

currently under the same ownership). The applicant is proposing to recombine all of this subject property (about 12,000 sf+) into a single parcel of land, in order to construct a proposed duplex residential building which totals 2,400 square feet heated space (1,200 sf per dwelling). The applicant is also seeking some building setback variances for this proposed duplex building (see next agenda item - file #HA-2022-02).

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property consists mainly of the two (2) small vacant lots which are each about 6,000-sf in land area. This is less than the minimum required 10,000-sf per lot required in R-10 zoning. However, these lots were created several decades ago, and they are each considered a "legal nonconforming lot of record". As such in R-10 zoning, they are each entitled to have one (1) single-family residence (minimum 1,000-sf heated area) on them, provided these meet minimum building setback requirements. Unfortunately as currently configured, each of these lots would have only about 19' of depth to the buildable area (inside the setbacks) unless some setback relief variances were granted. This is perhaps one reason why these particular lots were never previously developed. Now, in lieu of seeking minor setback variances and building two (2) small houses on these small lots, the applicant is instead proposing to build one (1) duplex on the combined lots together. The net total of dwelling units is the same under each scenario.

In spite of the R-10 zoning on all sides of the property, the surrounding area is very sparsely developed. There is only one single-family residence (same owner) to the north, and one single-family residence on the corner lot to the east – but facing the opposite direction. All of the residential lands to the west and to the south, are vacant and still wooded. These is still a fairly remote part of the City where the final development pattern has yet to be fully established. The NAC Character Area prescribes higher density residential development, and the property's one block distance from the commercial corridor of W. Main Street and the industrial zoning along Hall Street also support the basis of the proposed argument. A proposed duplex on a combined parcel that exceeds the R-10 minimum requirements, should be considered compatible with all of these patterns. It would also hopefully serve as a catalyst for other compatible new development in the area.