

# CASE SUMMARY

APPLICATION TYPE: MIDDLE HOUSING



File Number: 8-A-24-MH                      Related File Number:  
Application Filed: 8/9/2024                      Date of Revision:  
Applicant: JUSTIN BREINER BENCHMARK BUILDERS

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 81 M N 004                      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: 941 Luttrell St.  
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/IH within the TDR land use area. The proposed fourplex conforms to the uses permitted in Table 4-3.
- From aerial views, the building seems to be approximately 40 ft wide by 63 ft deep. The proposed conversion does not involve additions of space, so the design standards in 4.6.F.3 do not apply.
- No administrative variations are requested or granted in the application.

Comments: Conversion of existing 2-story single-family residence to a fourplex via interior renovation. No additions to existing building footprint proposed.

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Withdrawn prior to publication?:  Action Appealed?: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: