



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** January 19, 2017

**SUBJECT:** SUP 2016-06 Public Hearing and consideration of a request from Arcadia Land Partners for a Special Use Permit for single-family cottage lots less than 40 feet wide in the Home Town Canal District located in the 8800 block of Bridge Street.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

Arcadia Land Partners is requesting a Special Use Permit for 22 single-family cottage lots within the Home Town Canal District. The lots are located east of the lakes on the north side of Bridge Street between the phase currently being developed and Ice House Drive.

### **GENERAL DESCRIPTION:**

This is the next proposed phase of development for the Home Town neighborhood and is located just north of the phase currently being developed along Bridge Street. This phase would complete the block bound by Bridge Street, Ice House Drive, and the Home Town Lakes. The developer intends to continue the same development theme and pattern as the other developing phase, including a diverse mix of 39 townhomes, 22 cottage lots and 27 standard single-family lots.

The Special Use Permit is for 22 lots smaller in width than 40 feet ("cottage lots"). These 35'+ wide lots would feature 2-story 30-foot wide homes. The codified minimum unit size is 1,200 square feet, but their current plans call for units between 1,700 and 2,500 square feet. The units are all at least 3-bedroom, 2+ bathrooms, with two examples of a 4-bedroom product. All front building elevations must meet the minimum architectural requirements set in the Town Center Code.

**TOWN CENTER REGULATING PLAN & ZONING:** The area of the proposed cottage lots is within "Tracts 3A & 3B" of the "Neighborhood General" subzone of the Town Center Zoning District. The General zone primarily consists of single-family uses with the opportunity for limited office use in a house. Tract 3A/3B specifically stipulates that no multi-family units are permitted; but does allow 94 townhome units. Sections 118-471(4a), Table of Allowed Building Types in the Town Center Zoning District also states that small lots less than 40 feet wide with detached house (cottage) are permitted in the



Neighborhood General and Neighborhood Center subzones with City Council approval of a Special Use Permit and only east of the Lakes.

**COTTAGE BUILDING STANDARDS:** The same lot and building standards of standard single-family lots apply to cottage units as well. The Town Center Code places additional architectural requirements on cottages above and beyond the minimum standards of single-family and townhome lots. These additional requirements are in place to guarantee a higher level of quality and craftsmanship in the units. The applicant has indicated that Phase 5A will be consistent in standards to Phase 4 currently under construction.

The following architectural features will be required as part of a special use permit on all single-family detached cottage dwelling unit buildings on lots between 30 feet and less than 40 feet in width measured at the front building line.

- Front (or Charleston-style side) porch
- Porch roof or second story porch
- Roof overhang of 1 foot minimum on the street façade unless the architectural style (i.e. French Country) calls for a smaller overhang
- Finished or decorative soffit on roof overhang
- Cementitious horizontal siding construction must have a minimum 4-inch wide rake boards, corner boards, and window and door trim.
- Brick construction must have Soldier course or arch over doors and windows and along roof rake
- Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade.
- Finished floor elevation at least 3 six-inch risers above grade at building frontage. Unless topography makes this unfeasible.
- Windows: single or double hung, and divided light on the street façade. Casement windows are allowed when architecturally appropriate.
- Porch columns: decorative in traditional style
- At least three of the following ornamentations required on the primary street facing front:
  - Porch and step railing with balusters
  - Decorative gable feature
  - Decorative window molding or lintels
  - Attic window or dormer
  - Soffit/eave running trim
  - Window shutters

- Ornamental roof top feature
- Picket fence
- At least two of the following porch ornamentations required on all buildings:
  - Turned balusters with finials
  - Spandrel and bracket additions
  - Porch ceiling fan
  - Porch swing
  - Lighting sconce

**TOWNHOMES REDUCED BY 21 UNITS:** The Town Center zoning originally allowed a maximum 120 townhome units within Tract 3A/3B. The prior SUP approval for cottage lots in July 2014 reduced this number to a maximum of 94 townhome units. Rather than these proposed 22 cottage lots being in addition to those 94 townhome units, a zoning ordinance text revision will further reduce this from 94 to 73. Because this plan builds out Tract 3A/3B with a total of 69 townhome units, the developer therefore has the option to convert some of the single family lots back to 4 townhome units.

**DRC-APPROVED CONCEPT PLAN:** On April 4, 2012, the Development Review Committee approved the Concept Plan for the Home Town Canal District. While the lots were not detailed on the Concept Plan, the proposed cottage lots fit into the land use pattern and street network for this phase and replaces what would otherwise be developed as townhomes.

**STAFF REVIEW:** For the following reasons, staff has not seen any issue with this proposal and is recommending approval to the Planning and Zoning Commission and City Council:

1. The request *replaces* attached townhome lots with detached single-family lots. The applicant/owner has also agreed to reduce the total number of townhomes entitled in this area of Home Town from 94 to 73;
2. This application adds diversity and options of product type. If approved, this phase would feature 39 townhome lots, 22 cottage lots, and 27 standard single family Home Town lots;
3. The cottage units must conform to the established minimum architectural requirements; and
4. Because of lot area and unit size, the cottage units will likely be priced between the townhomes and the more expensive garden homes, offering varying price points in the neighborhood.

**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as “Town Center.” This designation relates to the Town Center zoning district, which establishes



development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment.

**CURRENT ZONING:** The property is currently zoned TC Town Center, with a majority of it falling within the Neighborhood General Subzone and the Ice House Drive frontage falling within the Neighborhood Center Subzone.

**PROPOSED ZONING:** The applicant is requesting a special use permit for 22 single-family detached cottage lots in the Home Town Canal District. The cottage lots generally range from 30 to 40 feet in width. The cottages are subject to the general architectural and building material standards of the Town Center district.

**SURROUNDING ZONING | LAND USE:**

**North:** TC Town Center | Town Center  
**West:** TC Town Center | Town Center  
**South:** TC Town Center | Town Center  
**East:** TC Town Center | Town Center

**PLAT STATUS:** The property is currently unplatted. This proposed special use permit has an associated preliminary plat on the January 19, 2017, meeting agenda.

**CITY COUNCIL:** The City Council will consider this request at the February 13, 2017, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve SUP 2016-06.