

BOARD OF ADJUSTMENT

CASE NO. 2352

302 ALTA

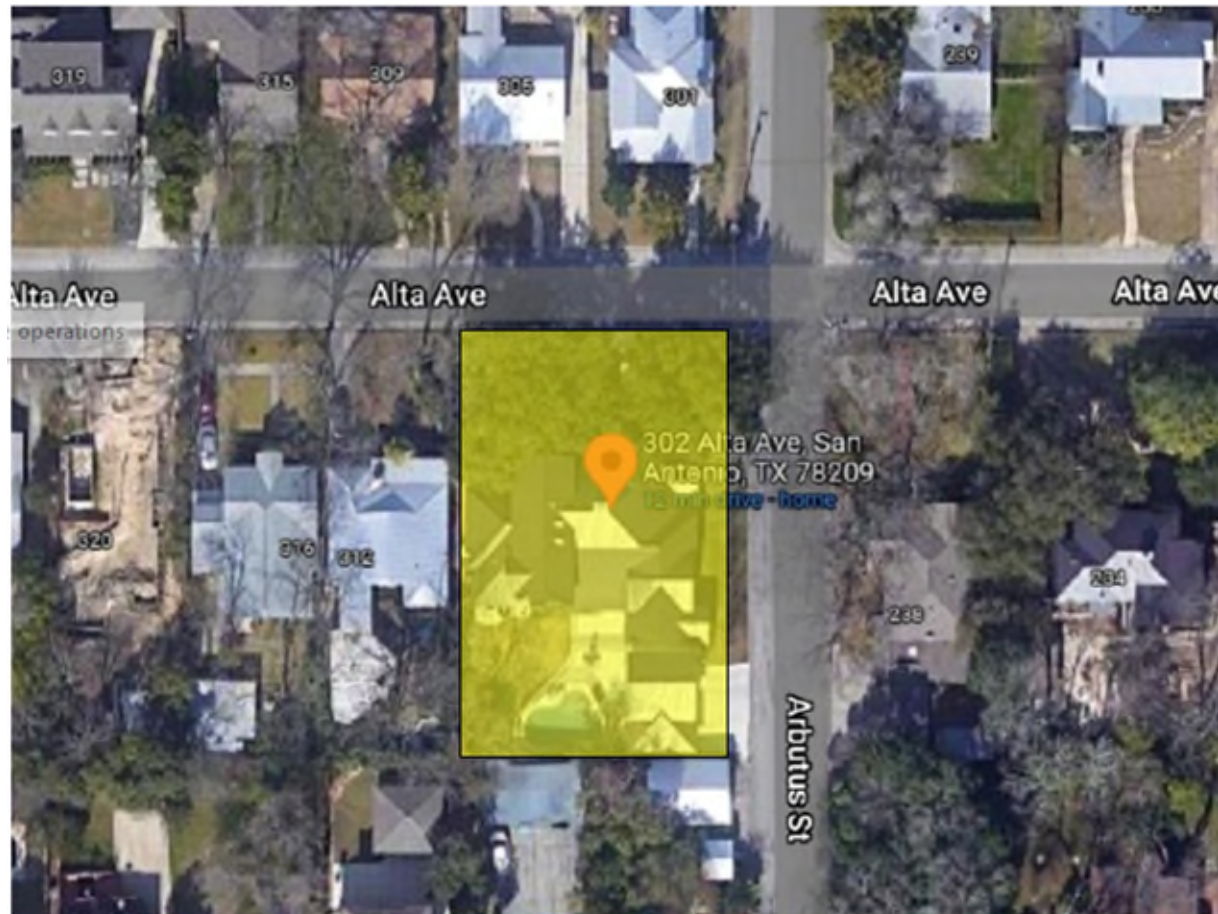


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



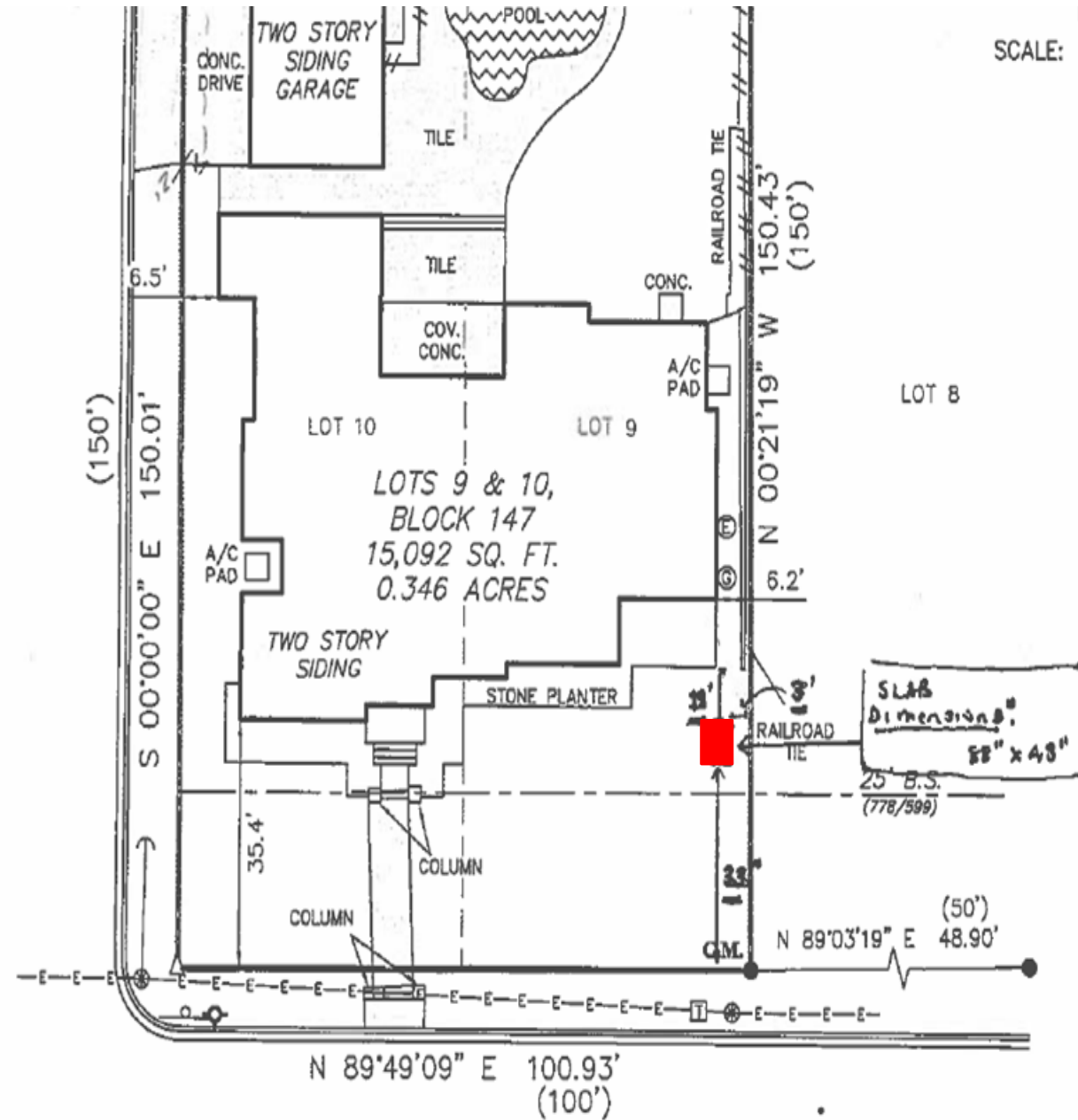
PROPERTY



- SF-B
- South side of Alta at Arbutus

SITE PLAN

ARBUTUS ST.



Slab Dimensions
88" deep by 48" wide

EXISTING CONDITIONS



POLICY ANALYSIS



- Hardships
 - None identified concerning lot size, lot shape, or topography.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (0) Neutral: (1)
 - Oppose: (0)

BOARD OF ADJUSTMENT

CASE NO. 2353

125 PRIMROSE

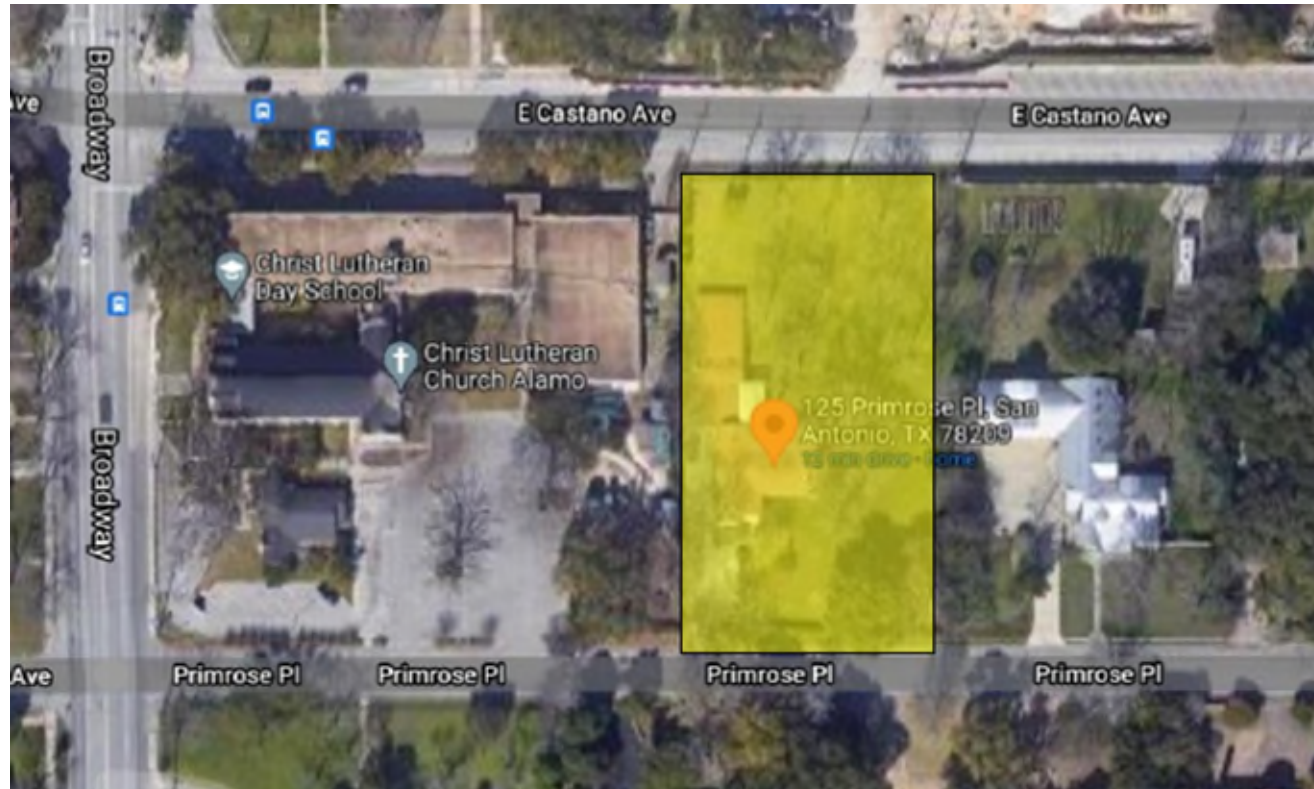


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



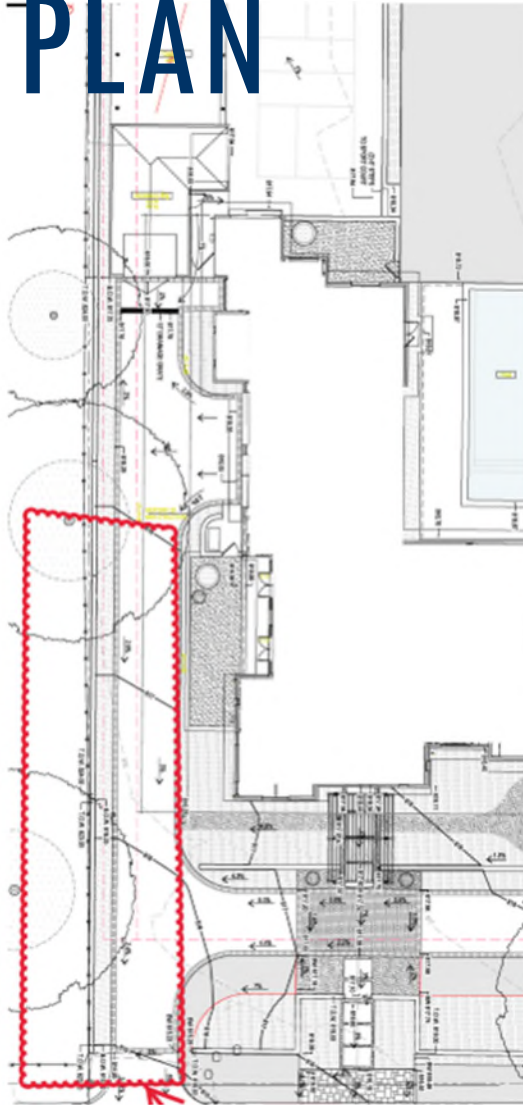
PROPERTY



- SF-A
- North side of Primrose, east of Broadway



SITE PLAN



POLICY ANALYSIS



- Hardships
 - None identified concerning lot size, lot shape, or topography.
- Considerations
