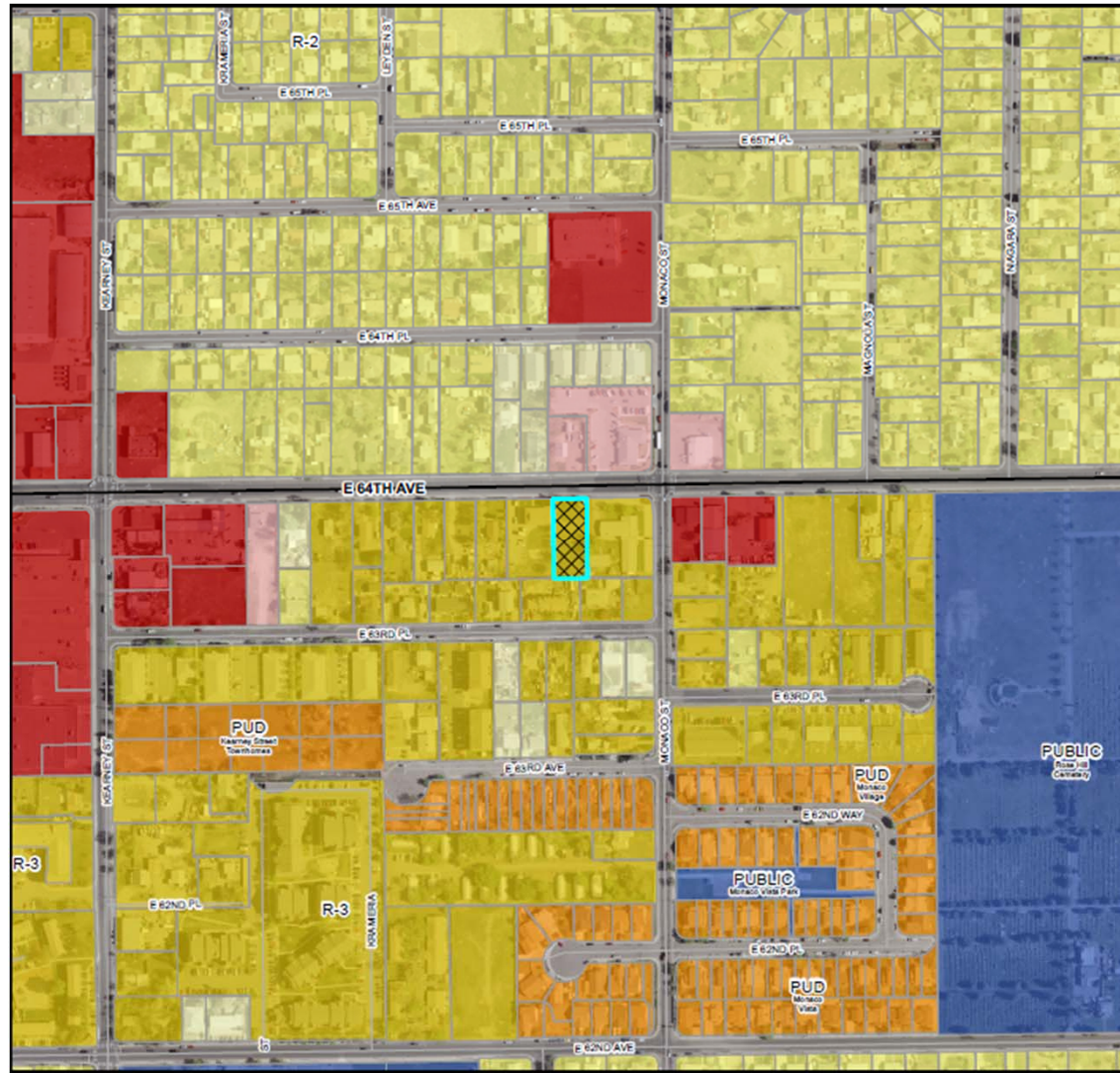




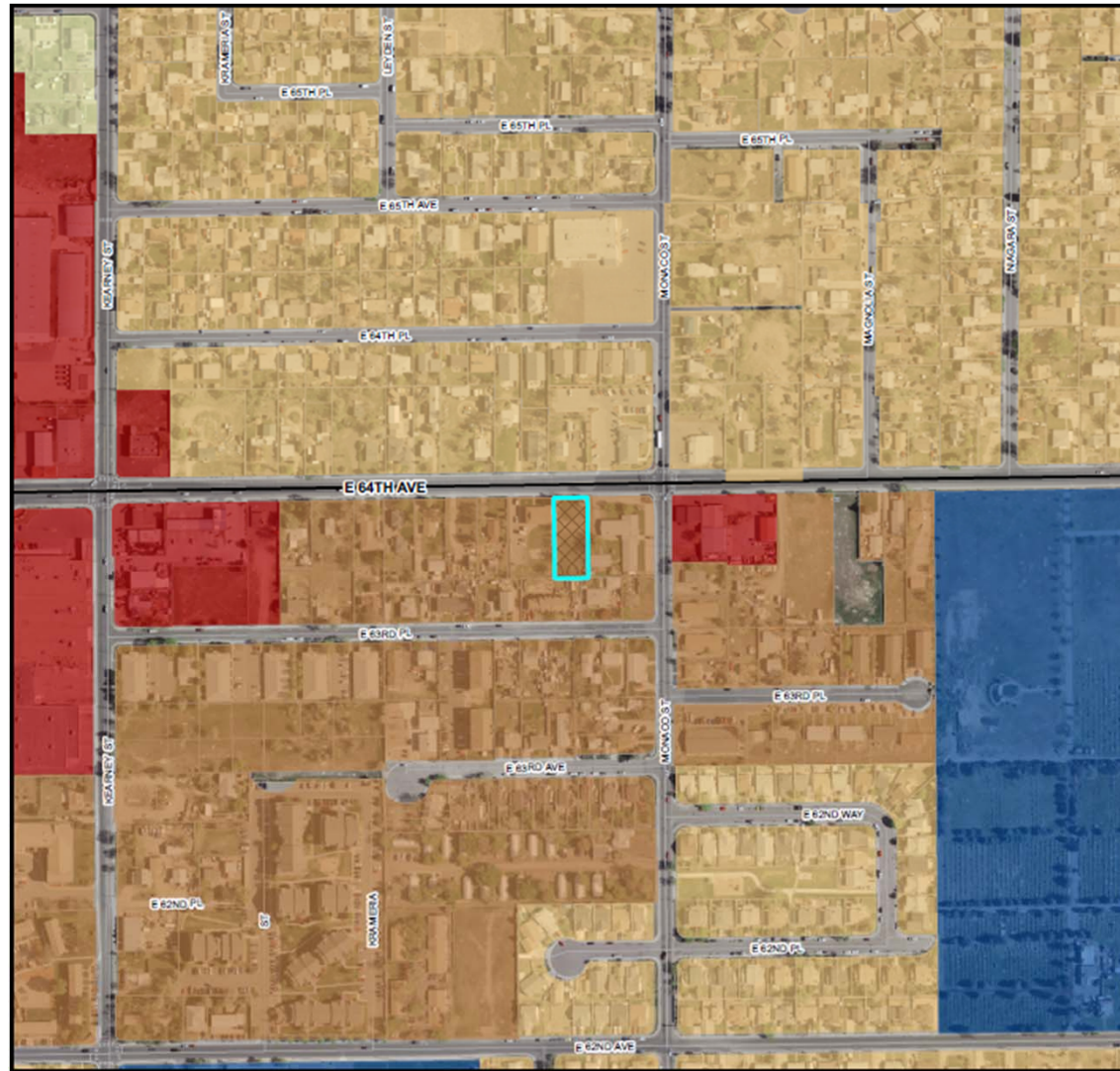
Z-920-15 & S-630-15

Location:	6440 E. 64 th Avenue
Applicant:	Alberto Rodriguez
Request:	Zone change from R-3 to R-4
	Subdivide into 6 lots

