

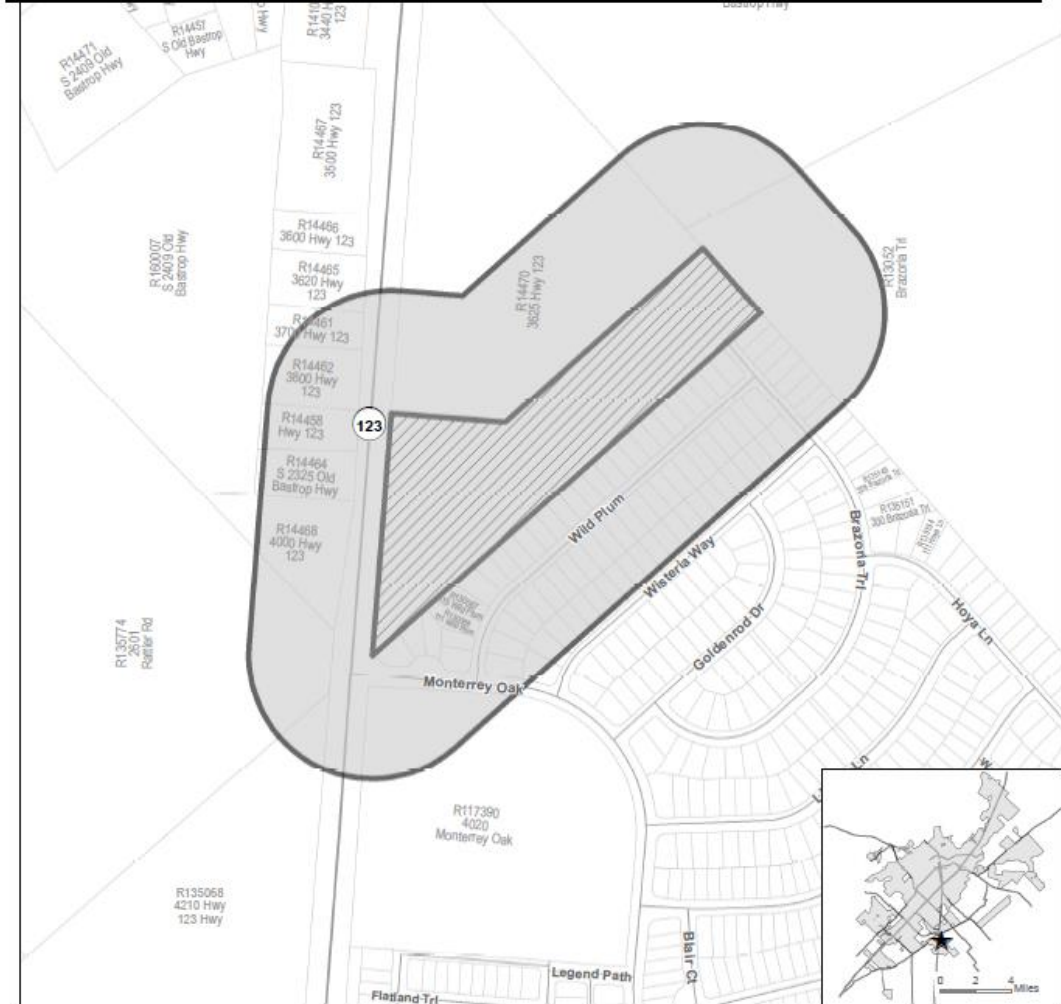
AC-21-01 (Vantage Garage Standards)

Hold a public hearing and consider an appeal by Chris Weigand of the decision of the Planning and Zoning Commission on February 23, 2021 to deny the request for Alternative Compliance to the residential garage parking requirements in Section 7.1.4.1. of the Development Code for a proposed residential development located in the 3800 Block of Hwy 123.

