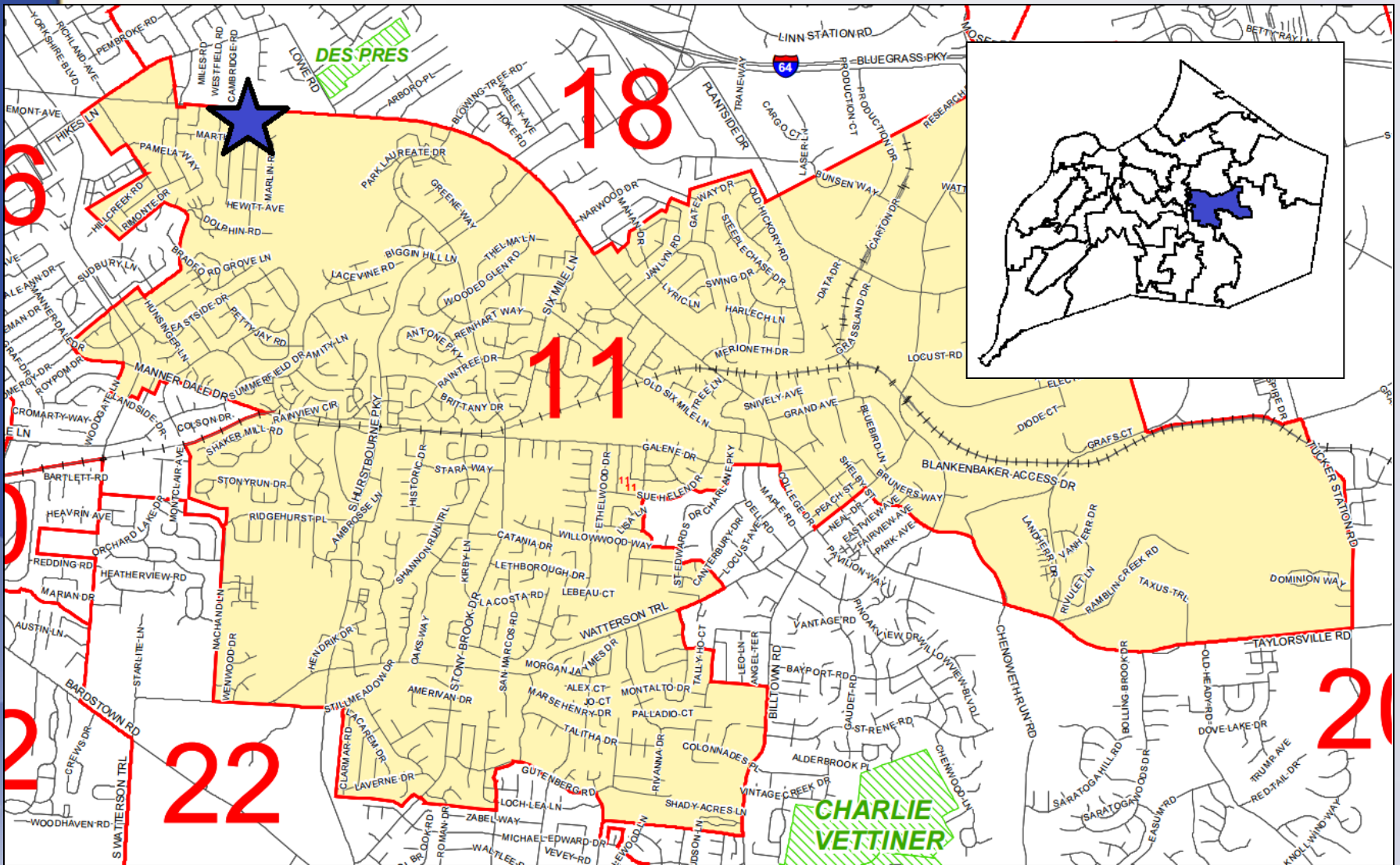


16ZONE1026

- Taylor Cove



Planning/Zoning, Land Design & Development
December 13, 2016



4208 Taylorsville Road
 District 11 - Kevin Kramer

Request(s)

- Change in zoning from R-4 to R-5A (1.4 acres) and OR-1 (0.5 acres)
- Variance from 5.3.1.C.5 to reduce the required 15' setback along the east property line to 12'. (3' Variance)
- Waivers:
 1. Waiver from 10.2.4.A to permit parking and a sidewalk to encroach into the 15' LBA between OR-1 and R-5A zoning and to eliminate the required 6' screen.
 2. Waiver from 10.2.4. A to permit the encroachment of a drive lane into the 15' LBA along the east property line.
 3. Waiver from 10.2.4.B to allow a utility easement to encroach into an LBA along the west property line by more than 50%.

Case Summary / Background

- Proposed OR-1 for area around existing residential structure
- R-5A for 3 multi-family residential buildings
- 12 units
- 2-story multi-family structures
- 10 parking spaces for the office building
- 30 spaces for the residential
- R-5A permits 12.01 du/ac (8.59 proposed)
- OR-1 permits 34.84 du/ac.

