



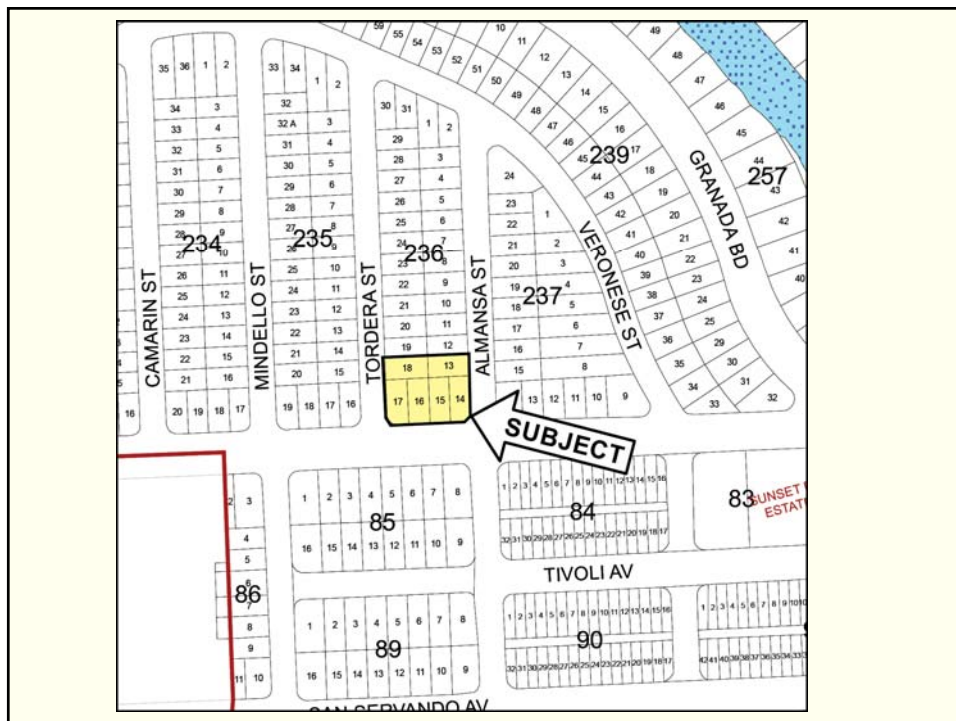
601 Sunset Drive

BUILDING SITE SEPARATION
CONDITIONAL USE SITE
PLAN REVIEW

PLANNING AND ZONING BOARD
MAY 11, 2022



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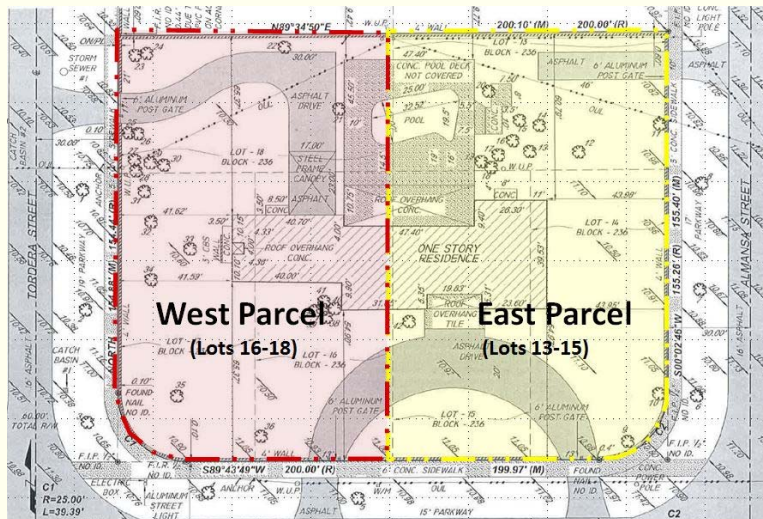
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REQUEST:
SEPARATION OF A BUILDING SITE
CONDITIONAL USE SITE PLAN REVIEW

- ❖ SEPARATE AN EXISTING 0.71 ACRE (31,000 SQUARE FEET) BUILDING SITE WHICH CURRENTLY HAS 200 FEET OF STREET FRONTAGE INTO TWO (2) BUILDING SITES.
- ❖ ONE BUILDING SITE CONSISTING OF LOTS 13,14,15 (EAST PARCEL); AND THE OTHER BUILDING SITE CONSISTING OF LOTS 16, 17, 18 (WEST PARCEL)

