

# CASE SUMMARY

APPLICATION TYPE: MIDDLE HOUSING



File Number: 7-A-24-MH                      Related File Number:  
Application Filed: 7/2/2024                      Date of Revision:  
Applicant: BRADEN FAMILY PROPERTIES, LLC

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 82 G C 026                      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: 2709 Summit Ave.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family 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):

- The property is zoned RN-2 within the TDR land use area. The lot width is 75', without an alley/secondary access to the property. The proposed duplex (side-by-side) is a permitted MH type.
- The building is 36' wide by 40' deep (including the porch), which meets the maximum width and depth for a duplex.
- The building is two stories tall, which is within the maximum height requirement of two stories.
- The proposed front setback is 11', which meets the front setback requirement of the average of the blockface, plus or minus five feet. The average front setback of the block is 15'.
- The proposed building meets the 15' minimum rear setback requirement. The proposed 21.3' and 17.6' side setbacks meet the 5' minimum interior side setback requirements.
- The building is oriented with the front elevation facing Summit Avenue, with ground level entrances oriented towards the street.
- To address Article 4.6.E.4.c, the project includes an 8' deep front porch, 12" eave overhangs, and 3.5" minimum window trim with projecting window sills.
- No parking spaces are required as the property is within a quarter mile of a transit route. The site plan does not include parking.
- The roofline is steep, with a roof pitch of 6/12.
- No administrative variations are requested or granted in the application.

Comments:

Two-story duplex measuring 36' wide by 40' deep, oriented with the front elevation facing Summit Ave. Site plan does not include parking.

Action: Approved

Meeting Date: 7/1/2024

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: