Legislation Details (With Text)

File #:	2024-6281	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Presented
File created:	5/1/2024	**In control:**	City Council - Regular Session
On agenda:	6/4/2024	**Final action:**	6/4/2024
Title:	Public Hearing: Application #PL2024-064 - Preliminary Development Plan- 1,900 square foot ADU in the backyard of 512 NE Promised View Drive.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 05-09-2024 PC Action Letter, 2. Staff Letter, 3. Plot plan, 4. Building Plans, 5. Location Map, 6. Staff Presentation		

Date	Ver.	Action By	Action	Result
6/4/2024	1	City Council - Regular Session	presented	
5/9/2024	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2024-064 - Preliminary Development Plan- 1,900 square foot ADU in the backyard of 512 NE Promised View Drive.

Issue/Request:
The applicant proposes a preliminary development plan to construct a 1,971 sq. ft. accessory dwelling unit (ADU) to be located behind the principal structure adjacent to the pool. The purpose of the ADU will be to serve as guest quarters for family members and visitors of the property owner. The ADU will feature 1 bedroom, 1 bathroom, a full kitchen, hearth room and pool storage area. The architectural style and building materials will be consistent with the main home. The applicant is seeking a modification to the maximum size limitation for the proposed ADU which requires approval by the Planning Commission and City Council. All other UDO requirements for construction of this ADU have been met and but for the requested modification the ADU could be administratively approved.

Proposed Motion:
I move to recommend approval of Application #PL2024-064 - Preliminary Development Plan- 1,900 square foot ADU in the backyard of 512 NE Promised View Drive.

Thomas Freeman, Applicant's Representative
C. Shannon McGuire, Planning Manager

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

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

A motion was made by Board Member Jana-Ford, seconded by Board Member Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 6/4/2024. The motion carried unanimously.