



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION

CONSIDER A CREATIVE ALTERNATIVE FOR A COTTAGE DEVELOPMENT LOCATED AT 530 OAK PARK, A TOTAL OF 1.992 ACRES, KAD NO. 15836. *(Request to allow 17 cottage units, Dave Luciani)*

STAFF'S RECOMMENDED ACTION (be specific)

Approve A Creative Alternative For A Cottage Development Located At 530 Oak Park, A Total Of 1.992 Acres, KAD No. 15836. *(Request to allow 17 cottage units, 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. Creative alternatives are essentially treated as waivers to requirements of the ordinance as long as the development meets the intent of the ordinance. Staff allows creative alternatives to provide creativity in development of sites, as each site has its own challenge. In this case the developer is requesting 17 cottage units on almost 2 acres rather than the maximum requirement of 10. He has separated and provided clusters of cottages on the lot so they are a little more spread out which allows for parking to be closer to the cottage units.

*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.*

Council will see this cottage development a number of times before it is approved. You will see it again for approval of the CHD (cottage housing development) plan and then again for approval of the overlay, both of which will require public hearings before the Commission and then City Council. The developer must seek approval of the creative alternative in order to draw up his CHD. We have included the table that describes the cottage development requirements (below).

MINIMUM CLUSTER AREA	One-half acre (1/2) and four cottages
MINIMUM LOT AREA	2,500 sq. ft.

	MINIMUM <u>COMMON</u> OUTDOOR SPACE (SHARED)	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)
	MINIMUM FRONT SETBACK	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
	MINIMUM REAR	10' from any structure
	MINIMUM SIDE/ BOTH SIDES ARTICULATION MAY OCCUR AS PROVIDED IN SECTION 3.07.005 – THE BUILDING ENVELOPE SHALL NOT INCREASE)	10' / 20'
	MAX. BUILDING HEIGHT (PRINCIPAL)	1 story with loft – 25 feet
	MAXIMUM LIVABLE GROSS FLOOR AREA	1000 sq. ft.
	COVERED PORCH	A minimum 60 sf, minimum 6 ft. deep front porch
	COVERED PARKING	Covered parking not to exceed 440 sf may be provided on each cottage lot
	MAXIMUM FENCE HEIGHT	4 ft. decorative fence for each cottage (optional) 6 ft. fence for the perimeter of the cottage development that abuts a residential property
	PARKING SPACES PER COTTAGE	Minimum: 1.5 Maximum: 2.0
<p>This development is located off of Oak Park on 1.992 acres. The cottage units are all less than 1,000 square feet 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. The Planning and Zoning Commission voted 8-0 to recommend approval of the creative alternative and Staff is supportive as well.</p> <p>SECTION 31. CHD – COTTAGE HOUSING DEVELOPMENT OVERLAY DISTRICT (Ord. No. 2015-36, §5, 11- 10-2015)</p> <p><i>A. Purpose.</i></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 <u>no more than 10 units in a cluster</u>. 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>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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