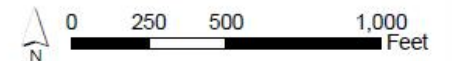
Location:

- Approximately 12.5 acres located at the 3800 Block of Hwy 123
- Zoned Character District 2.5 (CD-2.5) in November, 2020
- Medical District Medium Intensity Zone (along Hwy 123) and Low Intensity
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - Vacant and agricultural lands
 - Cottonwood Creek residential subdivision
 - Church / Public Uses

AC-21-01 400' Notification Buffer Vantage Garages Alternative Compliance — 3800 Block of Hwy 123



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit

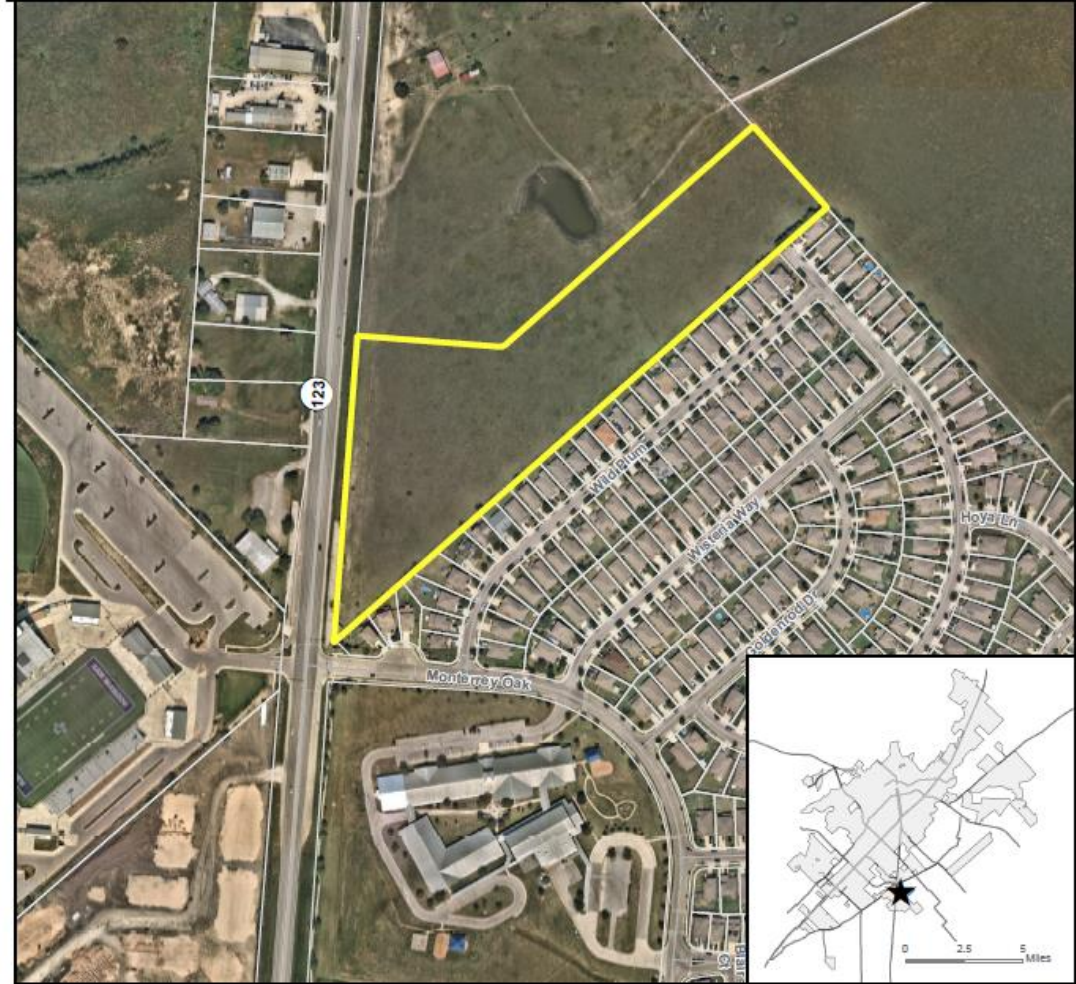


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/3/2021

Context & History

- **Alternative Compliance:** Residential Garage Parking Standards
- Garage Standards are applicable to the “House” Building Type in CD-2.5 Zoning
- +/- 61 residential lots
 - House Building Types
 - 40’ wide residential lots