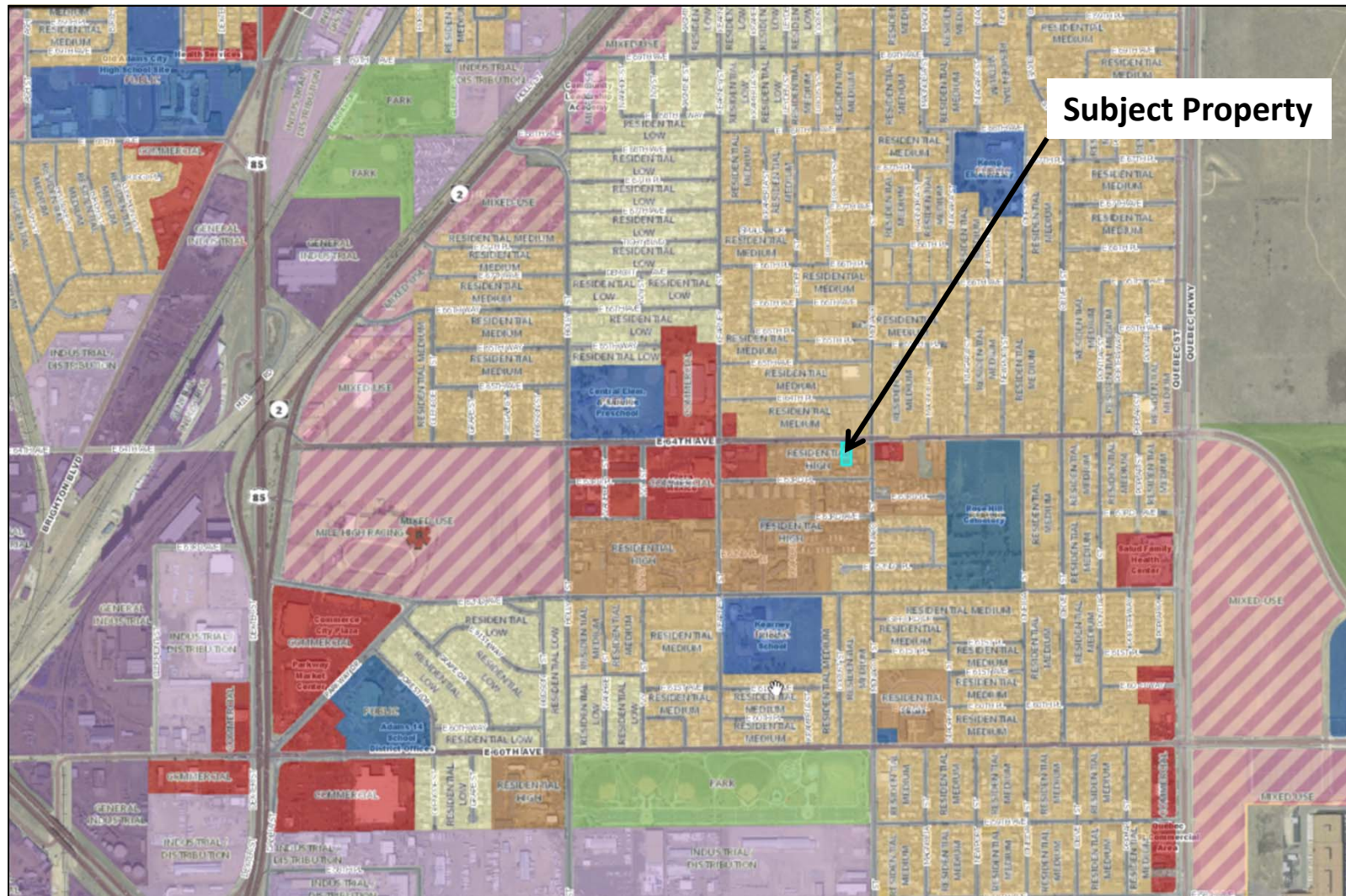
Zoning: R-3



Comp Plan: High-Density Residential



Comp Plan: Historic City



Location: 6440 E. 64th Avenue



From E. 64th Avenue, facing South





Facing Southwest, adjacent multi-family

Current Request

- Z-920-15: Zone change from R-3 (Multi-family district) to R-4 (Townhome district)
- S-630-15: Subdivide the subject property into 6 lots for townhome development



