



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☒ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

### DESCRIPTION

To consider the approval of a creative alternative for a cottage development to 530 Oak Park, a total of 1.992 acres, KAD 15836 (Dave Luciani).

### STAFF'S RECOMMENDED ACTION (be specific)

Make recommendation to City Council for approval of a creative alternative for a cottage development to 530 Oak Park, a total of 1.992 acres, KAD 15836 (Dave Luciani).

### DEPARTMENT

Planning and Community Development

### CONTACT PERSON

Laura Talley

### SUMMARY

This will be our first cottage development in Boerne. The Zoning Ordinance does allow the Planning and Zoning Commission and City Council to allow “creative alternatives” for cottage developments that we feel meet the intent of the ordinance.

*D. **CHD Plan and Overlay District Approval.** The CHD Plan and Overlay District approval shall follow the procedures set forth in this section. Creative alternatives to the CHD Plan may be approved by City Council if the plan and structures meet the intent of the ordinance and are determined to contribute to the development and surrounding neighborhood as a whole.*

Prior to submittal of the CHD plan, the property owner has requested the creative alternative to the number of cottages on the almost 2 acre lot. As a reminder, we have included the table that describes the cottage development (below).

<b>MINIMUM CLUSTER AREA</b>	One-half acre (1/2) and four cottages
<b>MINIMUM LOT AREA</b>	2,500 sq. ft.
<b>MINIMUM <u>COMMON</u> OUTDOOR SPACE (SHARED)</b>	Minimum 20% gross area of the development (this is in addition to the private area provided on each cottage lot, with the front yard setback exception listed below)
<b>MINIMUM FRONT SETBACK</b>	10' – if there is no front yard fence per the HOA documents, up to 50% of the front yard setback may be counted toward the common open space percentage and may provide location for easements and/or fire lane
<b>MINIMUM REAR</b>	10' from any structure

	<b>MINIMUM SIDE/ BOTH SIDES</b> ARTICULATION MAY OCCUR AS PROVIDED IN SECTION 3.07.005 – THE BUILDING ENVELOPE SHALL NOT INCREASE)	10' / 20'
	<b>MAX. BUILDING HEIGHT (PRINCIPAL)</b>	1 story with loft – 25 feet
	<b>MAXIMUM LIVABLE GROSS FLOOR AREA</b>	1000 sq. ft.
	<b>COVERED PORCH</b>	A minimum 60 sf, minimum 6 ft. deep front porch
	<b>COVERED PARKING</b>	Covered parking not to exceed 440 sf may be provided on each cottage lot
	<b>MAXIMUM FENCE HEIGHT</b>	4 ft. decorative fence for each cottage (optional) 6 ft. fence for the perimeter of the cottage development that abuts a residential property
	<b>PARKING SPACES PER COTTAGE</b>	Minimum: 1.5    Maximum: 2.0
	<p>a. <b>Cottage Cluster:</b> A group of four to ten cottages, arranged around a common open space (See common open space for cottages).</p> <p>b. <b>Clustered parking:</b> Parking for each cottage unit that is clustered together to create more open space. No more than five continuous parking spaces in a cottage development.</p> <p>This development is located off of Oak Park on 1.992 acres. The developers are requesting a creative alternative to allow more than 10 cottage units on the site. They are proposing to have 17 cottage units that are 1,000 square feet or less and built on 2,500 square foot lots. They will be individually owned and regulated by a Homeowners Association. The proposed density is 8.5 units per acre, which is compliant with the cottage ordinance. The development exceeds the 20% open space requirement and meets all fire department and engineering guidelines. The cottages will be built in the architecturally attractive Craftsman Style. They meet the intent of the ordinance and staff is supportive of the creative alternative.</p> <p><b>SECTION 31. CHD – COTTAGE HOUSING DEVELOPMENT OVERLAY DISTRICT</b> (Ord. No. 2015-36, §5, 11- 10-2015)</p> <p><b>A. Purpose.</b></p> <p><i>The purpose of the cottage housing development is to address the need for smaller, more diverse housing alternative to the typical detached, single-family house. Cottage housing units fit well into small neighborhoods within existing neighborhoods on vacant or underutilized land that can be used for infill and revitalization. The intent of cottage housing is to have minimal environmental impact by following low impact development standards to create a smaller carbon footprint and to</i></p>	

	<p><i>promote more green space and open space with the preservation of trees. Cottages should be designed to minimize light and noise impacts both within developments and to adjacent properties. Cottage lots differ from multi-family because of the limited number of units, much smaller size and the community concept with shared open space, a community garden, and a recreational clubhouse. Residences are not attached and typically are not for rent.</i></p> <p><i>Clusters of cottage housing developments are intended to create a small community of cottages oriented around open space that is pedestrian-oriented and minimizes the visibility of off-street parking. Each cottage development must be on at least a half-acre with no more than 10 units in a cluster. Multiple clusters shall not be less than 1000 feet from each other to maintain the small community atmosphere.</i></p> <p>Attached are the proposed renderings and site plan regarding the layout and proposed elevations for the cottages.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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