



Legislation Text

File #: 20-3704, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning 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 (ZC#20-010)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on August 3, 2020 and voted by 6-0 to recommend approval.

The City Council held a public hearing and second reading on September 14, 2020 and voted 7-0 to approve the zoning change. During discussion, one Council member suggested that the applicant revise the request from SF-7.5/18 to a higher zoning classification or a PD for single-family residential uses. The applicant revised the request and submitted a development plan for Council's review.

The PD proposes the following:

Development Plan (Exhibit B)

The applicant plans to divide the existing tract into 3 lots as shown on Exhibit B. There is an existing house that the applicant may renovate or remove and build a new house that will meet the standards of this PD.

Lots 1 and 3 will comply with the following standards:

- Minimum Lot Width: 90 feet
- Minimum Lot Depth: 200 feet
- Minimum Living Area Per Dwelling: 2000 Square Feet
- Minimum Front Yard Setback: 25 feet
- Minimum Side Yard Setback: 10 feet (interior), 25 feet (exterior)
- Minimum Rear Yard Setback: 25 feet

Lot 2 will comply with the following standards:

- Minimum Lot Width: 70 Feet
- Minimum Lot Depth: 200 Feet
- Minimum Living Area (Existing House): 1500 Square Feet
- Minimum Living Area (New House): 2000 Square Feet
- Minimum Front Yard Setback: 25 feet
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 25 feet

A new house on any lot must have the following elements:

- The prominent roof pitch will be a minimum of 8:12
- 8 foot front doors
- decorative garage doors

New houses will comply with one of the following architectural options:

1. Follow Section 4600 of the Zoning Ordinance with a minimum of 80% masonry; or
2. A Craftsman-style house with three out of the five following elements:
 - A covered front porch with a minimum depth of 7 feet
 - Visible knee braces, the exposed triangle that supports a deep roof eave from underneath
 - Multi-pane windows, cased in wide trim
 - Partially paned doors, typically the upper third of the door
 - Siding with more than one pattern

General Information

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.

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