



631 Zamora Avenue

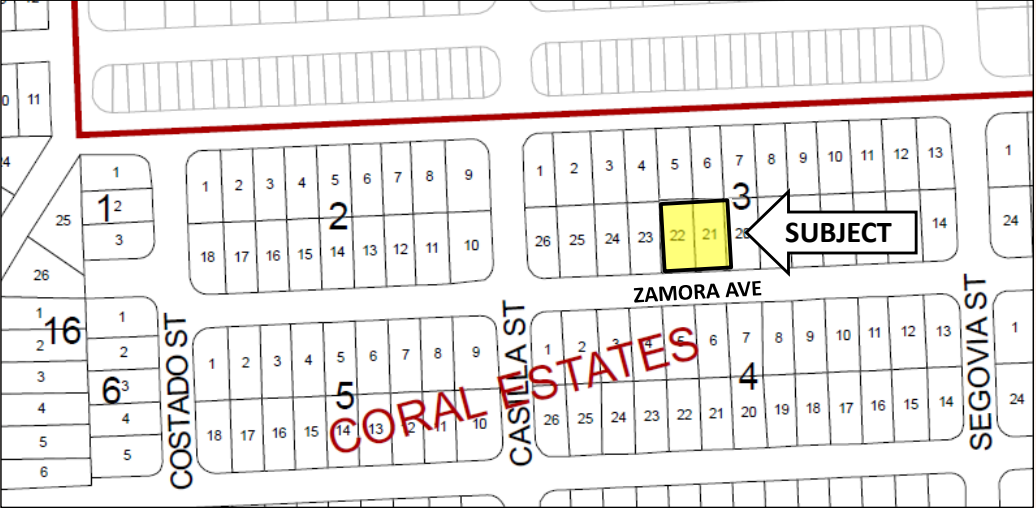
CONDITIONAL USE SITE PLAN REVIEW
FOR BUILDING SITE SEPARATION

CITY COMMISSION
AUGUST 22, 2023



1

LOCATION



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5500 GRANADA BOULEVARD

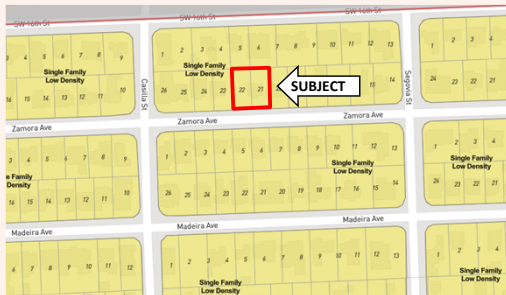


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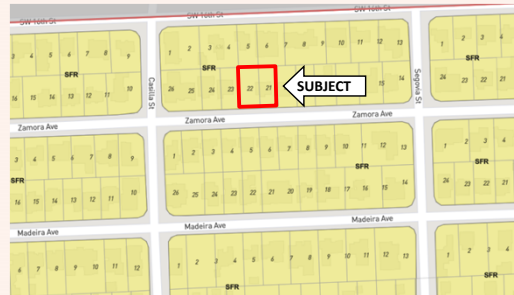
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LAND USE AND ZONING MAPS

Future Land Use: Single Family Low Density



Zoning: Single-Family Residential (SFR)



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EXISTING CONDITIONS



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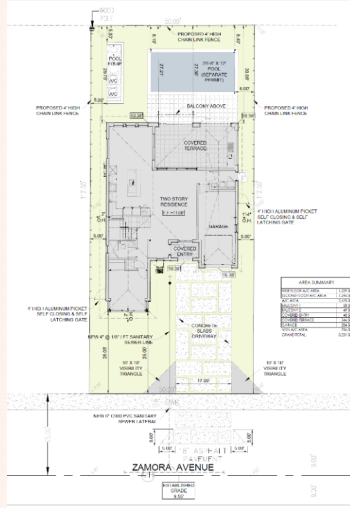
REQUEST:
CONDITIONAL USE SITE PLAN REVIEW FOR A BUILDING SITE SEPARATION

