



Legislation Text

File #: ORD. 2016-042, Version: 1

To authorize the special use of the properties known as 501 and 503 Maple Avenue for the purpose of permitting up to four single-family detached dwellings, together with associated improvements, including a private street, upon certain terms and conditions.

O & R Request

DATE: January 27, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: Special use permit for 501 and 503 Maple Avenue for four (4) single-family detached dwellings

ORD. OR RES. No.

PURPOSE: To authorize the special use of the properties known as 501 and 503 Maple Avenue for the purpose of the construction and occupancy of up to four (4) single-family detached dwellings, together with associated improvements, including a private road, upon certain terms and conditions.

REASON: The proposed single-family detached residences do not meet all of the dimensional provisions required in the R-4 Single-Family Detached Residential District and a special use permit is required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 21, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposal is to subdivide two existing lots into four lots for the purposes of developing four single-family detached dwellings with accessory garages. The lots would be served by a private road accessed off of Maple Avenue. The average size of the dwellings is 2,778 square feet and the detached garages/with second floor bonus rooms would be 800 square feet. Each primary home would also be two stories tall. The application indicates that each dwelling would be provided with two parking spaces located in the garages.

The subject property is currently located within the R-4 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 7,500 square feet, which equals a density of 5.8 units per acre. The minimum lot width is 60 feet and the front yard setback requirement is 25 feet. The zoning ordinance does not permit more than two single-family detached dwellings to be located on a private street and the subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

The homes would have masonry foundations clad in brick or stone, and any exposed chimney shall be similarly clad. Exterior walls would be clad in hardie lapped siding, casing and trim. Roof materials would be dimensional or architectural asphalt shingles and the porches would have standing seam metal roofing.

The properties to the north, south, and west are also located in the R-4 Single-Family Residential zoning district and are generally improved with single family dwellings. The properties to the east are located in the R0-1 Residential Office district and are improved with commercial uses.

The Master Plan recommends Single-Family “Low Density” for the subject properties. Single-family is defined as, “Primary use is single-family detached dwellings at densities up to seven units per acre (p. 133).”

FISCAL IMPACT: The Department Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$600 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: February 22, 2016

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, March 21, 2016

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance); and City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Plans, Survey

STAFF: Willy Thompson, Senior Planner; Land Use Administration (Room 511);
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