Concurrent Cases

- D-262-15: Development Plan for 6 Townhouses on the subject property.
- MM-049-15: Minor Modification to reduce the minimum lot size for 5 of the 6 lots by less than 1%.
 - The minor modification has been through the review and posting period and meets all approval criteria.
 - Approval is dependent upon the approval of the zone change to R-4.



R-4 Zone District

- First property to be zoned R-4
- Intent to create owner occupied high-density and high-quality residential development
- R-4 bulk standards allow for formal subdivision due to smaller lot frontage and lot requirements
- Allows for high-density development on narrow and deep lots
- Differs from R-3 zone district in bulk standards and potential for owner occupancy in individual units



Additional Information

- Current zone district (R-3) allows for greater density without owner occupancy
- Zone change and subdivision allow for townhouse development of vacant lot within the Historic part of the city.
- Townhome development diversifies housing options within the neighborhood.
- New residential infill development aligns with the goals of the Comprehensive Plan.



Proposed Use

- Townhome Development (6 units)
- 1,976 sf. of living space for each
- 2 garage parking spaces per unit
- 3 bedrooms
- Individual backyards
- Guest parking spaces along with nearby onstreet parking
- Access and maintenance easement including establishment of HOA for common areas



Planning Commission Analysis

- On April 7, 2015 the Planning Commission voted to forward the requests for the zone change and subdivision with a recommendation of denial to City Council. The following items with respect to the proposed rezoning and subdivision were discussed by the Planning Commission:
 - Inadequate guest parking (2 shown on original site plan)
 - Access for emergency vehicles (police and fire)
 - Trash service for the 6 units
 - Drainage for the site