 - Property to the west, Christ Lutheran Church, would be able to obtain a permit for a 6ft high fence at the rear property line without a request for a variance.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)

**BOARD OF ADJUSTMENT
CASE NO. 2354
111, 119, 131, 133 & 135 KATHERINE CT**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



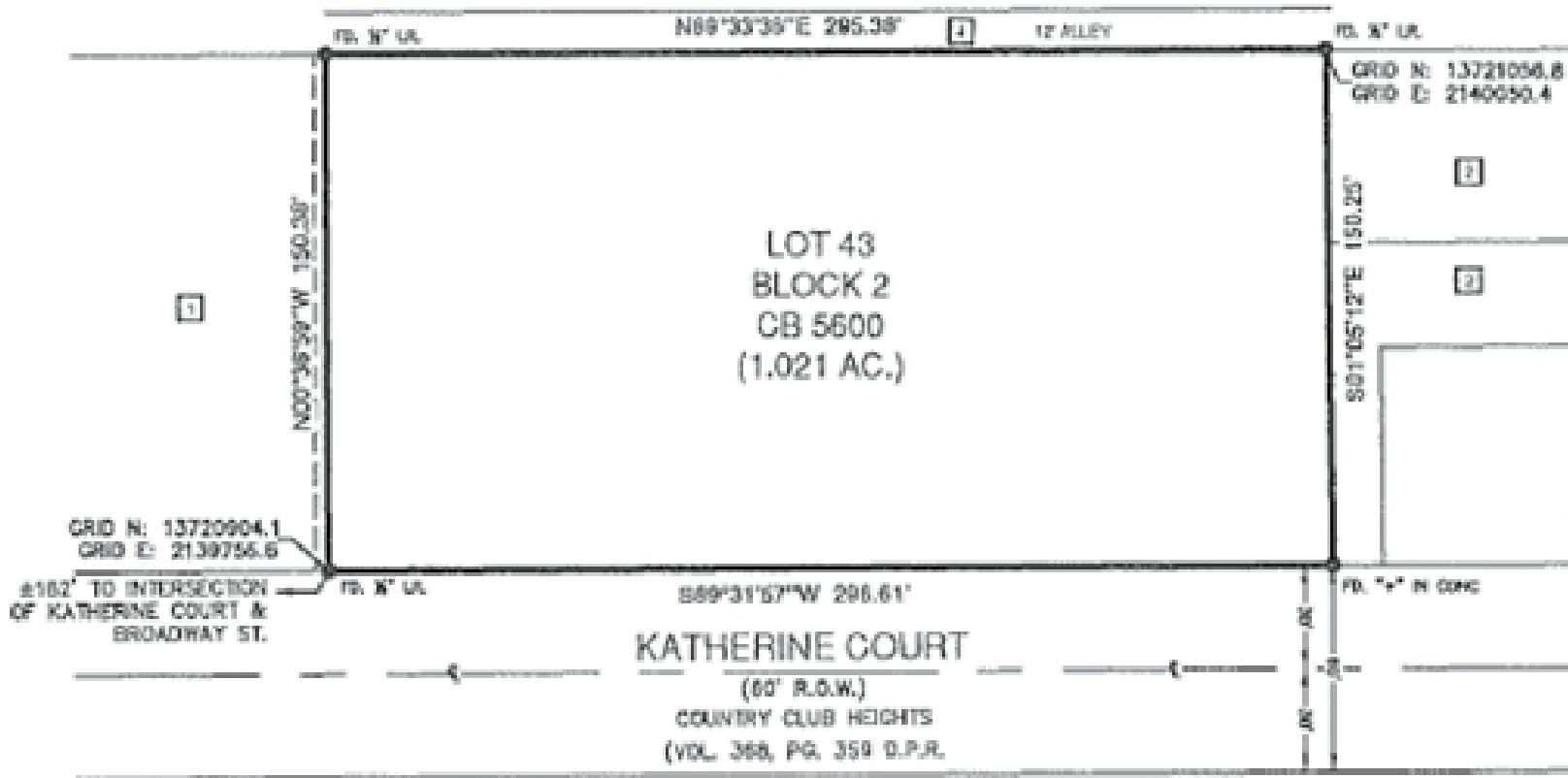
- MF-D
- North side of Katherine Ct, east of Broadway
- New 3-story MF construction with covered parking



