

CASE SUMMARY

APPLICATION TYPE: MIDDLE HOUSING



File Number: 7-B-24-MH Related File Number:
Application Filed: 7/12/2024 Date of Revision:
Applicant: DAN PASTOR DM BUILDERS AND DEVELOPERS LLC

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 82 K V 025 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: 2539 Parkview 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 50', with an alley. The proposed duplex (side-by-side) is a permitted MH type.
- The building is 40' wide by 41' deep, 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 25.08', 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 21.
- The proposed building meets the 15' minimum rear setback requirement. The proposed 5' and 5' side setbacks meet the 5' minimum interior side setback requirements.
- The building is oriented with the front elevations facing Parkview Avenue, with ground level entrances oriented towards the street.
- To satisfy Article 4.6.E.4.c, the front elevation includes a 6' deep entry stoop and brick masonry composing at least 25% of the front elevation. The exterior elevations also include a transom and sidelights around the front door, along with a beltcourse/horizontal trim element between the first and second stories, with siding variations on the second story.
- No parking spaces are required as the property is within a quarter mile of a transit route. The site plan includes four spaces in the rear yard.
- The roofline is steep, with a roof pitch of 8/12.
- Administrative variation: Planning staff approve the variation on design standards in Section 4.6.E, to incorporate the design elements of a transom and sidelights on the front doors, along with the beltcourse/horizontal trim element combined with siding variations on the second story, as satisfying the three design elements required as Article 4.6.E.4.c. The project meets all applicable dimensional standards and the design is similar in scale with the buildings on the subject block face and the block face across the street.

Comments:

Two-story duplex measuring 40' wide by 41' deep, oriented with the front elevation facing Parkview Avenue. Rear-accessed parking area extending off public alley.

Action: Approved

Meeting Date: 9/1/2024

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: