on December 13, 2021 – Recommended Approval
 - Scheduled for City Commission Consideration –January 18, 2022
- **Site Plan (Development and Design Review) Approval**
 - Tabled until staff was ready to present revised bus stop area – October 11, 2021
 - Planning Board Recommended Approval – December 13, 2021
 - Scheduled for City Commission Consideration –January 18, 2022

In order to subdivide approximately 12.92 acres of land on Oleander Avenue north of Tumblin Kling Road to construct a 50-unit single family home development

Renderings (Informational Purposes Only)

ELEVATION A - 3 BEDROOM | 2 BATH



ELEVATION C - 3 BEDROOM | 2 BATH



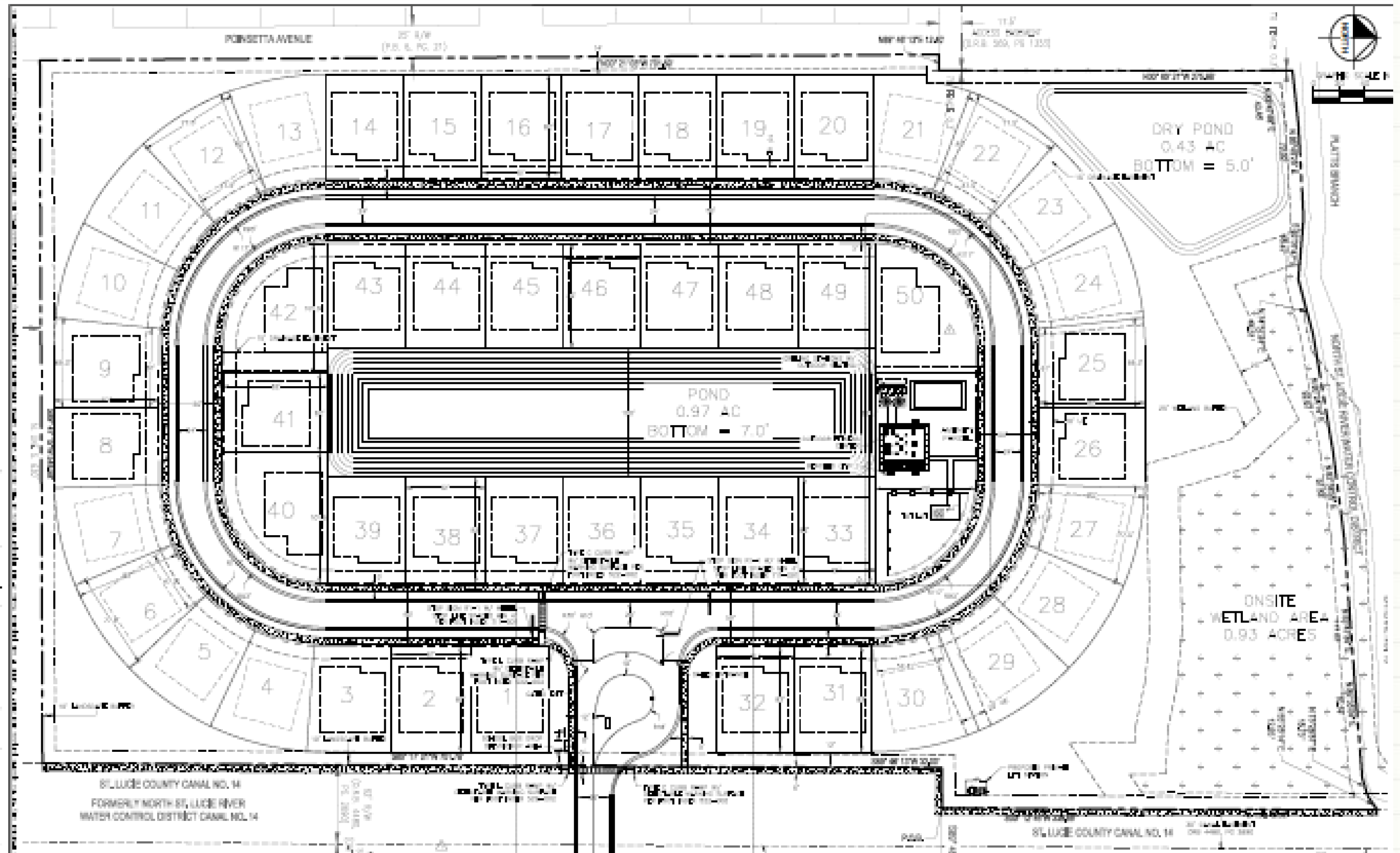
ELEVATION B - 3 BEDROOM | 2 BATH



ELEVATION D - 3 BEDROOM | 2 BATH



Site Plan (Informational Purposes Only)



Current and Proposed Zoning

CURRENT ZONING

The site is currently zoned R-4 which permits single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units.

Maximum gross densities should generally not exceed 10 units per acre for conventional developments and 12 units per acre for innovative residential developments.

PROPOSED ZONING

The proposed PD provides flexibility in the design and permits diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

Proposed PD Regulations

The proposed Design and Development Guidelines for the Oleander Oaks PD will maintain the purpose and intent of the R-4 zoning but will allow for slight variations to the district regulations to provide a contemporary single-family development at a density less than the maximum allowed in the underlying zoning district.

Right-of-way width for interior road **required - 60 feet proposed - 50 feet**

<u>Zoning Regulations</u>	<u>R-4 District</u>	<u>PD District</u>
Min. Lot Size	5,000 square feet	5,000 square feet
Min. Lot Width	60 feet	60 feet
Min. Lot Depth	70 feet	82 feet
Min. Road Frontage	25 feet	25 feet
Max Building Height	45 feet	45 feet
Lot Coverage	40%	40%
Max Gross Density (dwelling units/acre)	12 dwelling units per acre	3.87 dwelling units per acre
<u>Setbacks</u>	<u>R-4 District</u>	<u>PD District</u>
Front	25 feet	15 feet
Side Interior	6 feet	10 feet
Side Corner	15 feet	10 feet
Rear	5 feet	15 feet



Zoning Atlas Amendment Recommendation

Staff and the Planning Board (October 11, 2021) recommended
APPROVAL the requested Zoning Atlas Map



Possible Actions by the City Commission

Approve the Zoning Atlas Map Amendment

Alternative Actions

Disapprove the Zoning Atlas Map Amendment

OLEANDER OAKS ZONING ATLAS MAP AMENDMENT TO PLANNED DEVELOPMENT –

City Commission Meeting
January 3, 2022

