



Legislation Text

File #: CUP-18-26, **Version:** 1

AGENDA CAPTION:

CUP-18-26 (Zero Lot Line Homes) Hold a public hearing and consider a request from Greg Standard on behalf of Robert McDonald III for a Conditional Use Permit to allow "Single Family Zero Lot Line/Patio Homes" in a Townhouse (TH) Residential Zoning District at the 400 Block of Stagecoach Trail (A. Villalobos).

Meeting date: September 11, 2018

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative: n/a

Comprehensive Plan Element (s):

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

Master Plan: n/a

Background Information:

The subject property is approximately 15.83 acres and includes 25 platted Townhouse Lots as well as 2 Drainage Easement / Amenity Lots which create open space for the development and provide rear access to the Townhouse lots. The property is zoned (TH) Townhouse Residential District. .

According to the land use matrix, attached single family townhouses are allowed by right in the TH zoning district. The owner now wishes to construct an alternative housing product: "Single Family Zero Lot Line/Patio Home". The land use matrix indicates that this type of housing product may only be allowed in a TH zoning district with a conditional use permit. Thus, the owner is requesting that the commission consider approval of a conditional use permit to allow its proposed alternative housing product.

This type of housing product accommodates either detached or two attached dwelling units with each unit constructed on a separate lot. If the use is approved, the applicant will be increasing the width of the lots to accommodate houses that are approximately 1,300 - 1,500 square feet in size.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

Staff recommends **approval** of CUP-18-26 with the following conditions:

1. **All requirements of Section 9.2.1.7 of the Development Code associated with the Patio Home, Zero-Lot-Line Residential Zoning District shall be provided on the Plat; and**
2. **Detached units must include a 1' minimum maintenance easement or setback and shall maintain a minimum of 10' separation between each building; and**
3. **Rear access must be provided for ingress and egress to all lots.**