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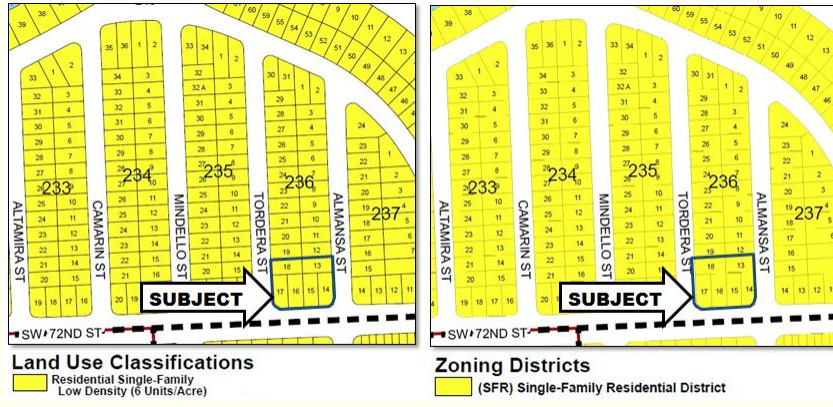
SURVEY AND DIAGRAM OF BUILDING SITES



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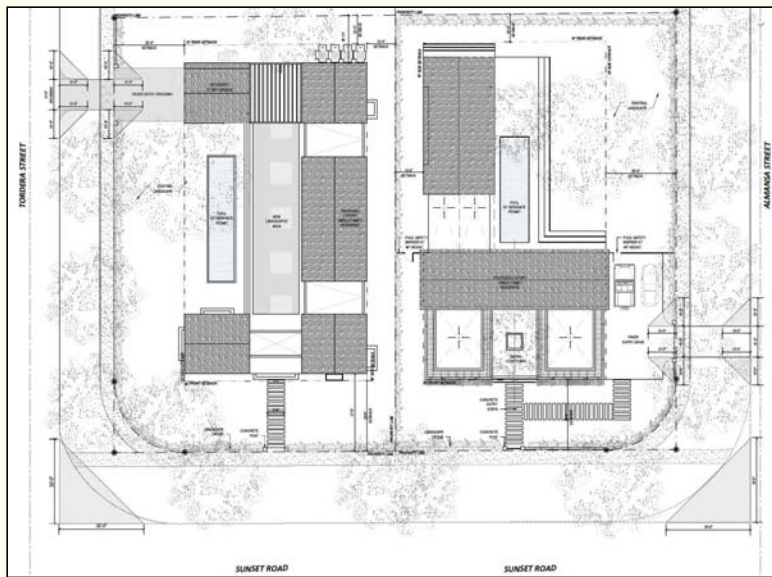
EXISTING FUTURE LAND USE MAP

EXISTING ZONING MAP



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SITE PLAN



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CONCEPTUAL RENDERING



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EAST BUILDING SITE; LOT 13, 14, 15



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WESTERN BUILDING SITE; LOTS 16, 17, 18



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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 09.28.18
2	NEIGHBORHOOD MEETING: 04.26.22
3	PLANNING AND ZONING BOARD: 05.11.22
4	CITY COMMISSION 1ST READING: TO BE DETERMINED

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PUBLIC NOTIFICATIONS

THE FOLLOWING HAS BEEN COMPLETED TO SOLICIT INPUT AND PROVIDE NOTICE OF THE APPLICATION:

TYPE	DATE
NEIGHBORHOOD MEETING	04.26.22
COURTESY NOTIFICATION – MAILED TO PROPERTY OWNERS WITHIN 1,000 FEET OF THE PROPERTY	04.27.22
POSTING OF PROPERTY	04.29.22
LEGAL ADVERTISEMENT	04.29.22
POSTED AGENDA ON CITY WEB PAGE/CITY HALL	05.06.22
POSTED STAFF REPORT ON CITY WEB PAGE	05.06.22

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NOTIFICATION RADIUS (1,000 FT)



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SITE PLAN INFORMATION

TYPE	EXISTING BUILDING SITE (LOTS 13-18)	PROPOSED BUILDING SITE (LOTS 13 – 15 EAST)	PROPOSED BUILDING SITE (LOTS 16 – 18 WEST)
BUILDING SITE	200'	100'	100'
FRONTAGE			
BUILDING SITE	154'-8"	154'-8"	154'-8"
DEPTH			
TOTAL SITE AREA	31,000 SQ. FT.	15,500 SQ. FT.	15,500 SQ. FT.
BUILDING FLOOR	10,450 SQ. FT.	5,749 SQ. FT.	5,725 SQ. FT.
AREA (FAR) (MAX. PERMITTED)			
BUILDING HEIGHT (MAX. PERMITTED)	2 STORIES/ 25'-0"	2 STORIES/ 25'-0"	2 STORIES/ 25'-0"

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REVIEW OF ZONING CODE CRITERIA

1. THAT THE BUILDING SITE(S) CREATED WOULD HAVE A LOT AREA EQUAL TO OR LARGER THAN THE MAJORITY OF THE EXISTING BUILDING SITES OF THE SAME ZONING DESIGNATION WITHIN A MINIMUM OF ONE THOUSAND (1,000) FEET OF THE PERIMETER OF THE SUBJECT PROPERTY.