BACKGROUND

- June 14, 2021 – Notice of Intent
- June 17, 2021 – Preliminary Review by ARB
- September 07, 2021 – Planning & Zoning
 - Rezoning of 111 Katherine Ct from B-1 to MF-D
 - Replat of four (4) properties into one (1)
 - September 13, 2021 – City Council approval
- September 21, 2021 – Demolition Review by ARB
 - Significance of existing structures – 100% demolition
 - September 27, 2021 – City Council approval

LOT AREA



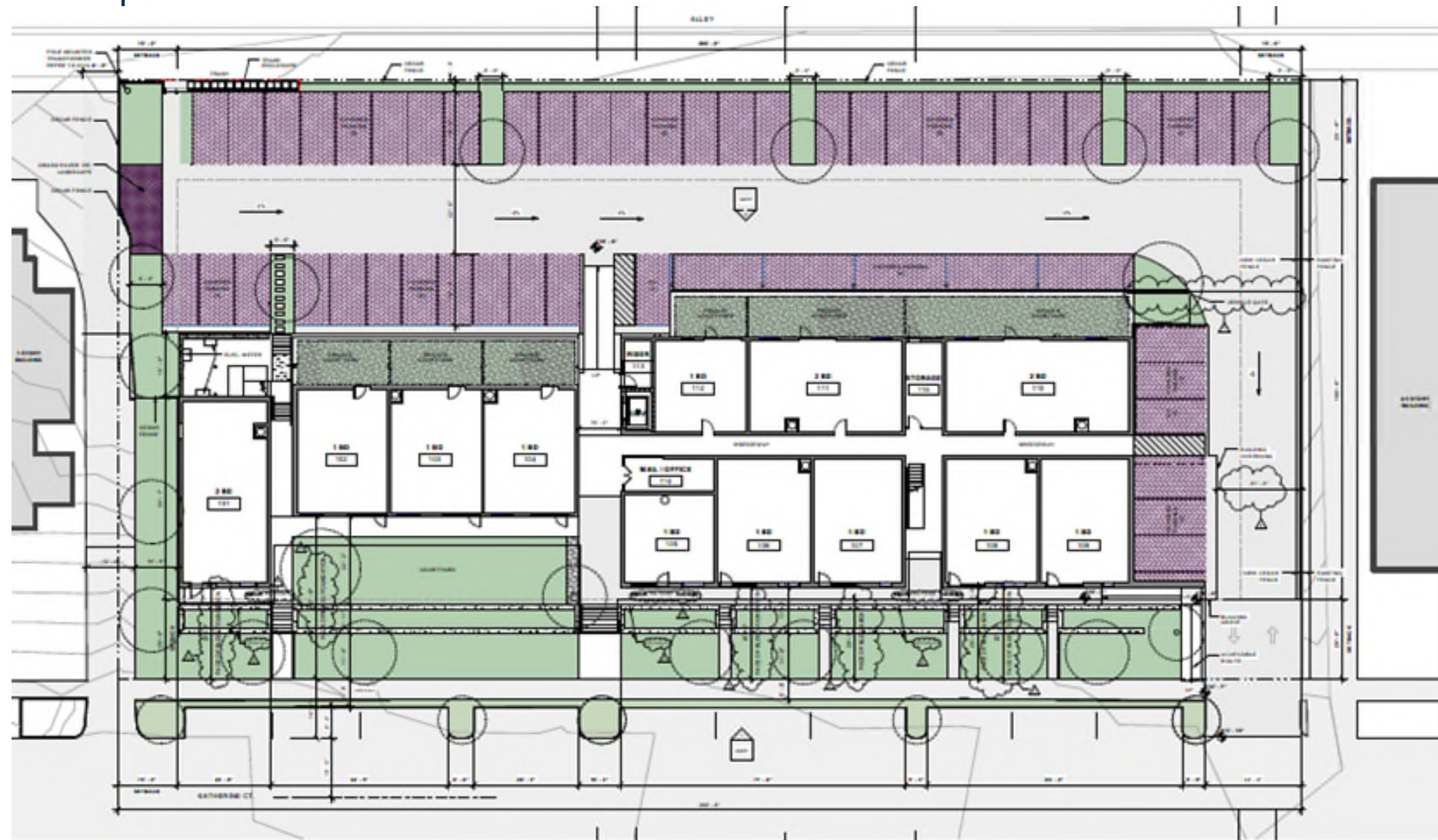
Variance #01

35 units instead of 27
allowed based on the lot
area of 1.021 acres
(44,474.76 sq ft)

