



Legislation Text

File #: 18-2948, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for Single-Family Residential Uses on Approximately 1.3 Acres Being a Portion of Lot 5, Block 3 of the Original Town of Britton, Generally Located at 913 Cope St.; Jordan Riness of Riness Holdings LLC (ZC#18-022)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on October 15, 2018, and voted 6-0 to approve as presented.

First Reading

The subject property consists of 1.3 acres of land located at the northeast corner of Cope Street and Dollar Street. The property is currently occupied by a single-family home, a four-car detached garage, and a shed, all located on the north half of the property. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for single-family residential uses.

Development Plan

The applicant plans to develop seven single-family homes oriented towards Cope St. All existing structures on the property will be demolished. The applicant plans to follow all the standards for SF-7.5/18 zoned property, except for minimum lot depth and minimum masonry construction due to the layout and age of the subdivision. The ordinary minimum lot depth is 110'; the applicant is proposing a lot depth of 100'. To compensate, the applicant is proposing a lot width that exceeds the minimum standards by at least 10'. The minimum proposed residence size of 1,800 sq. ft. that is applicable to SF-7.5/18 zoning standards will also exceed the standards for the current zoning district (1,200 sq. ft.). In addition, due to the property being located in an older subdivision, it is exempt from the minimum masonry construction requirements. 80% masonry construction would also be incompatible with the neighborhood. The development will still follow the architectural attributes required for residential development as noted in Section 4600D of the Zoning Ordinance. In addition, the applicant notes that craftsman-style details like exposed rafter tails and corbels will be encouraged. The landscape standards noted in Section 7300 of the Zoning Ordinance will apply to this development.

Concept Elevations

The provided conceptual elevations show that single-story or two-story homes are possible here and the materials could be a mix of wood siding and masonry materials with craftsman-style details.

Summary

While the proposed development will increase the current density of the site, the plan is largely in conformance with existing zoning, will make more productive use of the property, and the proposed architectural standards will allow for a design that will blend in with the existing neighborhood. In addition, while the existing density of the overall neighborhood is less than what is allowed by SF-7.5/12 zoning, the existing density was previously out of necessity to provide for septic systems prior to sanitary sewer service being available in the area. Otherwise, the neighborhood was platted to be able to support the higher densities allowed by SF-7.5/12 and SF-7.5/18 zoning.

Second Reading

The City Council held a public hearing and first reading on November 12, 2018, and voted 7-0 to

approve. Some of the councilmembers requested that the minimum residence size be increased to 2,000 sq. ft. and that the applicant agree to make all homes craftsman-style. The applicant has revised the planned development regulations on the Development Plan to increase the minimum residential floor area to 2,000 sq. ft. and to specify that “the homes will feature craftsman style details such as exposed rafter tails and corbels.”

Third Reading

The City Council held a public hearing and second reading on November 26, 2018 and voted 7-0 to approve.

Lisa Sudbury, AICP
Interim Director of Planning
817-276-4227