

## Legislation Details (With Text)

**File #:** 2022-5266 **Name:**  
**Type:** Public Hearing - Sworn **Status:** Presented  
**File created:** 11/3/2022 **In control:** City Council - Regular Session  
**On agenda:** 12/20/2022 **Final action:** 12/20/2022  
**Title:** Public Hearing: Application #PL2022-349 - Preliminary Development Plan - Nightingale Meadow, 601 SE Douglas Street; Adam Garrett, applicant.  
 (Note: This public hearing was continued from December 6, 2022 per applicant's request.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 11-10-2022 PC Meeting Minutes, 2. Staff Report, 3. Minor Plat Document, 4. Modification request letter, 5. Elevations & Floor Plan, 6. Location Map

Date	Ver.	Action By	Action	Result
12/20/2022	1	City Council - Regular Session	presented	
12/6/2022	1	City Council - Regular Session	continued	Pass
11/10/2022	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-349 - Preliminary Development Plan - Nightingale Meadow, 601 SE Douglas Street; Adam Garrett, applicant.  
 (Note: This public hearing was continued from December 6, 2022 per applicant's request.)

Issue/Request:

The applicant proposes a preliminary development plan to split the existing parcel into two (2) lots and construct a single-family home on the proposed new lot. The existing home and detached garage will be split off on to the proposed separate lots, with the existing home being served by its existing attached garage and the existing detached garage serving the home that will be constructed on the new lot. The applicant is seeking modifications to the minimum front yard setback and the maximum size of a detached garage.

Proposed Motion:

I move to recommend approval of Application #PL2022-349 - Preliminary Development Plan - Nightingale Meadow, 601 SE Douglas Street; Adam Garrett, applicant.

Shannon McGuire, Planner  
 Adam & Tina Garrett, Owners/Applicants

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to the required minimum front yard principal building setback of 30', to allow for a minimum front yard principal building setback of 10.1'.
2. A modification shall be granted to the maximum allowable size of a detached garage, to allow for a 785 sq. ft. detached garage on the proposed Lot 2.

3. Development shall be in accordance with the preliminary development plan dated September 7, 2022.

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session, due back on 12/6/2022. The motion carried by the following vote:

Aye -

Chairperson Funk

Board Member Benbrook

Board Member Jana-Ford

Board Member Kitchens

Board Member Rader

Board Member Touzinsky

Board Member Trafton

Absent:

Vice Chair Arth

Board Member Loveless