



AGENDA ITEM SUMMARY

AGENDA DATE:	DECEMBER 7, 2015
DESCRIPTION:	Consider a creative alternative to Article 3, Section 07. Neighborhood Design Standards, Section 3.07.003A, Design Options – Subdivision Design, for a proposed 6 lot residential development (+/- 1.22 acres) located at 217 and 223 Becker Street.
RECOMMENDED ACTION (be specific)	Approve a creative alternative to Article 3, Section 07. Neighborhood Design Standards, Section 3.07.003A, Design Options – Subdivision Design, for a proposed 6 lot residential development (+/- 1.22 acres) located at 217 and 223 Becker Street.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley, Chris Turk
SUMMARY	<p>As previously presented, the owner plans to create a small infill neighborhood by subdividing two residential lots into six and providing a street that will come off of Becker (attachment 1 and 2). The subdivision will require a public hearing prior to development, so in order to present an accurate lay out for the public hearing, the developer is seeking approval of a couple of requests. This request is for a creative alternative to consider an alternative to the staggered front yard setbacks.</p> <p>Our ordinance does allow the Commission to approve different alternatives to the neighborhood design standards below. Mr. Houser would like to consider an alternative to the staggered front yard setbacks.</p> <p>3.07.003 <u>Design Options.</u> Design Options address the goal of diversity by incorporating four sections of design requirements. Each section offers a variety of options that provide sufficient variation in orientation, elevation, detailing, and landscaping which address the goal of diversity while maintaining an identifiable image for the subdivision. Creative alternative design options in subsection A. a, b and c may be approved by the Planning and Zoning Commission if the intent of each section is met and demonstrated on the plat.</p> <p>A. <u>Subdivision Design</u></p> <p> a. Vary the building's relationship to the street by choosing one of the following options:</p>

	<p>i. In a Grid system - Stagger front setbacks for covered building elements in order to create a meandering setback effect. This stagger shall vary by a minimum of 5 feet; no more than 20% of the buildings on a block shall be located at the front setback with at least 5 feet of articulation of adjacent buildings (this does not include the allowed encroachments described in c below). No two adjacent structures shall have the same front building line, or</p> <p>ii. Provide curvilinear streets</p> <div data-bbox="581 449 1232 955" data-label="Diagram"> </div> <p>The ordinance allows encroachment into the front setback by no more than 10'. Mr. Grier is providing the required right-of-way with sidewalks, but will have lot layouts that are wider than they are deep. Some will have detached or side entry garages, and all front street facing garages will be setback 25' from the property line as required by the ordinance. This is a small in-fill development with 2 houses on each side and 2 at the end of the street (attachment 3). He has provided a site plan that demonstrates the garage locations and several examples of what the development will look like (attachment 4 – 7). Staff is supportive of the creative alternative providing an additional 2' of encroachment into the front setback being a minimum of 8' from the front property line.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.