

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 is 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.

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 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.