

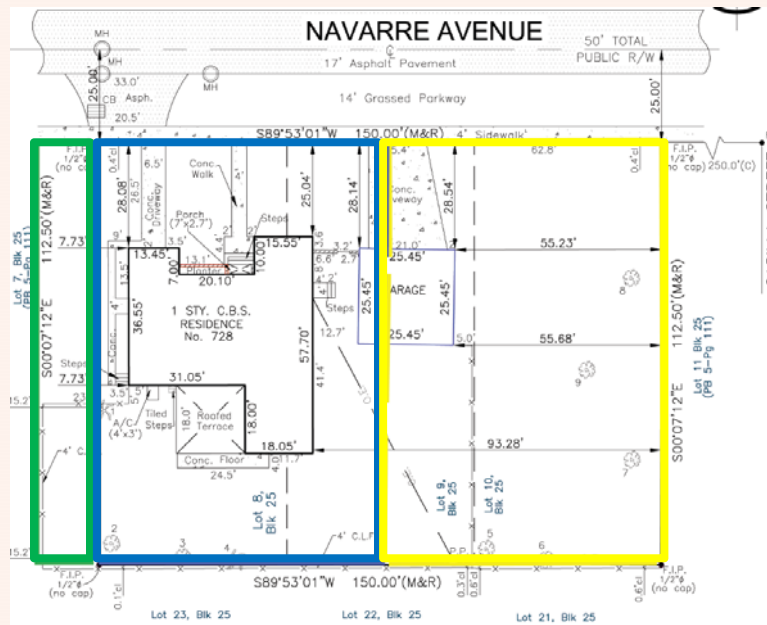
**REQUEST:**

**SEPARATION OF A BUILDING SITE**

**CONDITIONAL USE SITE PLAN REVIEW**

- ❖ SEPARATE AN EXISTING 0.39 ACRE (16,875 SQUARE FEET) BUILDING SITE WHICH CURRENTLY HAS 165 FEET OF STREET FRONTAGE INTO TWO (2) BUILDING SITES WITH THE EAST 15 FEET OF THE SUBJECT PROPERTY TO BE PROVIDED TO THE PROPERTY OWNER TO THE WEST
- ❖ THE REMAINING 150 STREET FRONTAGE WOULD BE SPLIT EVENLY WITH EACH NEW BUILDING SITE CONTAINING 0.19 ACRES (8,438 SQUARE FEET) WITH 75 FEET OF STREET FRONTAGE PROPOSED ON NAVARRE AVENUE

## SURVEY AND DIAGRAM OF BUILDING SITES



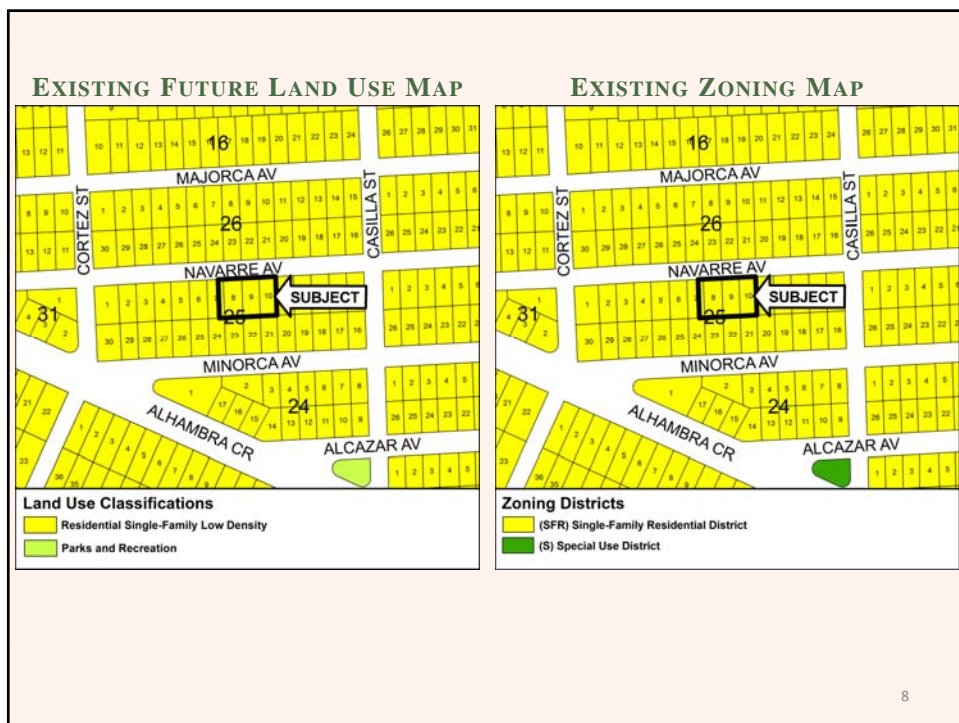
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## GOOGLE MAPS 3D AERIAL

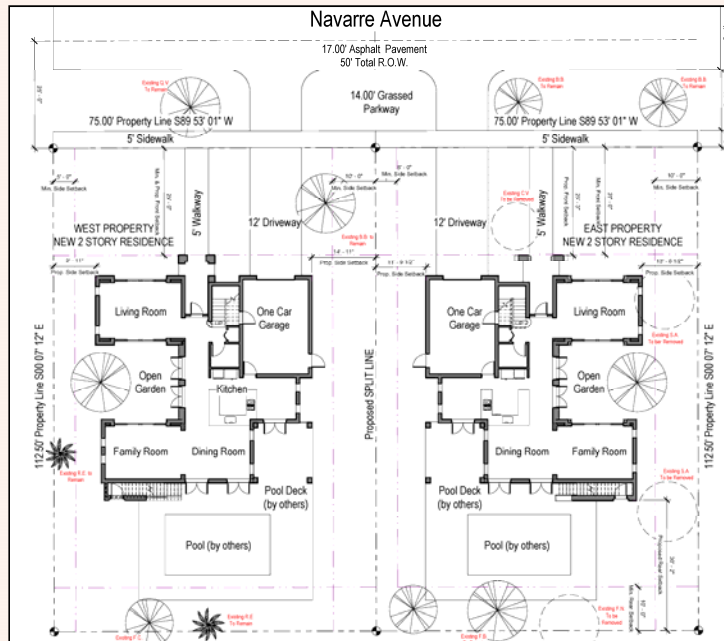


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## SITE PLAN



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## WESTERN BUILDING SITE; LOT 8 & WEST ½ OF LOT 9



## **EASTERN BUILDING SITE; LOT 10 & EAST ½ OF LOT 9**



### **REVIEW TIMELINE**

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 11.20.15</b>
<b>2</b>	<b>NEIGHBORHOOD MEETING: 05.16.16</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 07.13.16</b>
<b>4</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: 08.23.16</b>
<b>5</b>	<b>CITY COMMISSION 2<sup>ND</sup> READING: TO BE DETERMINED</b>

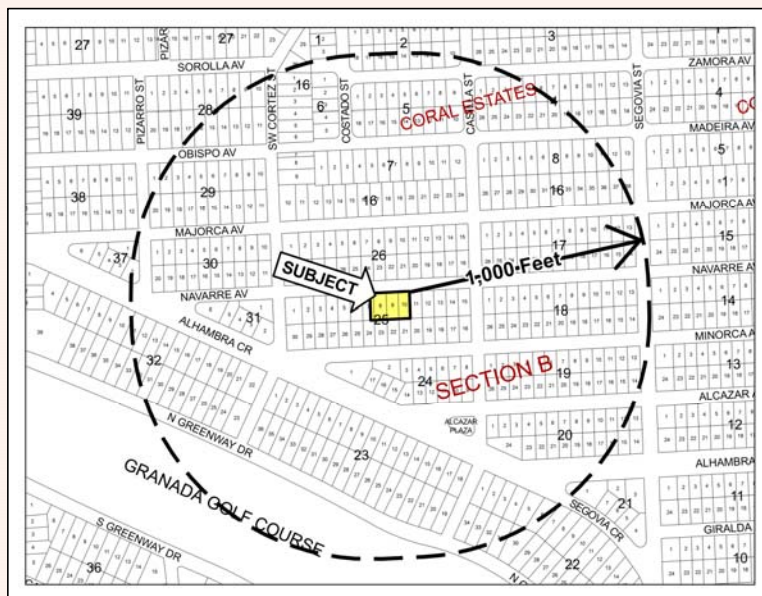
## PUBLIC NOTIFICATIONS

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

TYPE	DATE
NEIGHBORHOOD MEETING HELD BY APPLICANT	05.16.16
PZB COURTESY NOTIFICATION – MAILED TO PROPERTY OWNERS WITHIN 1,000 FEET OF THE PROPERTY	07.01.16
POSTING OF PROPERTY	07.01.16
PZB LEGAL ADVERTISEMENT	07.01.16
POSTED PZB AGENDA ON CITY WEB PAGE/CITY HALL	07.01.16
POSTED PZB STAFF REPORT ON CITY WEB PAGE	07.08.16
CITY COMMISSION AGENDA POSTED ON CITY WEB PAGE	08.19.16

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## NOTIFICATION RADIUS (1,000 FT)



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## SITE PLAN INFORMATION

TYPE	EXISTING BUILDING SITE*	PROPOSED BUILDING SITE (LOTS 19 - 21)	PROPOSED BUILDING SITE (LOTS 22 - 24)
BUILDING SITE FRONTAGE	150'	75'	75'
BUILDING SITE DEPTH	112'6"	112'6"	112'6"
TOTAL SITE AREA	16,875 SQ. FT.	8,438 SQ. FT.	8,438 SQ. FT.
BUILDING FLOOR AREA (FAR) (MAX. PERMITTED)	6,213 SQ. FT.	3,603 SQ. FT.	3,603 SQ. FT.
BUILDING HEIGHT (MAX. PERMITTED)	2 STORIES/ 29'-0"	2 STORIES/ 29'-0"	2 STORIES/ 29'-0"

\*EXISTING BUILDING SITE INFO EXCLUDES THE EAST 15 FEET OF LOT 7.

## REVIEW OF ZONING CODE CRITERIA

ZONING CODE SECTION 3-206(F), THE STANDARDS FOR REVIEW OF BUILDING SITE SEPARATION WERE UPDATED IN APRIL 2016.

THIS APPLICATION WAS SUBMITTED UNDER THE PREVIOUS VERSION OF THESE REGULATIONS.

STAFF HAS DETERMINED THAT THE APPLICATION COMPLIES WITH BOTH THE PREVIOUS VERSION AND THE CURRENTLY ADOPTED VERSION OF THE STANDARDS.



## CURRENT 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).
- ❖ PROPERTY HAS THREE PLATTED LOTS AND A 15' PORTION OF A LOT; PROVIDING THE 15' TO THE ADJACENT PROPERTY WILL BRING THAT PROPERTY INTO CONFORMITY.

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.

FRONTAGE	0' TO 75'	+75'	TOTAL
NUMBER OF SITES	247	85	332
PERCENTAGE	74.4%	25.6%	100%

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 STRUCTURE IN THE FORM OF A GARAGE THAT DID NOT MEET ZONING REGULATIONS AND WAS REMOVED.

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.

- ❖ A RESTRICTIVE COVENANT, DATED MAY 4, 1987, IS TIED TO THE PROPERTY REQUIRING LOTS 8, 9 AND THE EAST 15 FEET OF LOT 7 TO BE HELD TOGETHER AS ONE TRACT WHICH WOULD PREVENT THE SEPARATION OF THE SITE. HOWEVER, THIS COVENANT CREATED A NONCONFORMITY AND SHOULD BE NULLIFIED.

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 2015.

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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## **PLANNING AND ZONING BOARD RECOMMENDATION**

AT THEIR MEETING ON JULY 13, 2016 THE PLANNING AND ZONING BOARD RECOMMENDED **APPROVAL** (VOTE: 5-1) WITH THE STAFF'S CONDITIONS.

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## **CONDITIONS OF APPROVAL**

1. THE NEW SINGLE-FAMILY RESIDENCES CONSTRUCTED SHALL MEET ALL ZONING REQUIREMENTS WITHOUT VARIANCES.
2. THE TOTAL SQUARE FOOTAGE OF THE TWO (2) RESIDENCES SHALL BE EQUAL TO OR LESS THAN 6,213 SQUARE FEET.
3. PARKING GARAGES, CARPORTS AND/OR PORTE-COCHERES SHALL BE SETBACK AN ADDITIONAL FIVE (5) FEET FROM THE FRONT FAÇADE. GARAGE DOORS SHALL BE DIVIDED INTO SINGLE BAYS SEPARATED BY AT LEAST AN EIGHTEEN (18) INCH COLUMN.

## CONDITIONS OF APPROVAL

4. PRIOR TO SUBMITTAL TO THE BOARD OF ARCHITECTS THE A RELEASE OF THE RESTRICTIVE COVENANTS ON THE LAND SHALL BE FILED.
5. THE EAST FIFTEEN (15) FEET OF LOT 7 SHALL BE DEEDED TO 734 NAVARRE AVENUE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
6. THE SITE PLANS AND ELEVATIONS OF THE RESIDENCES SHALL BE MADE PART OF THE APPROVAL.
7. A BOND SHALL BE REQUIRED TO ENSURE THE TIMELY REMOVAL OF ANY NON-CONFORMITIES AS A RESULT OF THE BUILDING SITE SEPARATION APPROVAL.



*728 Navarre Ave*

BUILDING SITE SEPARATION  
CONDITIONAL USE SITE  
PLAN REVIEW

CITY COMMISSION  
AUGUST 23, 2016

