

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.

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 HPC's purview for materials and design. This is less dense than what the existing conventional zoning would allow, and certainly less dense than the existing multi-family development to the north. Staff believes that the proposed quality of the development's construction and design, generally exceeds that of much of the surrounding area. With the appropriate level of Conditions of Approval, staff believes this would be a very positive form of infill development for the area.

The packet of materials for this case included a petition signed by neighbors. The preamble of the petition was read aloud into the record. (Petition attached).

Staff finds the request consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommends approval to the City Council, subject to the following conditions.

(1) Approval shall be granted for a non-conventional single-family residential subdivision with a maximum of 10 detached dwelling units on individual lots, in general accordance with the layout of the submitted master plan, including the depicted minimum building setback distances for each Lot without variance.. Permitted uses in the development shall be limited to only single-family dwellings, private