

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Erika Akin
Subject: Planned Unit Development
File: DSRFY2016-9
Date: April 4, 2016

Summary: Pre App Meeting: Rich Childress of Point Architects, representing Jim Neill, is requesting pre application guidance for the design of a planned unit development of six single family residences at 205 and 209 East 36th Street. The parcels are zoned Mixed Use and in the Live Work Create Comprehensive Plan land use designation. The site currently has several manufactured/mobile homes with residents.

Analysis:

Staff has completed a preliminary review of the proposed use and plans. The following are items for discussion and while some of them do not relate directly to the Committee's purview, they may present challenges for implementing ordinances pertaining to design review:

- The access road on the preliminary plans does not meet the code requirement of 20 feet in width. 8-5A-5D and 8-4E-4
- Planned unit development provisions require ten feet between detached residential structures. 8-6B-7
- Parking requirements for single family residential are two spaces per dwelling unit, one in an enclosed garage. One of the front units does not appear to have a garage. 8-4D-5
- Minimum size for a Planned Unit development is 14,500 square feet. Site is approximately 22,000 square feet. 8-6B-7
- How would trash service be handled? 8-4A-5
- At least 10% of a new Planned Unit development is required to be common open space. 8-4L-4
- Private open space requirements for PUD are 80 square feet per unit. Project appears to be compliant in porches and patios. 8-4L-5
- The two vehicle access points shown on East 36th are existing.
- The plans show daylighting the canal in compliance with 8-4A-8
- The four rear dwelling units would front on the common drive, are these clearly identifiable front doors per code? 8-4B-3

Attachments:

location map
draft site plans