



GLPC AGENDA ITEM # 5

OCTOBER 30, 2023

Planned Development approval by Tripp Talley & Sam Straka File #: VA-2023-18

Mr. Tripp Talley and Mr. Sam Straka are requesting Planned Development approval for a non-conventional single-family Residential development in a Single-Family Residential (R-15) zoning district. The subject property consists of 0.88 acres located at 2206 North Oak Street, which is located at the SW corner of North Oak Street and Terrace Blvd. The applicants are proposing to subdivide this existing large vacant lot into 3 individual lots utilizing a non-conventional lot layout with a shared residential driveway. The applicant is then proposing to construct 3 individual houses on each lot with a coordinated architectural design that is Craftsman style. The lot sizes are proposed to range from 12,093 -- 13,072 square feet. The heated floor area of each house is proposed to range from 1,755 -- 1,860 square feet. Some of the lots will have reduced minimum lot width and building setbacks than what is normally required in R-15 zoning. The applicant states they will be marketing all of the homes for sale, rather than for rent.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan.

Conventionally under R-15 zoning, the property can be easily subdivided into 2 lots meeting ALL of the R-15 requirements. The total area of the property (38,195-sf) is not quite large enough to make 3 lots in R-15, despite the fact that it has ample total street frontage to make the 3 lots. LDR guidelines for Planned Development proposals allow an applicant to request up to 20% bonus density "in exchange for superior aesthetics and creative site design with due justification." In this case, the applicants are requesting the 20% bonus, which increases the allowable unit density calculation from 2.546 to 3.055, and hence the request for a total of 3 dwelling units. As with all Planned Development requests, the applicants are requesting a few deviations from the City's standard development code for R-15 zoning, and these are fully listed and described on page 4 of this report. The most significant of these is the reduction in lot area for all 3 proposed lots from the minimum 15,000-sf requirement to a proposed average of only 12,732-sf. Other deviations include a slight reduction in lot width and building setbacks for some of the proposed lots (see attached master layout plan). When comparing the applicant's proposal to the six (6) nearby properties that are zoned R-15, the proposal exceeds the existing averages on these other properties. A summary comparison of these is listed below:

	<u>Range in sizes</u>	<u>Average</u>
Lot Area (nearby 6 properties)	7,841 -- 16,117 sf	12,342 sf
Lot Area (proposal)	12,093 -- 13,072 sf	12,732 sf
Lot Width (nearby 6 properties)	50 -- 110 feet	78 feet
Lot Width (proposal)	80 -- 109 feet	101 feet
Heated Floor Area (nearby 6 properties)	1,178 -- 1,659 sf	1,334 sf
Heated Floor Area (proposal)	1,755 -- 1,860 sf	1,790 sf

Conventionally, the applicant would be allowed an individual driveway for each house, and there would be no controls or guidelines regarding the style or overall character of the house design. However, as trade-off for the bonus density and minor deviations, the applicants are proposing to consolidate the 3 driveways into only one (accessing Terrace Blvd), increase the minimum required heated floor area of each house, and mandate a coordinated and attractive house design. With proper conditions of approval, staff believes this is a very good proposal for infill development that truly meets the overall intent and objectives of Planned Development, on a tract of land that has been sitting vacant for several years.