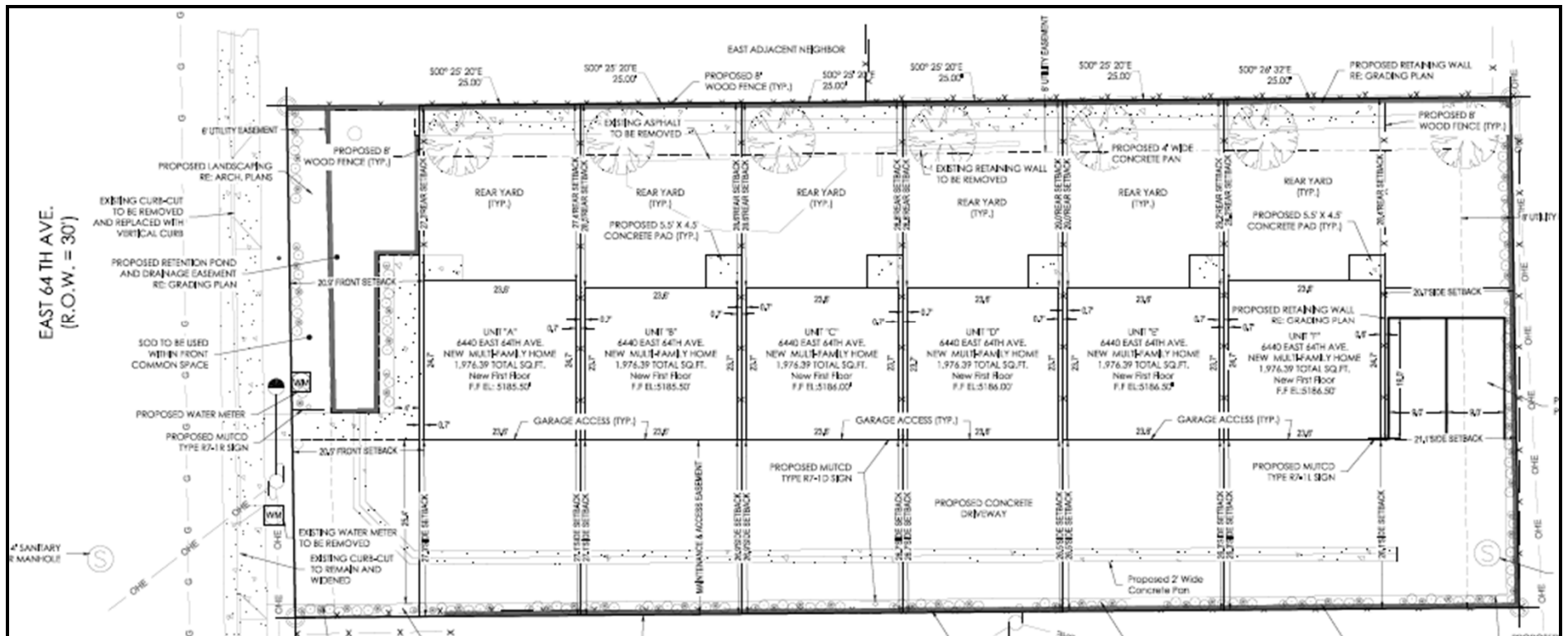


Original and Revised Submittals

The following shows the original submittal seen by the Planning Commission on April 7, 2015, followed by the revised submittal by the applicant.



Original Site Plan





Elevations



North Elevation



West Elevation

Elevations

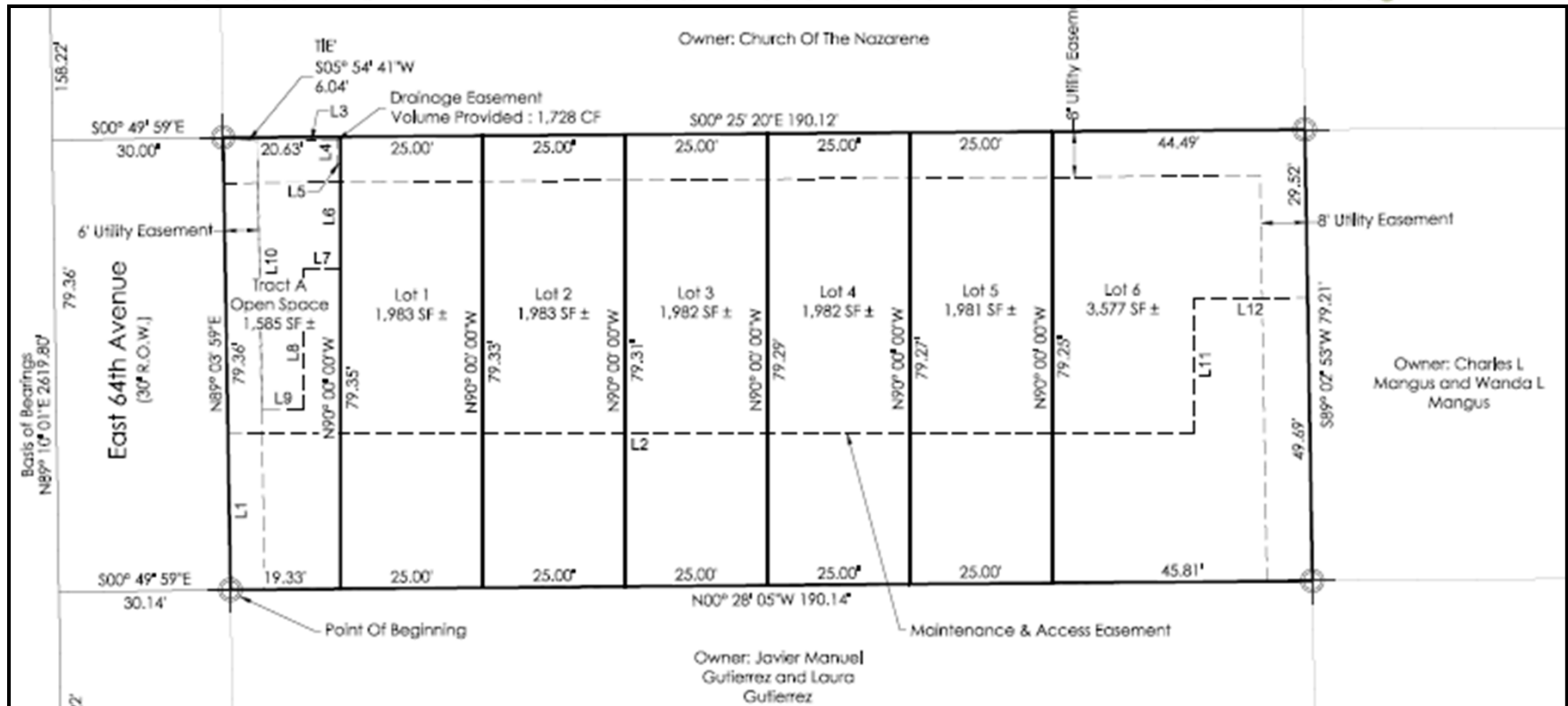


East Elevation



South Elevation

Original Subdivision Plat



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Analysis

<u>Issue</u>	<u>City Standard (R-4)</u>	<u>Proposed</u>	<u>Meets Standard?</u>
<u>Lot Size</u>	2,000 sf	Lot 1: 1,983 sf. Lot 2: 1,983 sf. Lot 3: 1,982 sf. Lot 4: 1,982 sf. Lot 5: 1,981 sf. Lot 6: 3,577 sf.	Pending Minor Modification Approval
<u>Lot Frontage</u>	20 feet	All lots: 25 feet minimum	Yes
<u>Lot Access</u>	Access is required to be provided to a public street	An access and maintenance easement is proposed via final plat *	Yes
<u>Comprehensive Plan</u>	High-density residential	High-density residential	Yes

*Note: Lot frontage may include frontage on a private road or drive or a platted easement.



Planning Commission Findings

After review of the original submittal, the Planning Commission found that the requested zone change and subdivision plat did not meet the approval criteria within the Land Development Code based on the following concerns:

- Inadequate guest parking (2 shown on original site plan)
- Access for emergency vehicles (police and fire)
- Trash service for the 6 units
- Drainage for the site



Zoning Approval Criteria

- Proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;
- Proposed zone district and allowed uses are compatible with proposed development, surrounding land uses, and the natural environment;
- Proposed zone district will have adequate provision of public services;
- Proposed zone district will have adequate provision of public uses;
- There is a community need for the zoning district in the proposed location, given the need to provide or maintain a proper mix of uses both within the city and the immediate area;
- The area for which the zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

Subdivision Approval Criteria

- Consistent with approved zoning
- Consistent with and implements the intent of the specific zone district;
- Does not violate any state, federal or local laws, regulations or requirements;
- Layout of the lots, roads, driveways, utilities and drainage facilities are designed to minimize land disturbance and maximize open space;
- Complies with all applicable city standards;
- The subdivision:
 - Will not result in substantial or undue adverse effects on adjacent properties, traffic conditions, parking, public improvements; or
 - Any adverse effect has been or will be mitigated to the maximum extent feasible;
- Adequate and sufficient services are available to serve the subject property.

Staff Analysis of Revised Submittal

- As a result of the feedback from Planning Commission, the applicant has revised the site plan for the subject property
- The revisions to the site plan include the following:
 - 6 additional guest parking spaces (8 total guest parking)
 - Drive aisle width of approximately 25-feet for emergency vehicles (fire and police)
 - Revised maintenance and access easement
 - Revised drainage easement shown on the proposed subdivision plat
- Along with revisions, the applicant has contacted emergency service personnel (police and fire) along with Waste Management to confirm service on the property.



Public Notification

- As of May 8, 2015, staff has received no comments or objections to the proposed zone change and subdivision plat since the Planning Commission hearing date.



Planning Commission Recommendations

- Planning Commission voted to forward the request for the zone change from R-3 to R-4 with a recommendation of **denial** to City Council.
- Planning Commission voted to forward the request for the final subdivision plat with a recommendation of **denial** to City Council.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