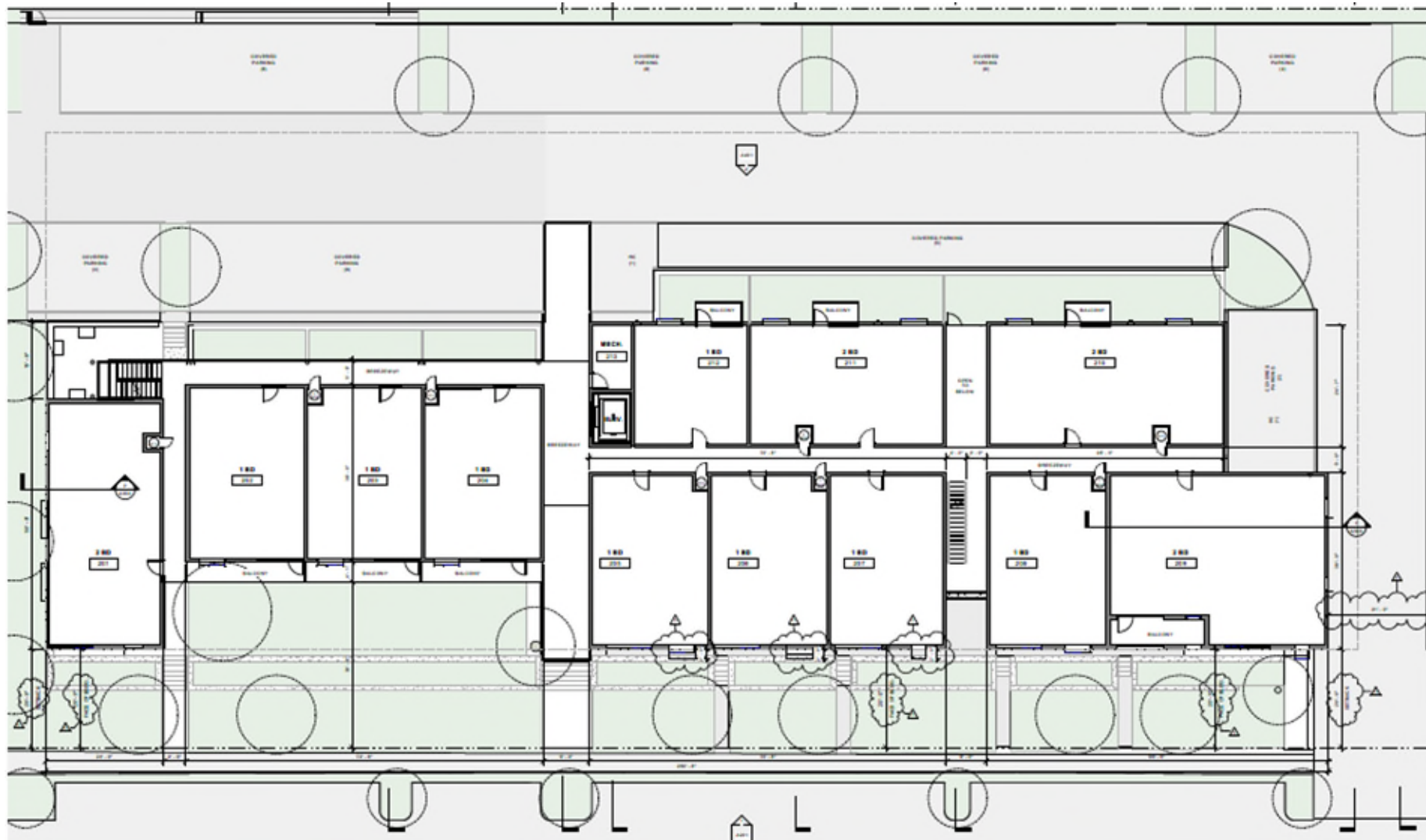
Variance #02

51 parking spaces instead
of 62.5 spaces required
based on proposed 35 units

PROPOSED SITE PLAN — LEVEL 1



PROPOSED — LEVEL 2



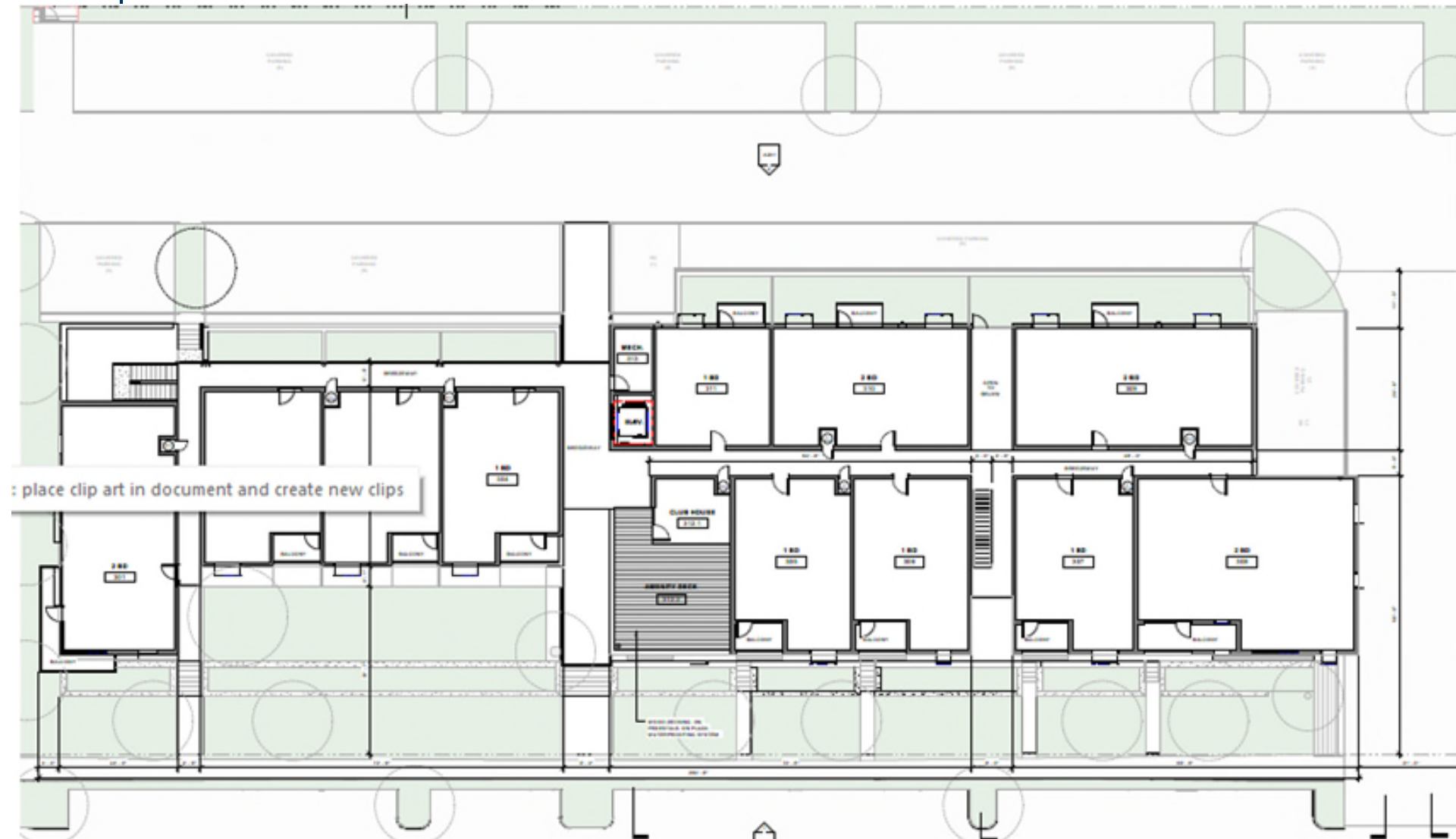
PROPOSED — LEVEL 3



Variance #02

Based on 35 units, a minimum of 62.5 parking spaces would be required. Total of 51 spaces are proposed.

Parking adjacent to public street is not classified and/or included in parking area requirements.

