

New Business

Sponsors: Planning Commission Chair – Stephen Oliver
Planning Commissioner – Michael Wilson

Overlay District:

We propose that the Planning Commission initiate a Code Amendment to create an overlay district defined by the site area of two lots located in the Bouldin Creek Neighborhood Association which have the addresses more commonly known as 1615 and 1617 South 2nd Street.

Code Amendment:

1. Reduce the site area requirements from 3,500 square feet (LDC 25-2-776(C)) within the overlay district to 3,200 square feet.
2. Eliminate the SF-5 Condominium use access restriction to only a Local Residential Street (LDC 25-2-776(D)(2)) and allow the SF-5 Condominium use access to only a Local Residential Street within the overlay district.

Justification:

Earlier this year, City Council passed a rezoning Ordinance No. 20160211-024 whereby the owners of the properties located at 1615 and 1617 South 2nd Street initiated a change in the zoning map in the Bouldin Creek Neighborhood Plan Area from Family Residence-Neighborhood Plan (SF-3-NP) Combining District to Urban Family Residence-Conditional Overlay-Neighborhood Plan (SF-5-CO-NP) Combining District. The Bouldin Creek Neighborhood Association supported the rezoning to allow eight (8) dwelling units at this site. A subsequent site plan review identified that eight (8) dwelling units could not be achieved due to the site area requirements identified in LDC 25-2-776(C) and that the only access from this site is to a Local Residential Street where it is strictly prohibited (LDC 25-2-776(D)(2)).

The property backs to commercial/mixed use properties along South 1st which is a core transit corridor. The proposed overlay district is suitable for this location within the Bouldin Creek Neighborhood as it is located adjacent to mixed-use zoning districts and provides a transition to single family use. The limitation of number of units and compliance with the Bouldin Creek Neighborhood Plan's design standards were negotiated at the time of rezoning and were intended to maintain the existing neighborhood characteristics. The applicant worked cooperatively with the Bouldin Creek Neighborhood Association for over 12 months, the applicant agreed to a private restrictive covenant and a conditional overlay (as adopted), and the applicant agreed to build smaller-scale houses in keeping with the voluntary design guidelines detailed by the Bouldin Creek Neighborhood Plan. We also believe that this request meets the goals of walk-ability and more affordable housing for this area.