

PL2024-064

Pool House  
ADU

Preliminary  
Development  
Plan





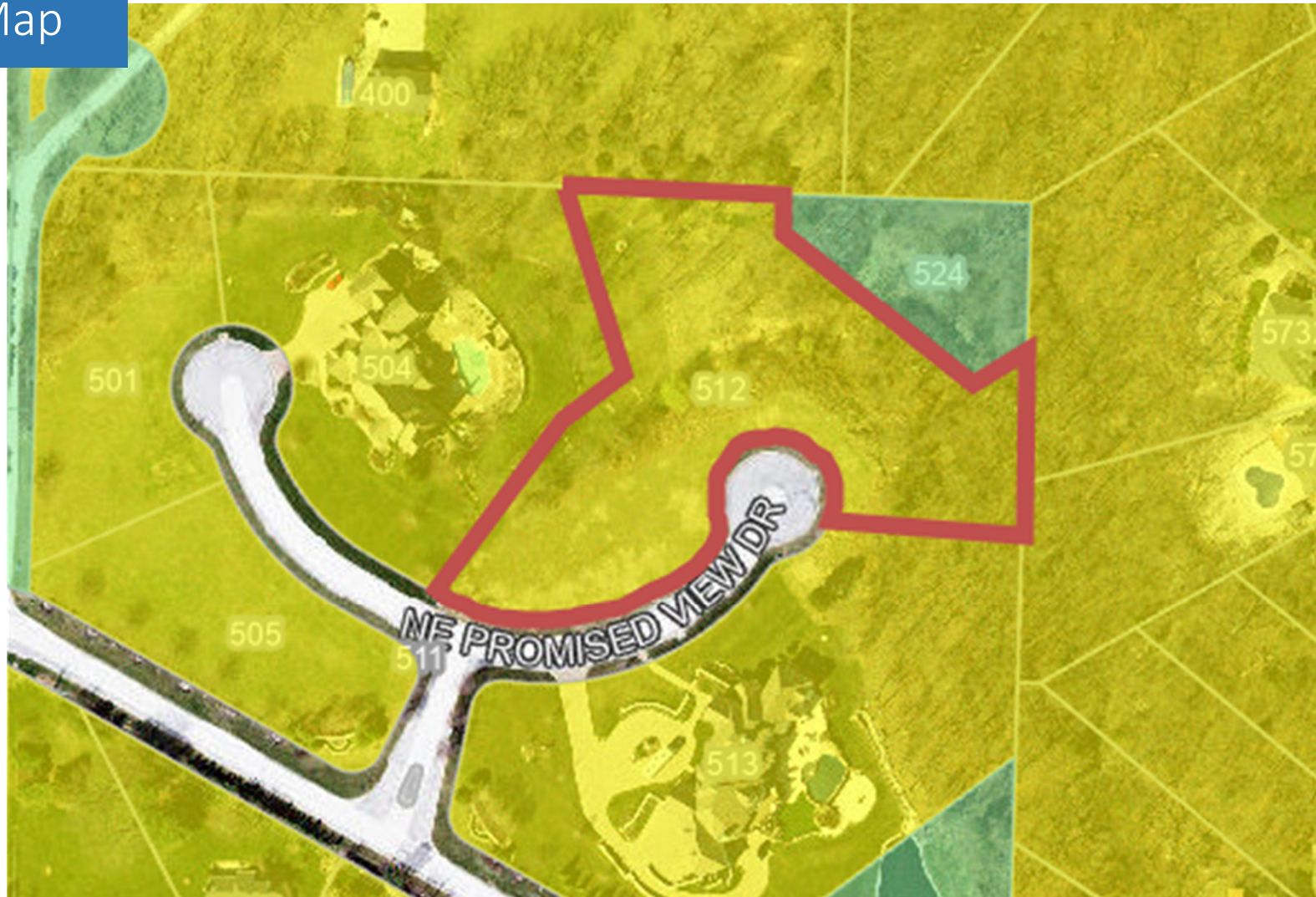
# Surrounding Zoning





# Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



## Modifications Request



Required –

An ADU shall not exceed a gross floor area of one thousand (1,000) square feet or more than fifty (50) percent of the principal structure's floor are, whichever is less.

Proposed –

The applicant has proposed to construct an ADU that has a total gross floor area of 1,971 square feet which exceeds the UDO requirement.



