

Staff Recommendation: Find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions.

- (1) Approval shall be granted for a non-conventional single-family residential subdivision in general accordance with the submitted master plan, with a maximum of 3 detached dwelling units on individual lots that are at least 12,000-sf, and with the depicted minimum building setback distances for each Lot as shown. Permitted uses in the development shall be limited to only single-family dwellings, private gardens, internal open space, keeping of household pets, or Home Occupations which produce no customer or client traffic and are in strict accordance with LDR Section 218-13(HH). There shall be no Home Businesses, Home Daycares, Accessory Dwellings, Personal Care Homes, short-term rentals, nor any other LDR defined permitted or conditional use allowed.
- (2) All dwellings within the development shall reflect a generally Craftsman style architecture similar to the submitted façade drawings, and shall contain at least 1,700-sf heated GFA. There shall be no metal or vinyl siding materials allowed.
- (3) The development shall utilize a shared private residential driveway from Terrace Blvd for all dwellings, and there shall be no vehicular access to North Oak Street.
- (4) Planned Development approval shall automatically expire two (2) years from the date of approval, if no subdivision plat for the entire approved Development has been recorded by that date.