THE APPLICATION SATISFIES THIS CRITERION.

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CURRENT ZONING CODE CRITERIA

2. THAT EXCEPTIONAL OR UNUSUAL CIRCUMSTANCES EXIST, WHICH WOULD WARRANT THE SEPARATION OR ESTABLISHMENT OF A BUILDING SITE(S).

THE APPLICATION SATISFIES THIS CRITERION.

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CURRENT ZONING CODE CRITERIA

3. PROPOSED BUILDING SITE(S) MAINTAINS AND PRESERVES OPEN SPACE, PROMOTES NEIGHBORHOOD COMPATIBILITY, PRESERVES HISTORIC CHARACTER, MAINTAINS PROPERTY VALUES AND ENHANCES VISUAL ATTRACTIVENESS OF THE AREA.

THE APPLICATION SATISFIES THIS CRITERION.

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CURRENT ZONING CODE CRITERIA

4. THAT THE APPLICATION SATISFIES AT LEAST THREE (3) OF THE FOLLOWING FOUR (4) CRITERIA:

- A. THAT THE BUILDING SITE(S) CREATED WOULD HAVE A FRONTAGE EQUAL TO OR LARGER THAN THE EXISTING BUILDING SITES WITHIN A MINIMUM OF ONE THOUSAND (1,000) FEET OF THE SUBJECT PROPERTY.

THE APPLICATION SATISFIES THIS CRITERION.

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CURRENT ZONING CODE CRITERIA

- B. THAT THE BUILDING SITE(S) SEPARATED OR ESTABLISHED WOULD NOT RESULT IN ANY EXISTING STRUCTURES BECOMING NON-CONFORMING.

- ❖ THE SUBJECT PROPERTY HAD AN EXISTING SINGLE-FAMILY HOME THAT IS PROPOSED TO BE DEMOLISHED

THE APPLICATION SATISFIES THIS CRITERION.

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CURRENT ZONING CODE CRITERIA

- C. THAT NO RESTRICTIVE COVENANTS, ENCROACHMENTS, EASEMENTS, OR THE LIKE EXIST WHICH WOULD PREVENT THE SEPARATION OF THE SITE.

THE APPLICATION SATISFIES THIS CRITERION.

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CURRENT ZONING CODE CRITERIA

- D. THAT THE BUILDING SITE(S) CREATED HAS BEEN OWNED BY THE CURRENT OWNER CONTINUOUSLY FOR A MINIMUM OF TEN (10) YEARS PRIOR TO AN APPLICATION SUBMITTAL FOR CONDITIONAL USE FOR A BUILDING SITE DETERMINATION.

- ❖ THE CURRENT PROPERTY OWNER PURCHASED THE PROPERTY IN 2019.

THE APPLICATION DOES NOT SATISFY THIS CRITERION.

THE APPLICATION SATISFIES AT THREE (3) OF THE FOUR (4) CRITERIA AND THEREFORE COMPLIES WITH THE STANDARDS FOR REVIEW.

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**STAFF RECOMMENDS
APPROVAL WITH CONDITIONS.**

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CONDITIONS OF APPROVAL

1. THE TOTAL SQUARE FOOTAGE OF THE RESIDENCE ALLOWED ON THE SEPARATED BUILDING SITES SHALL BE EQUAL TO OR LESS THAN THE TOTAL SQUARE FOOTAGE THAT COULD BE CONSTRUCTED ON THE PROPERTY IF DEVELOPED AS A SINGLE BUILDING SITE.
2. THE NEW SINGLE-FAMILY RESIDENCES CONSTRUCTED ON THE SEPARATED BUILDINGS SITES SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE, AND NO VARIANCES SHALL BE REQUIRED OR REQUESTED.

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CONDITIONS OF APPROVAL

4. THE PLANS DEPICTING THE SITE PLANS AND ELEVATIONS OF THE RESIDENCES ON THE SEPARATED BUILDING SITES AND SUBMITTED AS PART OF THE CONDITIONAL USE APPLICATION SHALL BE MADE PART OF THE APPROVAL WITH ANY INSTRUCTIONS OR EXCEPTIONS PROVIDED BY THE CITY COMMISSION. ANY CHANGES TO THE PLANS ARE SUBJECT TO SEC. 14-203 OF THE ZONING CODE.
5. A BOND SHALL BE REQUIRED, AS DETERMINED BY THE BUILDING OFFICIAL, TO ENSURE THE TIMELY REMOVAL OF ANY NON-CONFORMITIES AS A RESULT OF THE BUILDING SITE SEPARATION APPROVAL.

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