★ Site Location	0 200 400 800 Feet
■ Subject Property	
□ Parcel	
□ City Limit	

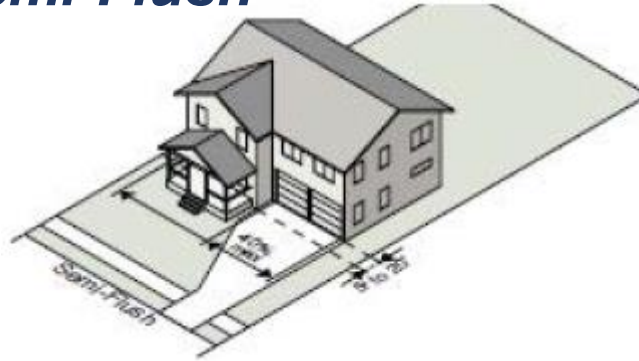
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/3/2021

Overview of Residential Garage Parking Requirements

- Standards are outlined in Section 7.1.4.1(C) – includes 5 options for meeting requirements
- No option allows a garage in front of the front façade of a home.
- **Intent:**
 - Minimize visual impact of street-facing garage doors
 - Enhance pedestrian circulation and safety in higher density development or along high traffic streets

Semi-Flush



Alley-Loaded Garage



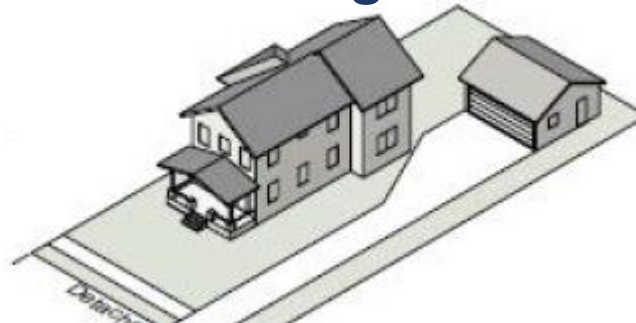
Recessed Garage



Side-Loaded Garage



Detached Garage



Analysis: Safety

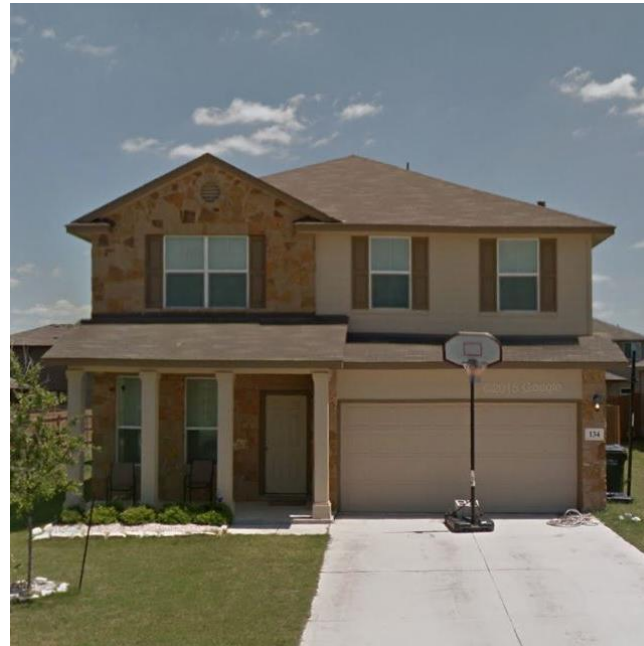
Undesirable Condition

- Placement of door behind a garage creates dark unseen areas
- Small narrow porches and doors create confined funneling effect for gunfire and puts an officer or homeowner at risk



Recommended Condition

- Front doors that are at the front of a dwelling and are open do not offer areas of concealment
- Open front doors provide more area for officers to work
- Preferred open porch allows officers to move away from gunfire at different angles
- Natural citizen surveillance
- Illumination



Analysis: Neighborhood Character

- **Medium Intensity Zone / Low Intensity Zone:** Character Districts that are walkable and connected
- **Garages** visually impact the streetscape and effect walkability
 - Regulate garage width and location
- **Porch** elements create a more walkable and pedestrian-oriented streetscape
 - Regulate size and width
- **Pedestrian connection** to front door (Also provides easier access for EMS)



Streetscape with garages: auto-oriented



Streetscape with garages: pedestrian-oriented

Analysis: Architectural Treatment

- **Porch:** 6 feet in width, 50 square feet
- **Ornamental Lights:** safety for both sides of a garage
- **Garage Doors:** trim, overhangs, windows
- **Garage Width:** should not dominate the façade
- **Garage Location:** flush with front façade of home
- **Pedestrians:** concrete sidewalk connection



Example image of architectural elements

Planning and Zoning Commission Recommendation

At the February 23, 2021 Planning and Zoning Commission Meeting, the Commission denied the request for an Alternative Compliance with a 5-3 vote.

