

PLANNING COMMISSION CASE REPORT**Case Number: 2016-105****PC Meeting Date: 07-11-16****Applicant Request****Amend Ordinance #12949 Condition #2**

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|---------------------------|-------------------------|
| Property Location: | 2442 Chamberlain Avenue |
| Property Owner: | Calvin Ball |
| Applicant: | Calvin Ball |

Project Description

- Proposal: Request to amend condition #2 in Ordinance #12949 which states: "The easternmost single family residential structure shall be no larger than 400 square feet in size." Amend condition to increase the allowable building size to 650 square feet.
- Proposed Access: Main entrance on Chamberlain Avenue.
- Proposed Development Form: 1-story residential dwelling.

Site Analysis**Site Description**

- Location: The 0.4-acre vacant site is located on the northeast corner of the block bounded by Chamberlain Avenue on the north, Bailey Avenue on the east, and Watkins Street on the west.
- Access: Currently, access to the site is from Chamberlain Avenue.
- Current Development form: The single-family house sizes on both sides of this section of Chamberlain Avenue range from 800 square feet (directly adjacent east of the site), and 1,200 square feet to 1,966 square feet elsewhere on the street.
- Current Land Uses: Properties within the immediate vicinity of the site are single-family homes.
- Current Density: The average residential density for this block of Chamberlain Avenue is approximately 8 dwelling units per acre.

Zoning History

- The site was rezoned from R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone in 2015. (Ordinance #12949). This rezoning was approved with two conditions:
 "1) A maximum of five (5) detached single-family residential units; and
 2) The easternmost single family residential structure shall be no larger than 400 square feet in size."
- All other properties within this block are zoned R-2 Residential.

Plans/Policies/Regulations

- The Ridgedale Plan (adopted by City Council in 1998) recommends Mixed-Use Residential development for this specific property.
- The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family homes and townhouses. In the Urban Overlay Zone, the R-T/Z Zone can have no more than 12 units per acre. For individual homes, lots can be no less than 25 feet wide.

Key Findings

- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The RTZ Zone requires a 25 foot minimum rear setback which helps ensure adequate distance from the street right-of-way. The applicant's site plan depicts a building within 10 feet of Bailey Avenue. (Note: The applicant has applied to the Board of Zoning Appeals for a rear yard setback variance from 25 feet to 4 feet on this lot.)

Staff Recommendation

Approve Condition #2 to allow a maximum building size of 650 square feet for parcel 146N-E-022.01.