

CASE SUMMARY

APPLICATION TYPE: MIDDLE HOUSING



File Number: 7-C-24-MH Related File Number:
Application Filed: 7/9/2024 Date of Revision:
Applicant: MIKE BALLINGER ROCK CREEK CONSTRUCTION INC

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 94 G F 027 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: 2101 Western 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: Samiul Haque

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

- The property is zoned RN-2 within the TDR land use area. The proposed duplex (side-by-side) is a permitted MH type subject to meeting lot width standards.
- Per 2.4.M.d, the required width at the front setback line is 33.75' (75% of 45') for this lot with angled sidelines. At the proposed front setback of 36.1', the lot width appears to be over 42' which meets the minimum lot width requirement for a lot with an alley. Further Zoning determinations on the lot width may require revisions.
- The building is 24' wide by 55' deep, which meets the maximum width and depth for a duplex (side-by-side).
- The building is two stories tall, which meets the maximum height requirement.
- The blockface has no other buildings and the proposed front setback is 36.1'. The proposed building meets the 15' minimum rear setback, 10' minimum corner side setback, and 5' minimum interior side setback requirements.
- The building is oriented with the front elevations facing Western Avenue.
- The 55' wide side elevations incorporate projecting walls to satisfy 4.6.E.4.b.
- No parking spaces are required as the property is within a quarter mile of a transit route. Five parking spaces are proposed in the rear yard, subject to approval by the Engineering Department.
- The roofline is steep, with a roof pitch of 6/12.
- The front elevation contains a porch, eave overhangs, and articulated window and door trims to partially satisfy 4.6.E.4.c.
- Administrative variation: Planning staff approve the variation on design standards in Section 4.6.E.4.c, to incorporate the design elements of three wooden brackets (labelled as gable cornice), one round gable vent with decorative keystones, beltcourse/horizontal trim and gable end trim, and siding variations on the second story, as satisfying one remaining design element required. 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-storied side-by-side duplex measuring 24' wide by 55' deep oriented with the front elevation facing Western Avenue, with ground level entrances oriented towards the street. 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: