

CASE SUMMARY

APPLICATION TYPE: MIDDLE HOUSING



File Number: 4-A-24-MH Related File Number:
Application Filed: 4/5/2024 Date of Revision:
Applicant: JARED HUETER ALLY ARCHITECTURE

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 70 P J 01701 OTHER: 070PJ01702 Jurisdiction: City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Plan Designation: TDR (Traditional Neighborhood Residential)
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2330 Money Place
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Lindsay Crockett

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

1. The property is located within the TDR land use area, in the RN-4 zoning district. The selected MH type is townhouse (small).
2. The lot width is 129', with an alley/secondary access to the property. The lot width allows for 7 units.
3. The front setback (Money Place) is 10', which is the average of the blockface for this zoning district on this block. Rear setbacks are above the 15' minimum. The corner side setback (Whittle Springs Road) is 12'.
4. The buildings are two stories tall.
5. Building A, fronting Whittle Springs Road, contains units which are 20' wide and 30' deep. Building B, fronting Money Place, contains units which are 17' wide by 22'-3" deep. Both buildings meet the width and depth maximum in Table 4-4.
6. Seven parking spaces are provided. The proposed parking area meets the standards in 4.6.D.
7. Rooflines are steep, with a roof pitch of 6/12 or more, and articulated, with at least two pitches, planes, or ridgeline directions.
8. The buildings are oriented with the front elevations facing the street, with the narrow end of townhouse units facing the street.
9. The project was approved by the Design Review Board in March 2024 (3-D-24-IH).
10. No administrative variations are requested or granted in the application.

Comments:

Two townhouse (small) buildings; two-story building fronting Whittle Springs Road contains four units, and two-story building fronting Money Place contains three units. Whittle Springs building contains units measuring 19'-10" and 20' wide by 30' deep; Money Place building contains units measuring 16'-10 and 17' wide. Rear-accessed parking area extending off public alley. Approved by the DRB 3/20/2024: IH COA # 3-D-24-IH.

Action: Approved

Meeting Date: 4/1/2024

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: