



# Our Lady of Mt. Carmel General Planned Development Plan

Ordinance 14-2019

May 7, 2019

Mike Sutherland, AICP Deputy Director, Community Development

# Requested Council Action

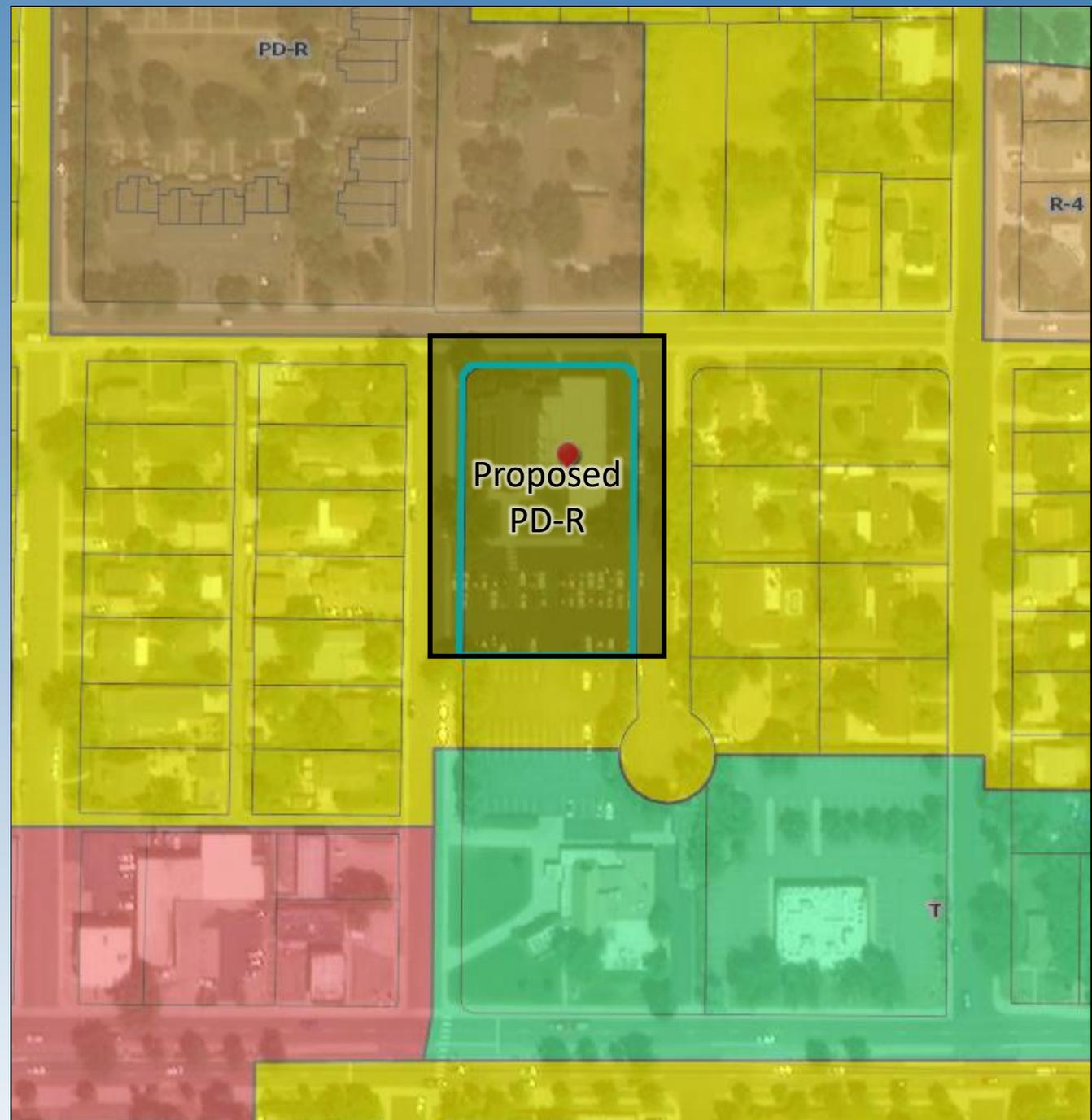
- Approval of a General Planned Development Plan at 5612 S. Hickory Street
  - Reduction in minimum unobstructed open space when compared to R-3 zone
  - Reduction of front yard setback along northern property line

# Process

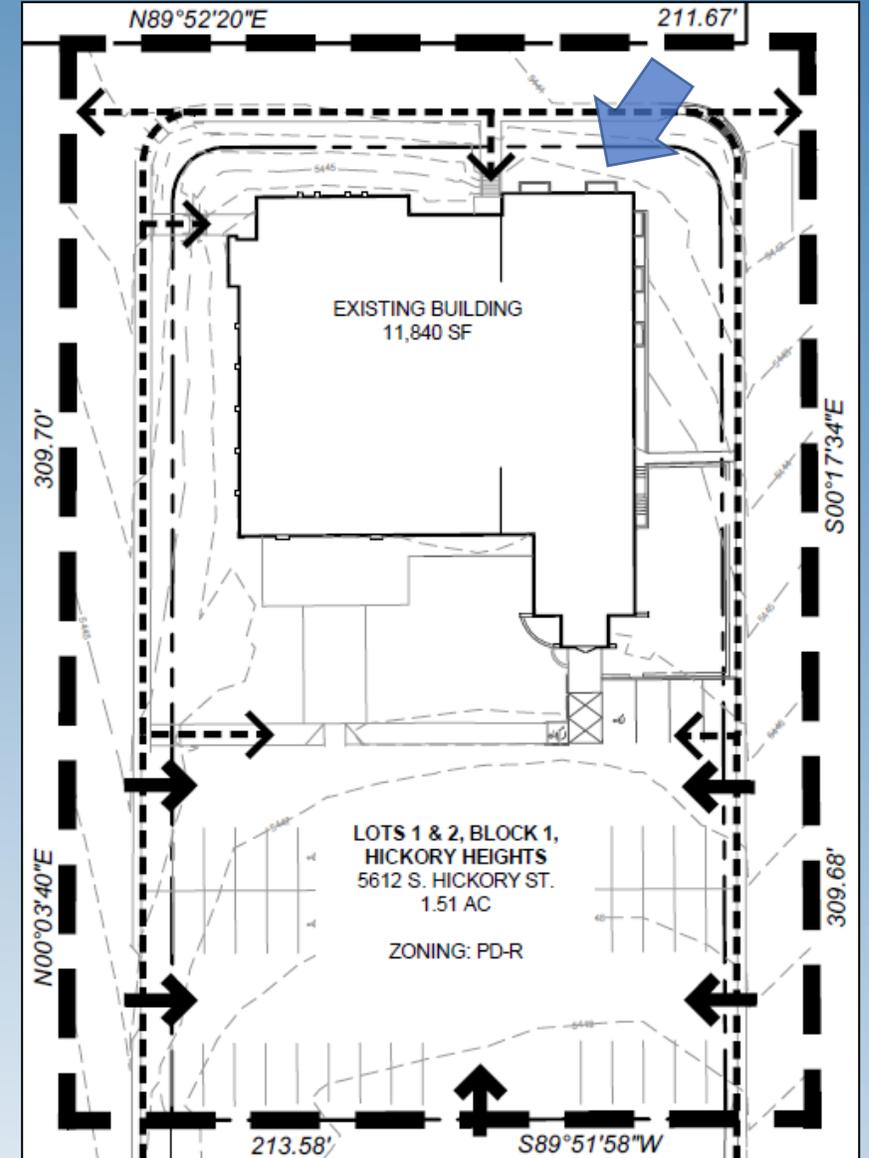
- Staff Review and Recommendation
  - Staff recommends approval
- Planning Commission Review and Recommendation
  - Recommendation forwarded to city council with conditions
- **City Council Review and Decision**
- Final Planned Development Plan

# Application Details

- Current zoning: R-3
- Proposed zoning: PD-R
- Adjacent to PD-R & R-3
- Progress Park  
Neighborhood



# Application Details - Illustrative Site Plan



# Site Data Table

	Existing R-3 Zoning	Proposed PD-R
<b>Principal Uses</b>	See 10-3-2	Single-Family detached residential, churches, church facilities
<b>Minimum lot size</b>	0.15 acres (6,500 sq. ft.)	
<b>Building Setbacks</b>	Front: 20 feet Rear: 20 feet Side (north/west): 5 feet Side (south/east): 10 feet Side street: 10 feet	Powers Ave (north): 10 feet Rear (south): 20 feet Side street: 10 feet
<b>Parking Ratios</b>	In conformance with 10-4-9 of the city's zoning regulations	
<b>Unobstructed Open Space</b>	50% minimum	25% minimum for churches and church facilities, 50% for single family residential
<b>Maximum Building Height</b>	30 feet	30 feet except that the height of steeples, bell towers or spires is not restricted to such limits and may be constructed to the height approved on the final SDP

# Review Criteria & Analysis

- PD Criteria:

*Public health, safety, and general welfare*



*Creative and effective use of land and public or private services*



*Innovative development or redevelopment of all land uses to meet the contemporary needs of the community*



*Design and development of a site to the particular characteristics*



*Nature and intensity of development be supported*



*Comprehensive Plan*



- Existing and proposed development



- Comments from affected agencies



# Staff Recommendation

## Approval

- All PD criteria met
- All zoning requirements met
- Complies with comprehensive plan and Progress Park Neighborhood Plan

# Planning Commission Recommendation

## **Approval with conditions**

1. If the parcel reverts to residential use all R-3 zone requirements will be enforced; and
2. Any future additions or structures must comply with the land use regulations described in section B.4. of the Land Use Regulations on sheet 2 of the General Planned Development Plan.

# City Council Action

Applicant is requesting approval for Our Lady of Mt. Carmel Catholic Church GPDP

Options:

- Approval
- Approval with conditions
- Denial
- Continue to a Date Certain