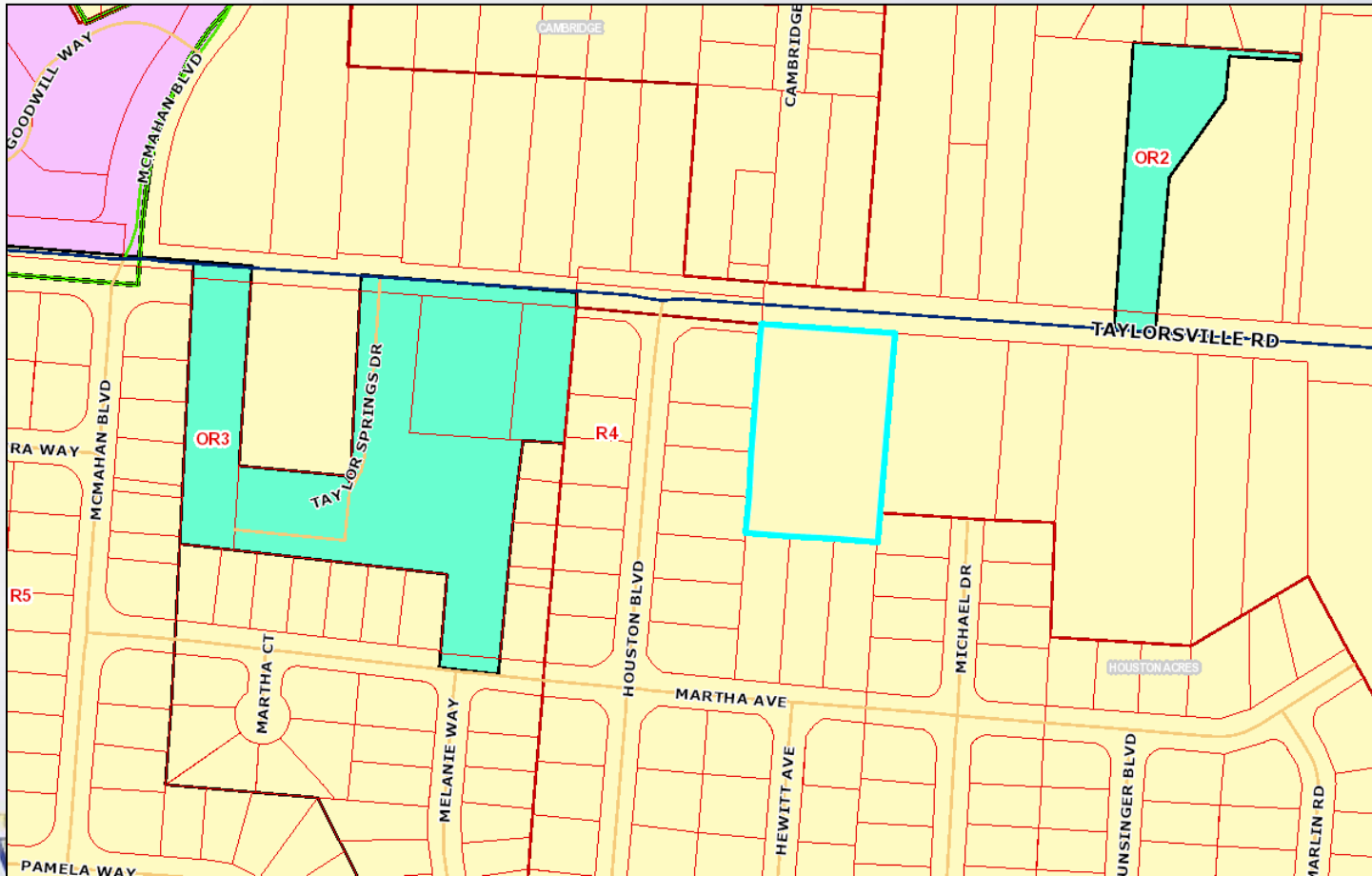
Zoning/Form Districts

Subject Property:

- Existing: R-4/N
- Proposed: OR-1,
R-5A/N

Adjacent Properties:

- North: R-4/N East: R-4/N
- South: R-4/N West: R-4/N



Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Office/ Multi- Family Residential

Adjacent Properties:

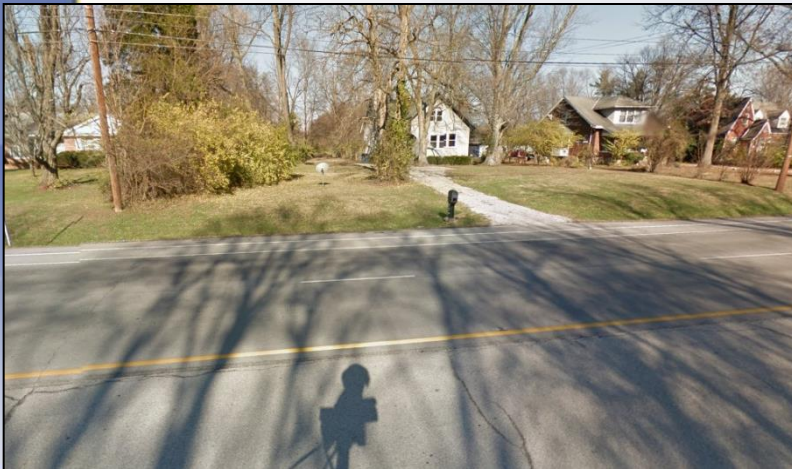
- North: Single Family Residential
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



Site Photos-Subject Property



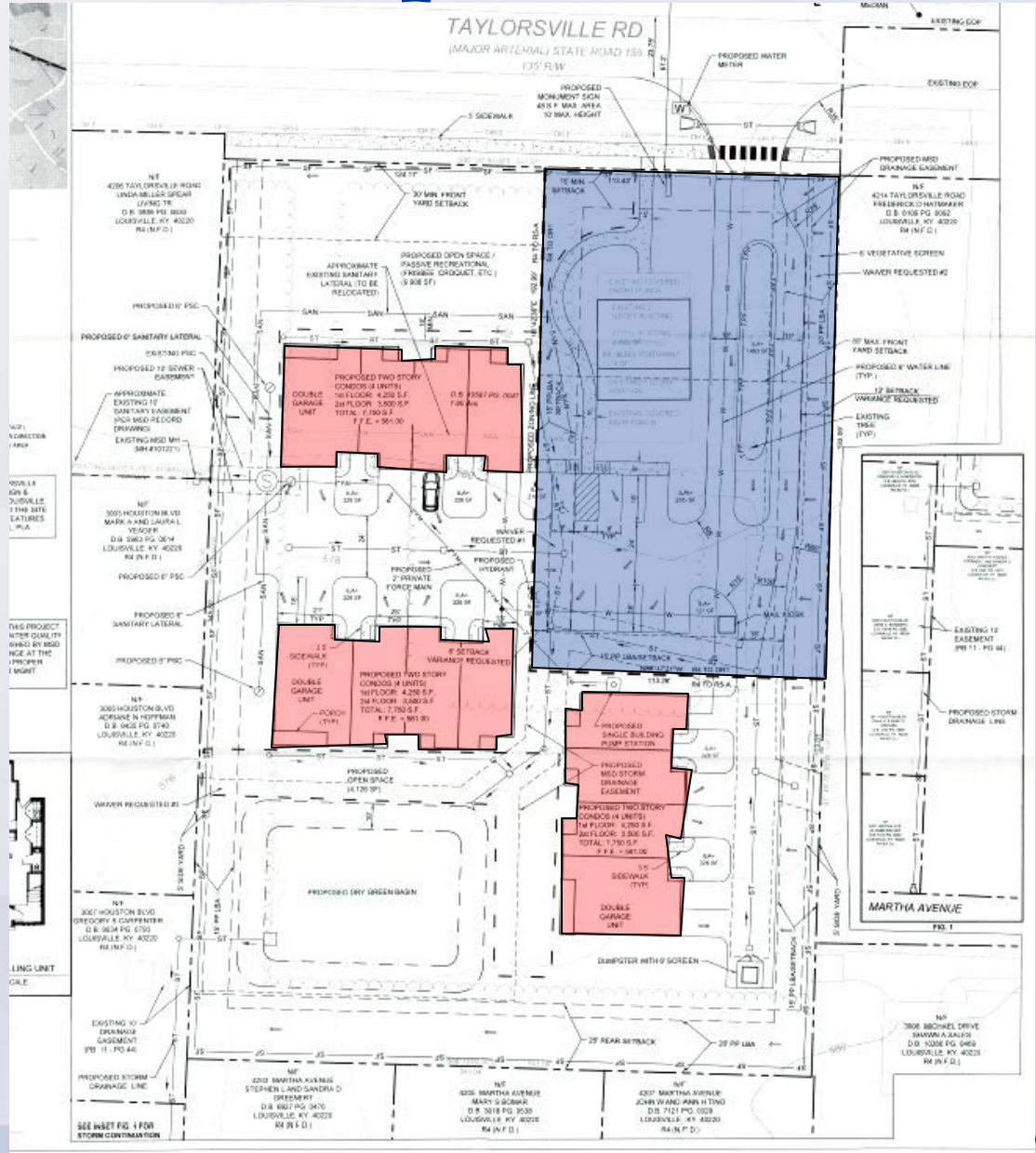
Site Photos-Surrounding Areas



Applicant's Development Plan

Highlights:

- Office/ Multi-Family
- 12 units
- 40 total parking spaces



PC Recommendation

- Public Hearing was held on 11/14/2016
 - 15 people spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to R-5A and OR-1 by a vote of 7-0 (7 members voted)