- Discussion from the Commission included the desire to not deviate from the adopted garage standards in the Development Code and to not set a precedence for such a deviation.
- In addition, the Commission discussed that the Development Code standards may need to be amended if Alternative Compliance requests continue to be pursued.

Appeal Process:

- The applicant can appeal the decision of the application to the City Council.
- The City Council shall apply the same criteria that governs the decision of the Alternative Compliance when considering the appeal.

Staff Recommendation (Condition #1)

- In no case shall the garage be the front most protrusion of the house, but it may be flush. For the purposes of this condition, a front porch is considered a protrusion of the house;

This alternative compliance request will allow Figure 2, 3, and 4

(Code Requirement Semi-Flush)

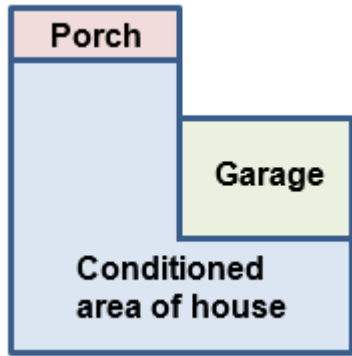


Figure 1

Garage must be set-back 5-20' from the front wall plane

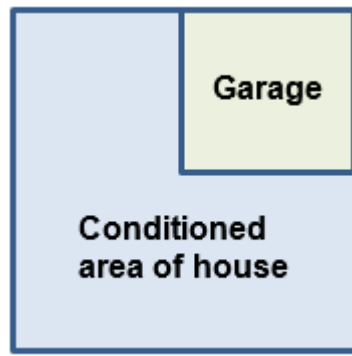


Figure 2

Garage is flush with the front wall plane

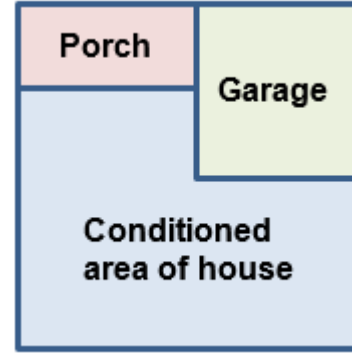


Figure 3

Garage is flush with the front protrusion, such as a porch

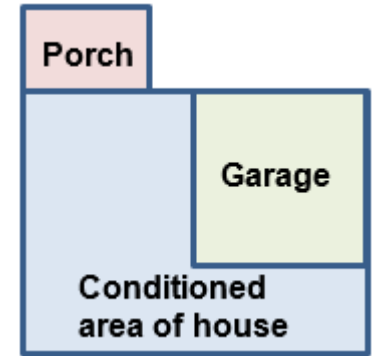


Figure 4

Garage is behind the front protrusion, such as a porch

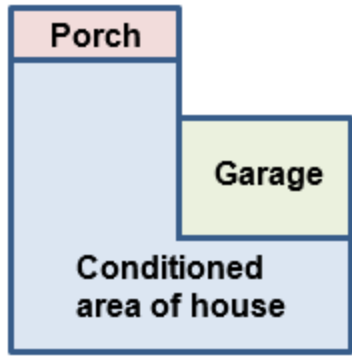


Figure 1

*(Code, Semi-Flush):
Garage must be set-back
5-20' from the front wall
plane*

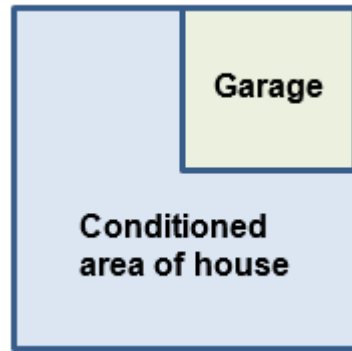


Figure 2

*Garage is flush with
the front wall plane*

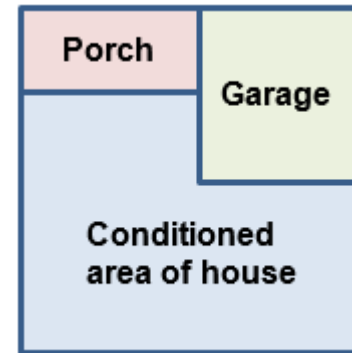


Figure 3

*Garage is flush with
the front protrusion,
such as a porch*