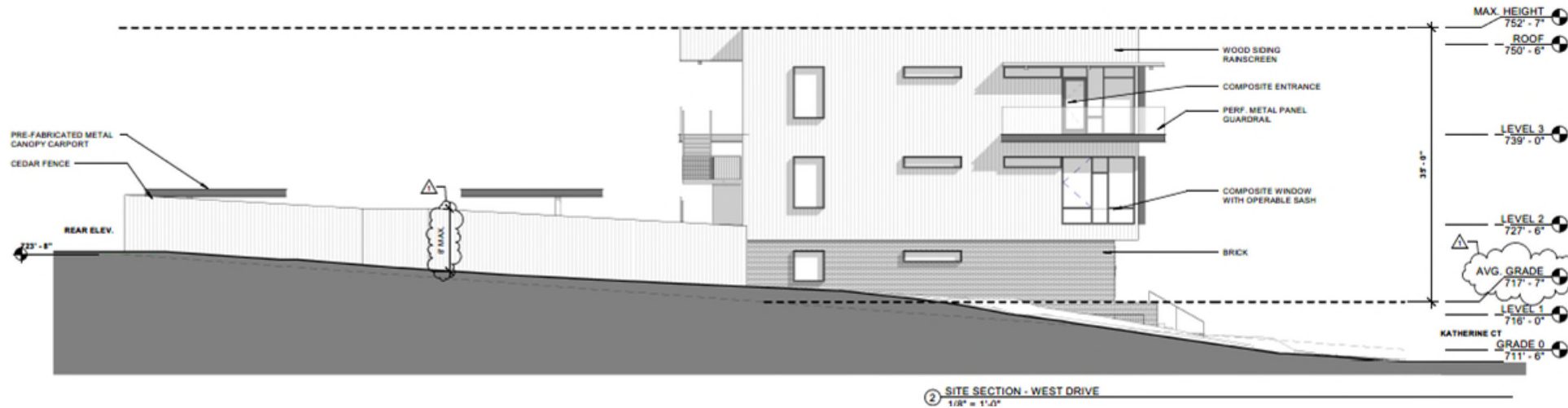




PROPOSED — SOUTH & NORTH ELEVATIONS



PROPOSED — WEST & EAST ELEVATIONS





PROPOSED SITE PLAN - LANDSCAPING

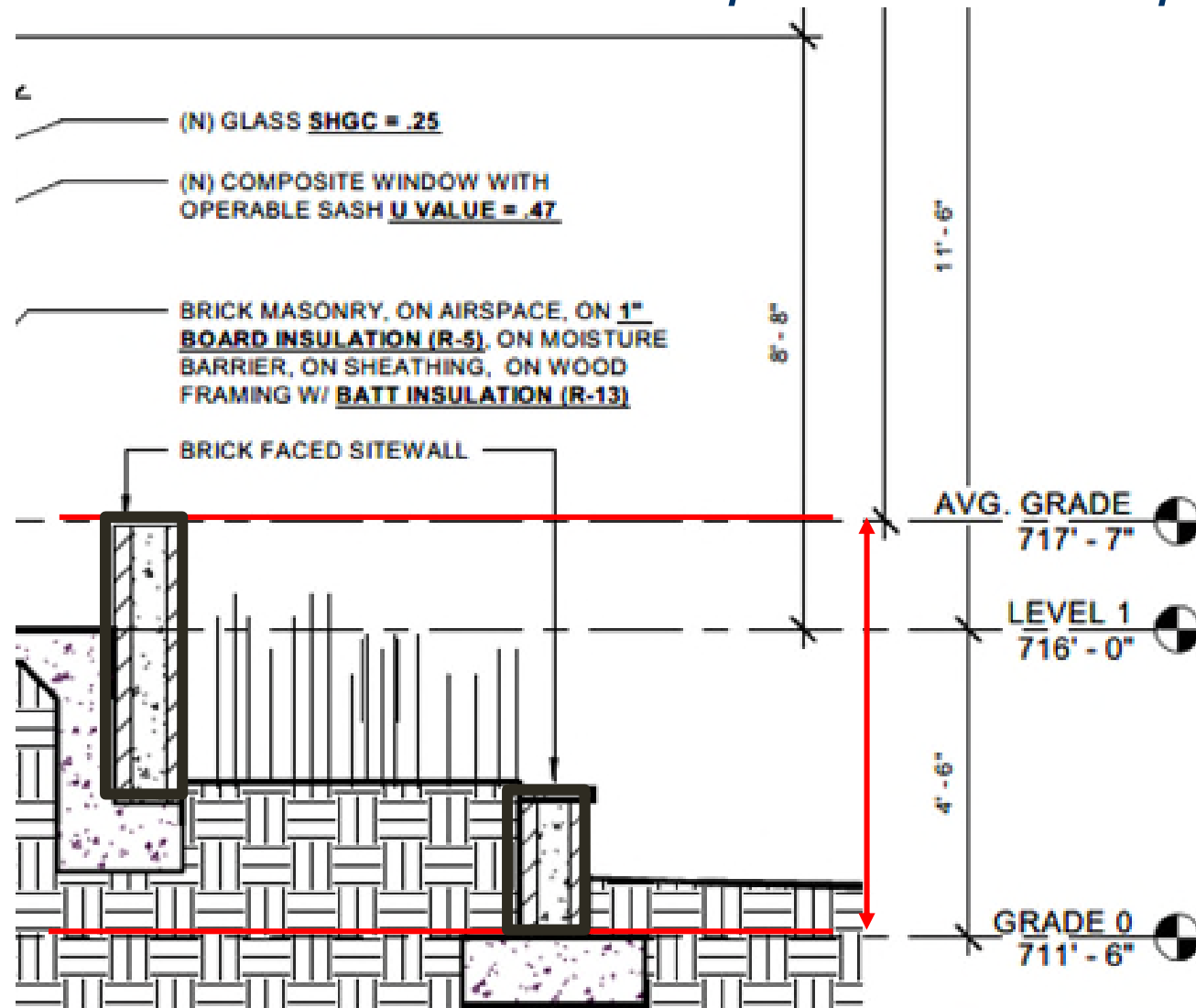


Variance #03
3ft landscaping
buffer at rear
property line
instead of 8ft to
utilize allowable
3ft rear yard
setback for
accessory building

