



Alto Rezone ZON21-12

City Council Voting Meeting – December 14, 2021





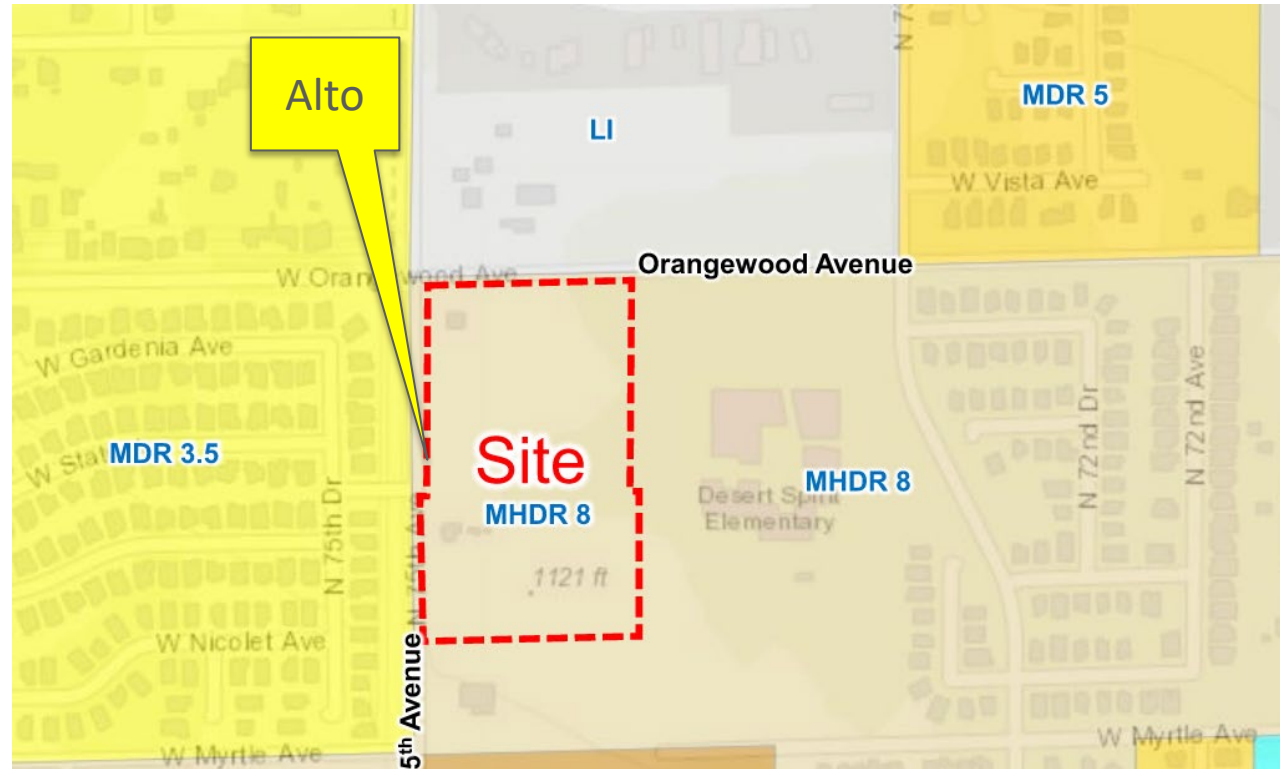
General Information

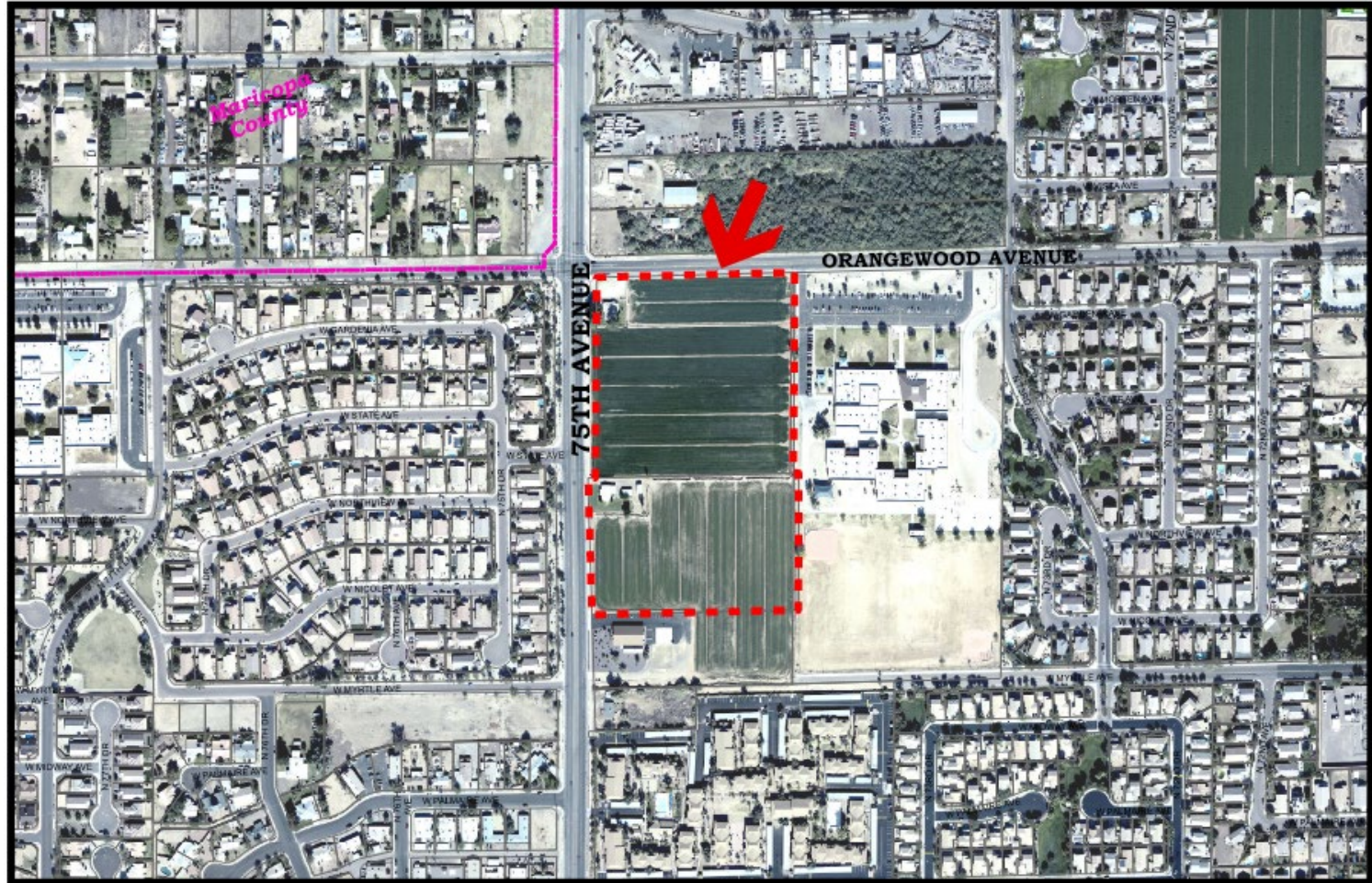
Request: A zone change from R1-6 to R1-4 PRD on the property located at the SEC of 75th and Orangewood Avenues.

Applicant: Taylor C. Earl, Earl and Curley, P.C.

General Plan

General Plan designation is MDHR (Medium to High Density Residential/ 5.0-8.0 du/ac







PAD Standards

	R1-4	Alto (R1-4 PRD)
Maximum Density (Gross)		Up to 8 du/ac per General Plan (Proposed 5.22 du/ac)
Minimum Net Lot Area	4,000 square feet	4,000 square feet
Minimum Lot Width	40-feet	40-feet
Minimum Lot Depth	80-feet	95-feet
Minimum Setbacks		
Front	15-feet to living area, 20-feet to garage or carport	10-feet to livable area 18-feet to garage from back of sidewalk
Rear	15-feet	15-feet
Side	0 or 10 (minimum 10-foot separation between buildings on adjacent lots)	5-feet and 5-feet
Street Side	10	10-feet*
Maximum Structure Height	30	30-feet
Maximum Lot Coverage	45%	60%
Minimum Open Space % (Net)	20%	18.48%
Parking	2:unit-1 covered	2:unit-1 covered

*Street side setback does not apply when a minimum 5-foot wide landscape tract is located between the lot and adjacent street.



Conceptual Site Plan





Conceptual Elevations



Spanish Colonial - Elevation A

Artist's Rendering



Spanish Hacienda - Elevation B

Artist's Rendering



Italianate - Elevation C

Artist's Rendering



Tuscan - Elevation E

Artist's Rendering



Recommendation

Planning Commission
recommended approval subject to
the stipulations listed in the staff
report.



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