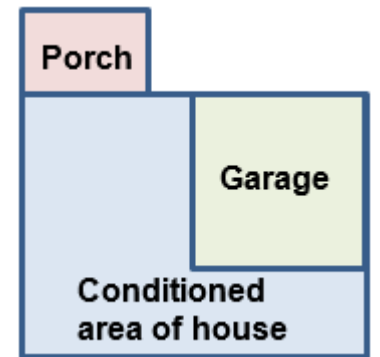


Figure 4

*Garage is behind the
front protrusion, such
as a porch*

Staff Recommendation (Condition #2)

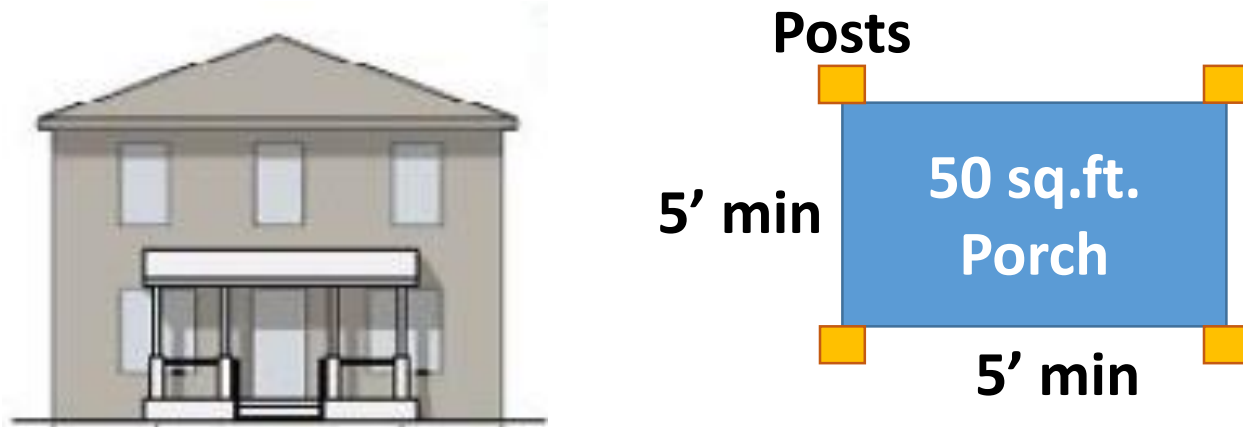
2. When the façade of the house is flush with the garage, the front door may be recessed no more than 3' from the façade.

This condition addresses Police and Fire concerns



Staff Recommendation (Condition #3)

3. A covered front porch shall be required on a minimum of 50% of the homes. The front porch shall be a minimum of 5 feet of clear space in all directions (no obstruction from porch posts) and shall have a minimum area of 50 square feet;



4. The total width of the garage door (including any center column between two garage doors) shall not exceed more than 55% of the width of the house;

Staff Recommendation (Condition #5-11)

- 5. A single overhead garage door shall not exceed 16' in width. If two overhead garage doors are proposed, each garage door shall not exceed 8' in width;**
- 6. Garage doors shall include architectural trim along the top and sides of the garage;**
- 7. An ornamental light fixture shall be provided flanking the doors;**
- 8. Garage doors shall include windows on 25% of the homes within the subdivision;**
- 9. Garage doors shall include an overhang such as an eyebrow overhang, awning, or trellis that overhangs a minimum of 12 inches over the garage doors;**
- 10. A 4' concrete pedestrian sidewalk shall be provided connecting the main entrance of the home to the public sidewalk along the street. The pedestrian sidewalk shall be separated from the driveway.**
- 11. The Alternative Compliance shall not expire.**