



## Legislation Text

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**File #:** 20-3661, **Version:** 1

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ZC#20-010: Public hearing for a zoning change from C-1, Neighborhood Business District to SF-7.5/18 Single-Family Residential District on approximately 1.46 acres located at 1557 Speers Drive; Cristina Salinas, owner/developer

*Proposed Use:* Single-family Residential

*Existing Land Use:* Single-family Residential

*Surrounding Land Use & Zoning:*

North - Residential and vacant on the other side of Retta Road, SF-7.5/12

South - Vacant and Residential, C-1

East - Residential and vacant on the other side of Retta Road, SF-7.5/12

West - Residential, SF-7.5/12

*Land Use Plan Specification:*

The property is located in Sub-Area 2. The Land Use Plan recommends the following:

- Use the Residential Guidelines as a guide to any new residential development, where appropriate.
- Allow smaller, narrower lots to match the existing lots on the north side of W. Broad St.

*Thoroughfare Plan Specification:*

Retta Road is a proposed 6 lane divided principal arterial.

### **Comments and Considerations**

The subject property consists of 1.46 acres on the west side of Retta Road and the south side of Speers Drive. There is an existing single-family residence on the property that may be retained on one of the lots.

The applicant is requesting Single-family 7.5/18 zoning. For this District, the minimum lot width is 65 feet, minimum lot depth is 110 feet and minimum lot area is 7,500 square feet. The minimum home size in this district is 1,800 square feet. Any subdivision would be required to meet the minimum standards of the SF-7.5/18 zoning district.

Any homes built on the subject property must meet the current standards in Section 4600 of the Zoning Ordinance. This will include a minimum roof pitch of 8:12 on the prominent roof slope, no blank walls, 30 year laminated architectural shingles with a three dimensional appearance, and a well-defined front entry.

This proposed zoning change is consistent with the surrounding area and the recommendations in the Future Land Use Plan. Staff recommends approval

**Attachments:**

Maps and supporting information  
Exhibit A