PROPOSED — WALL/PLANTER/SITE WALL



PROPOSED — WALL/PLANTER/SITE WALL

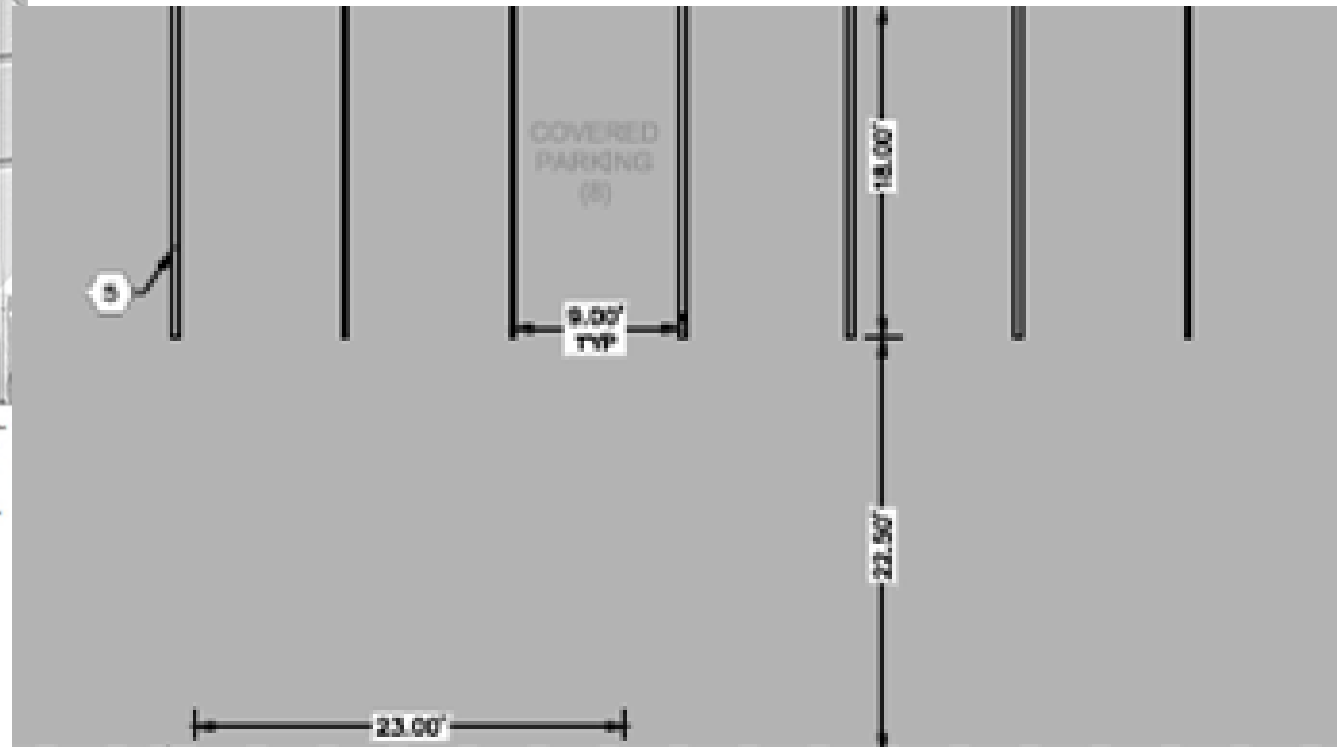


Variance #04

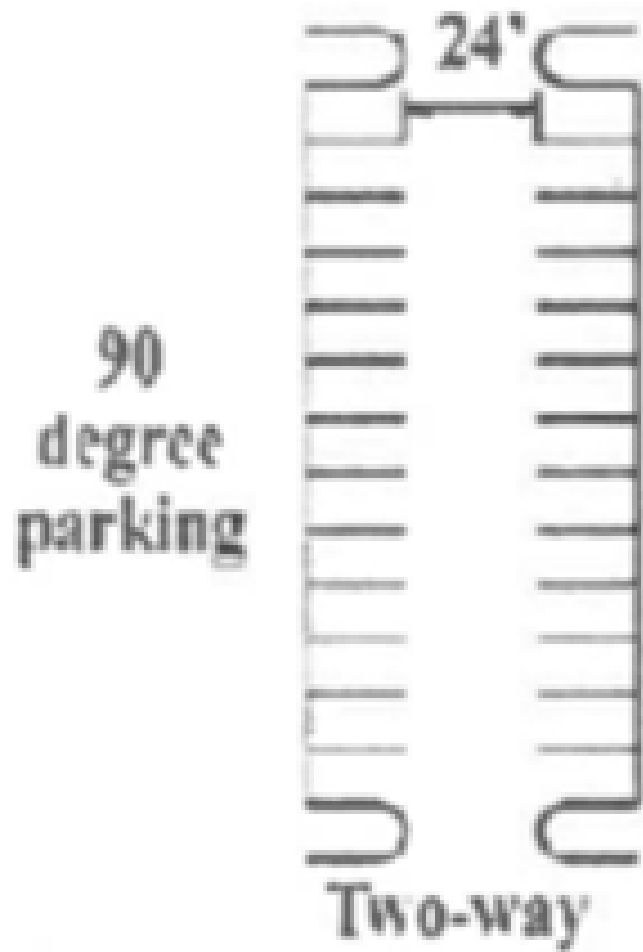
The proposed varies in height with a maximum of 6ft 1-inches as measured from grade.



PROPOSED — PARKING AISLES



PROPOSED — PARKING AISLES



Variance #05

Parking angle in conjunction with two way traffic dictates the minimum required drive aisle width

POLICY ANALYSIS



- Hardships
 - None identified concerning lot size, lot shape, or topography.
- Project will require Final Review by the ARB and approval by City Council. All variances must be addressed either by approval from the BOA or revised to comply with current regulations prior to confirming the ARB meeting date.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (7)

**BOARD OF ADJUSTMENT
CASE NO. 2355
111, 119, 131, 133 & 135 KATHERINE CT
APPEAL**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director