

the subject property. The City's general development standards will require substantial buffering between these different zoning areas, and fortunately there is already dense vegetation throughout this required buffer area.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Chairman Hightower asked if there were any questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

No one spoke in favor of, nor in opposition to the request.

Chairman Hightower called for a motion. Commissioner Bailey made a motion to recommend approval of the request as presented. Commissioner Willis second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #5

VA-2023-18 Tripp Talley and Sam Straka (2206 North Oak Street)
Planned Development approval for a residential subdivision in R-15 zoning

Mr. Martin presented the case in which the applicants are requesting Planned Development approval for a non-conventional single-family Residential development in a Single-Family Residential (R-15) zoning district. Mr. Martin began the presentation clarifying that this is a Planned Development request within the subject property's current R-15 Zoning. It is not a rezoning request and it is not a request for a Multi-Family project. 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