



Sycamore Street PDO Amendment

Resolution 07-2019

April 22, 2019

Andrea Mimnaugh, Senior Planner

Requested Planning Commission Action

Request to Approve a Planned Development Overlay Amendment
At 5546 and 5548 S. Sycamore Street

- The applicant requests to eliminate 2 of the 4 parcels within the existing PDO
In order to develop the property in the underlying zoning district

Overview

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- Planning Commission Action

Process

➤ **Planned Development Overlay Amendment**

- (approval, denial, or tabled to a date certain by planning commission at tonight's hearing)
- Site Development Plan (required for any future development of more than one dwelling unit per lot)
(administrative review and approval)

Application Details

- 5546 and 5548 S.
Sycamore Street
- Downtown
Neighborhood



Background

A. The Sycamore Street PDO

was approved in 2016 for 2 duplexes for:

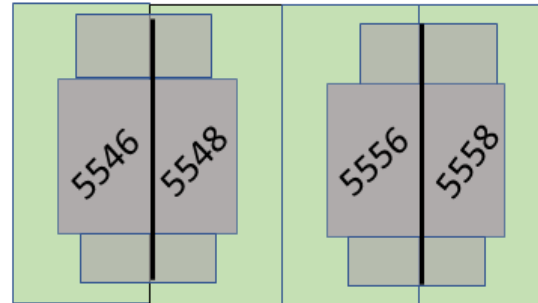
- Reduced Front Setback
- Architectural Design Concept
- A maximum of 15 du's per acres, or 4 units

B. One duplex was built

C. The remaining unbuilt lots are the subject of this application

PDO Approval October 7, 2016

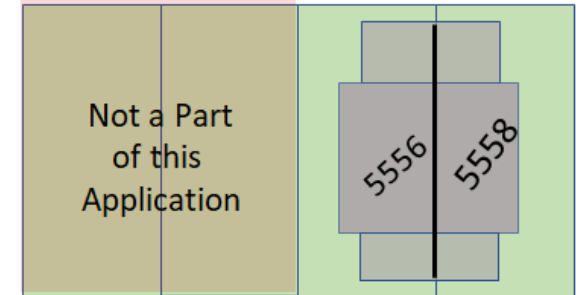
A



S. Sycamore Street PDO Approved
for 2 duplexes (4 units total)

SDP Approval, October 8, 2016

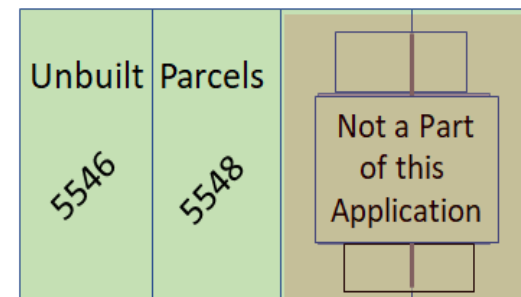
B



5556 & 5558 S. Sycamore Street SDP Approval
Building Permits were Issued
Project Now Complete

Current Application:

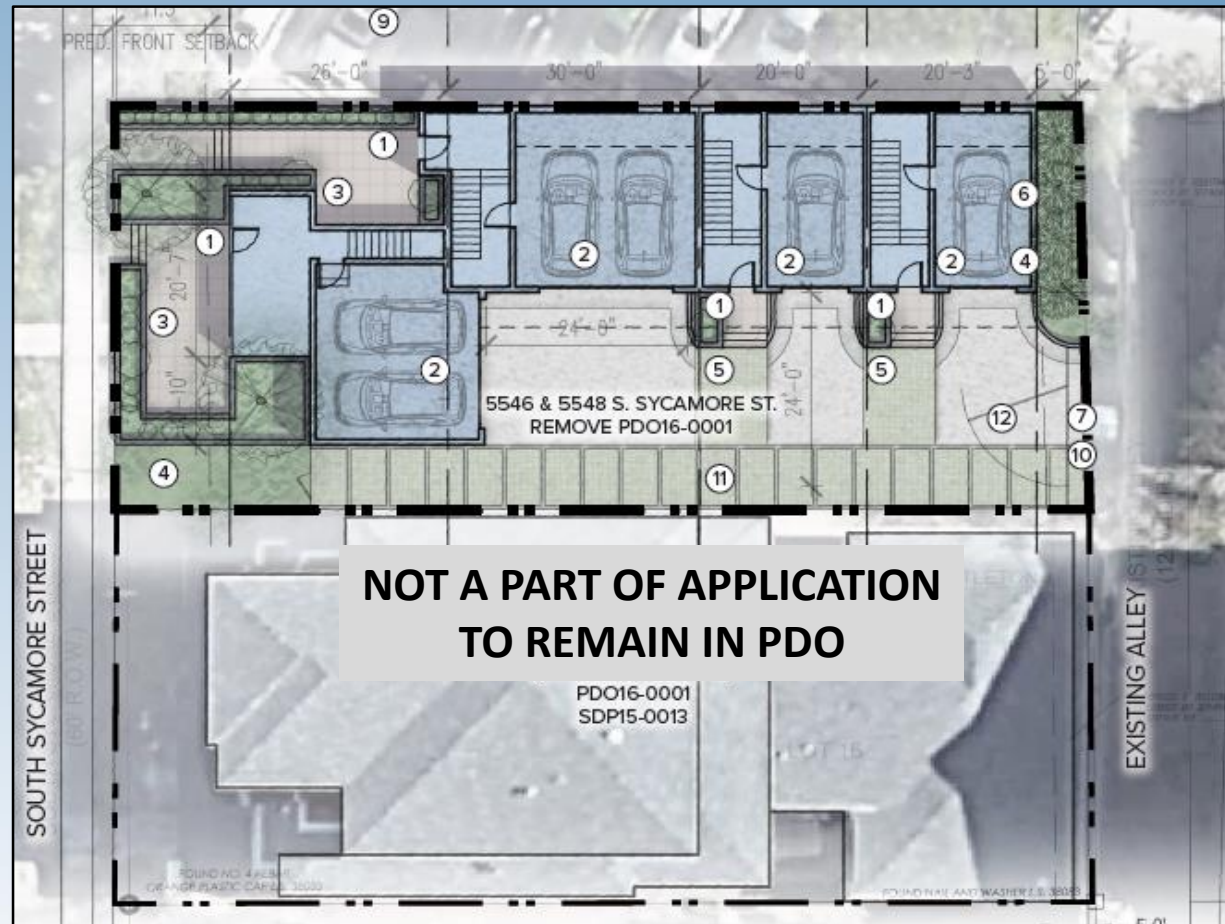
C



Request to Eliminate Two Unbuilt Parcels, 5546 & 5548
S. Sycamore, from the PDO for Future Development
Under CA Zone District

Application Details - Illustrative Site Plan

Two Unbuilt Lots are proposed to be developed under the CA zone district



CA Zone Requirements:

- Predominant Front Setbacks
- Zero side and rear setbacks
- Maximum 40ft height
- Minimum 20 % open space
- Compliance with Downtown Design Standards

Application Details – Comparison of Existing and Proposed Zoning Requirements

Note that actual setbacks, building height and architectural design will Be submitted and reviewed administratively at the time of site development plan application

Existing PDO Requirements	CA Zone Requirements
<ul style="list-style-type: none">• Front setback set at 9 ft.	<ul style="list-style-type: none">• Front setback: calculate “predominant front setback” per code
<ul style="list-style-type: none">• Zero side and rear setbacks	<ul style="list-style-type: none">• Zero side and rear setbacks
<ul style="list-style-type: none">• Max 3 story building	<ul style="list-style-type: none">• Max. 40 ft. building height
<ul style="list-style-type: none">• Compliance with Downtown Design Standards and Guidelines	<ul style="list-style-type: none">• Compliance with Downtown Design Standards

Review Criteria & Analysis

- PDO Amendment Criteria:
 - Special attention to creative, high quality design
 - Re-enforce citywide/neighborhood objectives



Recommendation

Staff recommendation: Approval

Staff finds that all criteria of the Planned Development Overlay Amendment have been met.

Planning Commission Action

Applicant is requesting to eliminate a portion of the Sycamore Street
Planned Development Overlay

Options:

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