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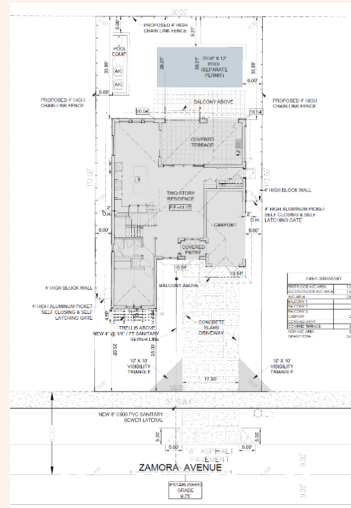
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631 ZAMORA AVE – SITE PLAN

Lot 22



Lot 21



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SITE PLAN INFORMATION

Type	Lots 21-22	Lot 21 (East)	Lot 22 (West)
Building site frontage	100' (existing)	50'	50'
Building site depth	112'-5" (existing)	112'-5"	112'-5"
Total site area	11,260 sf (existing)	5,630 sf	5,630 sf
Building floor area (FAR) maximum	4,525 sf	2,619.22 sf	2,556.21 sf
Building height maximum	2 stories/25'-0" above finished floor	2 stories/22'-4"	2 stories/22'-4"
Front setback (Zamora Ave) minimum	25'	25'	25'
Side interior setback minimum	5'/20%	5'	5'
Rear setback (North) minimum	10'	28.21'	27.21'
Ground area cover (principal building) maximum	35%	1,899 sf (33.73%)	1,903 sf (33.87%)
Open space minimum	40%	2,441.35 sf (43.46%)	2,418 sf (42.95%)

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PROPOSED: LOT 22 (WEST) AND LOT 21 (EAST)



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PROPOSED: LOT 22 (WEST)



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PROPOSED: LOT 21 (EAST)



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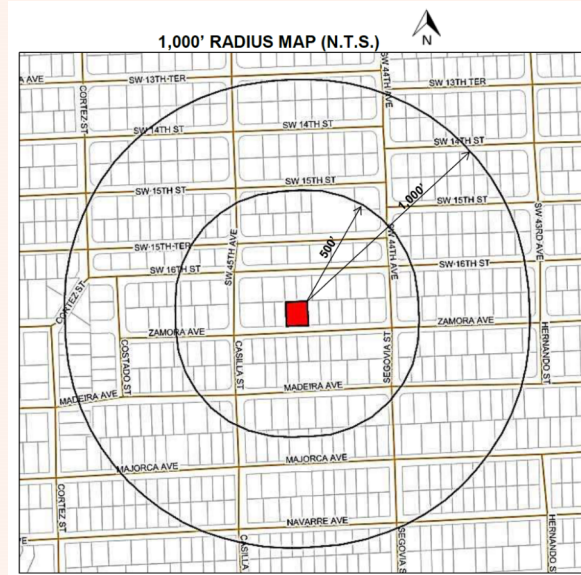
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 05.26.22
2	BOARD OF ARCHITECTS: 11.17.22; 03.21.23
2	NEIGHBORHOOD MEETING: 05.23.23
3	PLANNING AND ZONING BOARD: 07.12.23
4	CITY COMMISSION 1ST READING: 08.22.23
5	CITY COMMISSION 2ND READING: TBD

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LETTERS TO PROPERTY OWNERS (1,000 FT)



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PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
3 TIMES	WEBSITE POSTING DRC, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC

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COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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STAFF RECOMMENDATIONS



STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

1. The new single-family residences constructed on the separated buildings sites shall meet all applicable requirements of the Zoning Code, and **no variances** shall be required or requested.
2. The plans depicting the **site plans and elevations** of the residences on the separated building sites and submitted as part of the conditional use application shall be made part of the approval with any instructions or exceptions provided by the City Commission. Any changes to the plans are subject to Sec. 14-203.10 of the Zoning Code.
3. **A bond** shall be required, as determined by the building official, to ensure the timely removal of any non-conformities as a result of the building site separation approval.

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