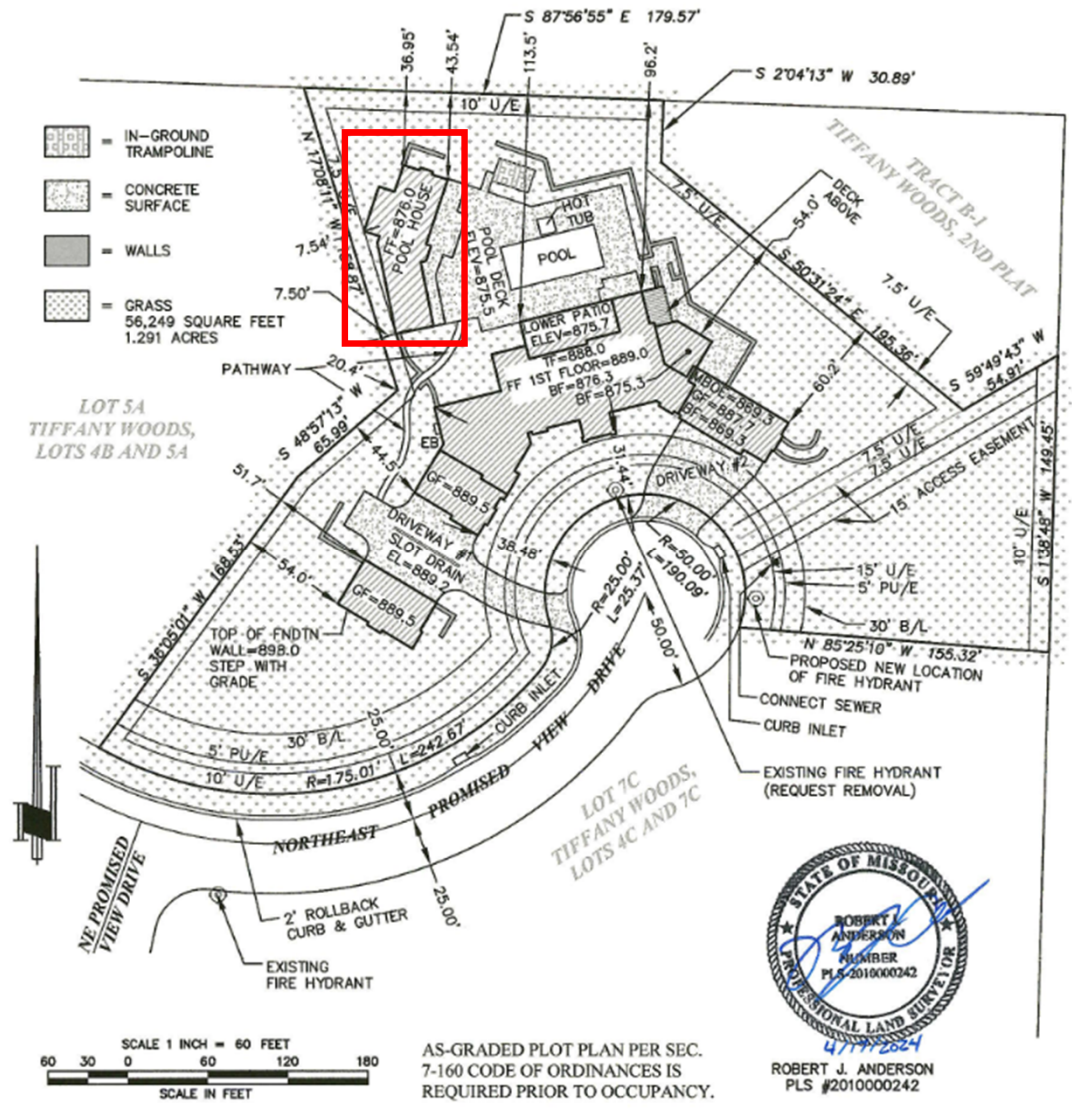
# Preliminary Development Plan

## Building Area

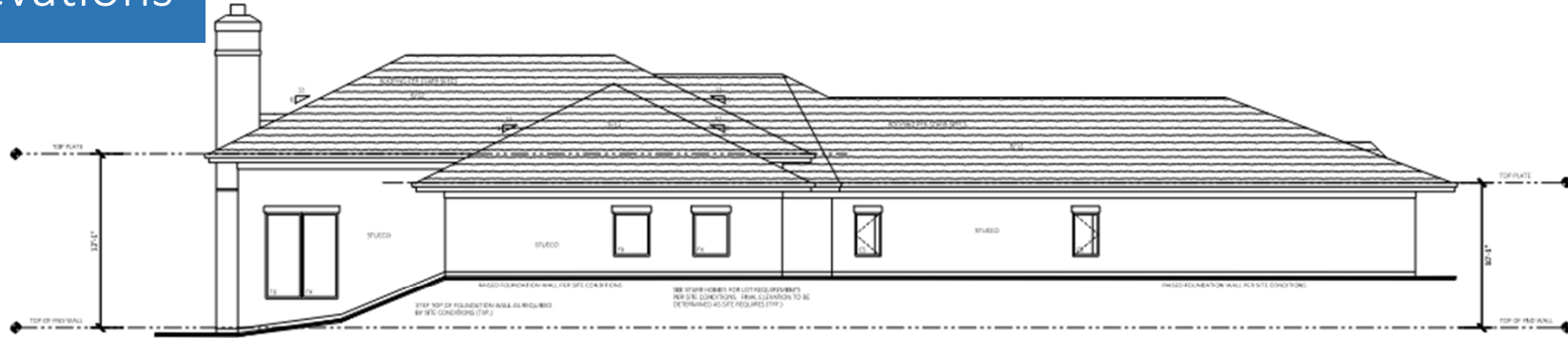
- 12,487 sf. (SF home)
- 1,971 sq. ft. (ADU)

## Meets all other UDO Requirements:

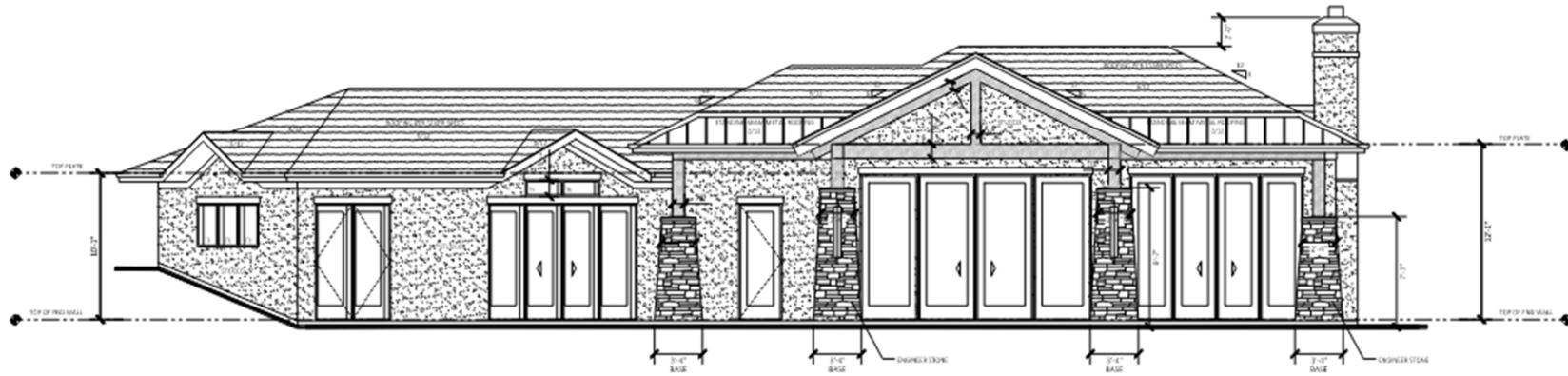
- Setbacks
- Density
- Parking
- Impervious Area
- Height
- Architectural Compatibility
- Bedroom Count



# Architectural Elevations



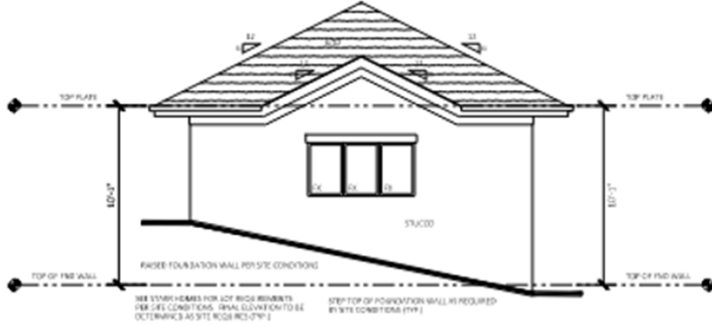
**REAR ELEVATION**  
SCALE 1/4"=1'-0"



**FRONT ELEVATION**  
SCALE 1/4"=1'-0"



# Architectural Elevations



**LEFT ELEVATION**

SCALE 1/4"=1'-0"



**RIGHT ELEVATION**

SCALE 1/4"=1'-0"

# Principal Structure





## Approval Conditions

1. A modification shall be granted to the maximum allowable size of an Accessory Dwelling Unit (ADU), to allow for a 1,971 sq. ft. ADU.
2. Development shall be in accordance with the preliminary development plan dated November 30, 2023.
3. Development shall be in accordance with the plot plan dated April 17, 2024

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