



GLPC AGENDA ITEM # 7  
MAY 22, 2023

**Planned Development approval by Machouse Investments**  
**File #: VA-2023-09**

Machouse Investments LLC is requesting a Planned Development Approval for a non-conventional single-family Residential development on 2.20 acres that is split-zoned Single-Family Residential (R-6) (1.08 acres) and Duplex Residential (DR-10) (1.12 acres). The subject property comprises a group of four (4) contiguous parcels located at 212 – 216 West Alden Avenue as well as 207 - 209 West Cranford Avenue. These are all located east of North Oak Street, between West Alden and West Cranford Avenues, and are located within the local Historic District. Two of the existing parcels currently contain historic single-family residences, while the other two are currently vacant. The applicant is proposing to collectively replat all of the properties into 11 individual lots for single-family homes in accordance with an overall master plan. Two of the re-platted lots would contain the existing historic houses. Each of the other lots would contain a new single-family residence (2,000-sf +), and each will be individually reviewed and approved by the Historic Preservation Commission (HPC) for historic compatibility. The overall layout plan calls for the 3 lots fronting West Alden Avenue to have houses facing southward toward West Alden, while the remaining new houses will be oriented toward the interior of the development, with access coming from a shared private drive (private 30' right-of-way). Rear yards of these new lots along North Oak Street and West Cranford Avenue would feature an 8' decorative garden wall along the right-of-way lines. Please refer to the attached draft master plan and Letter of Intent for additional development details.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District, and the two existing houses are both part of the Brookwood North National Register Historic District.

The applicant presented this Planned Development proposal to the Historic Preservation Commission (HPC) on May 1<sup>st</sup> and received approval of the overall concept plan, with the condition that the final design of each new individual house be brought back to them for final approval before construction. The HPC did however, approve the renovation of the historic McDonald house at 212 West Alden Avenue, as well as construction of the new larger house (3,186-sf) on the lot to the east.

The remainder of the development is the non-conventional portion and has been under review by all the City departments. Staff is generally supportive of the overall concept, but there are still a few minor issues and concerns relating to emergency vehicle access to the interior lots as well as placement of the proposed utility easements. Resolution of these will likely cause some shifting of features in the overall layout design and probably the net loss of one (1) of the proposed interior lots. Because of these uncertainties regarding the final design, staff is recommending the TABLING of this request for one month, to allow sufficient time in resolving these concerns and updating the final proposed master plan.

**Staff Recommendation:** Give preliminary feedback to the application regarding the proposed design, and recommend TABLING of the request for one month.