



GLPC AGENDA ITEM # 7

JUNE 26, 2023

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

**** This is a TABLED item from the 5/22 GLPC meeting and the 6/8 City Council meeting. It has been fully readvertised for this month's review cycle. The applicant's proposed master plan has been revised under a slightly different layout which featured one less lot than originally proposed..*

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 10 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 ranging from 1,600 - 3,200-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 40' right-of-way). Rear yards of these new lots along North Oak Street and West Cranford Avenue would feature a 7' high decorative garden wall and fence combination (brick & wood) 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. All of the property is located within the local Historic District, and the two existing houses are also 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 1st 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 proposed subdivision is the non-conventional portion of the development, with a relatively short listing of proposed Deviations from the standard development codes (see page 5).

Conventionally under the existing R-6 and DR-10 zonings, the property can be subdivided and developed with either single-family dwellings on individual lots "or" residential duplexes on individual lots, utilizing a wide variety of possible lot configurations. Based on the total lot area of the property, the total amount of street frontage available, and the two existing residential buildings being retained, the MAXIMUM development scenario would be eight (8) duplex lots, for a total of 16 dwelling units, each with their own driveway connecting to the abutting street system. Minimum heated floor area for each of these units would be 800-sf in the R-6 portion, and 1,000-sf in the DR-10 portion. However, in lieu of all of this, the developer is instead proposing a creative subdivision layout that consists of ten (10) single-family residences on individual lots. Each will have more than twice the minimum allowable floor area, and will be arranged around a private internal shared private access drive. Except for the 3 houses facing Alden, all of the houses would face the interior of the property. The development would be governed by an HOA and appropriate deed restrictions, in addition to falling under the