

Legislation Text

File #: 2018-2131, **Version:** 1

Public Hearing - Appl. #PL2018-093 - Preliminary Development Plan - Hearne's Addition, Lots 18A, 18B, and 18C, located at the SW corner of NE Main Street and NW Orchard Street; Dymon Wood, applicant.

Issue/Request:

This application is to request approval for the development of three (3) single-family residences in the RP-2 (Planned Two-family Residential) district located at the SW corner of NE Main Street and NW Orchard Street. The property is currently an undeveloped lot platted as *Lot 18, Hearne's Addition*.

Prior to the submittal of the preliminary development plan, and as directed by staff, a minor plat was submitted for administrative review for the subdivision of the property into three (3) lots. Upon the conclusion of staff's review and approval of the minor plat, but prior to recording, it was determined that a preliminary development plan is required for any development of vacant land in the RP-2 zoning district (per Article 4, Section 4.300 of the Unified Development Ordinance). The preliminary development plan application was subsequently submitted and is now presented for consideration.

The proposed single-family homes will be located on the proposed *Lots 18A, 18B, and 18C, Hearne's Addition*. The RP-2 zoning district standards, as defined in the Unified Development Ordinance, will apply to the residential lots. The placement and layout of the structure will be evaluated and approved at the time of the plot plan submittal. Proposed elevation and design concepts have been included as part of this preliminary development plan.

The City Traffic Engineer has evaluated the application and determined that the proposed development of three (3) single-family homes does not negatively impact the site or surrounding neighborhood from a traffic perspective, therefore no Transportation Impact Analysis was prepared for this application.

Joshua Johnson, AICP, Asst. Dir. of Plan Services

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan.

Committee Recommendation: PLANNING COMMISSION ACTION: On motion of Mr. Funk and seconded by Mr. Gustafson, the Planning Commission voted unanimously by voice vote to Recommend APPROVAL of Appl. #PL2018-093 - PRELIMINARY DEVELOPMENT PLAN - Hearne's Addition, Lots 18A, 18B, and 18C, located at the SW corner of NE Main St and NW Orchard St; Dymon Wood, applicant, subject to staff's letter dated June 22, 2018.