

## Legislation Text

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**File #:** 2022-5266, **Version:** 1

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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