

**BACKGROUND
CONTINUED**

The eight (8) residential units will range in size from 900 square-feet to 1,200 square-feet. The units will be single story, with a maximum building height of twenty-five (25) feet. A front porch and rear patio will be included with each unit. The structures will be located twenty (20) feet to eighty-five (85) feet back from the front (east) property line and nine (9) to sixteen (16) feet back from the north, south and west property lines.

One (1), twenty-four (24)-foot wide driveway near the center of the site will provide access to the proposed development. A sixteen (16)-space parking lot is proposed within the east half of the property. Section 36-502 (b) (1) of the City's Zoning Ordinance would typically 1.5 parking spaces per unit, or twelve (12) spaces for this proposed development. The parking as proposed will be sufficient to serve the development.

A dumpster area is proposed at the southeast corner of the proposed parking lot. The dumpster area will be screened as per ordinance requirements.

A small monument-type sign will be located on the north side of the entry drive. The sign will have a height of four (4) feet and an area of sixteen (16) square-feet. The sign will contain the name and address of the project. The sign must be located at least five (5) feet back from the east (front) property line.

Site lighting will consist of a single dark sky compliant LED light on a twenty (20)-foot tall steel post. The light will be located at the center of the parking lot area. The applicant notes that the proposed development will comply with the Engineering requirements as found in Paragraph D. of the staff analysis and the Landscape/Buffer requirements as found in Paragraph F.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PRD rezoning.

Staff is supportive of the requested PRD zoning to allow the eight (8) unit residential development, and staff views the request as reasonable. The property is located in an area of mixed uses and zoning.

**BACKGROUND
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Existing multifamily developments are located east and south of the subject property. The proposed development should prove to be compatible with the surrounding uses and zoning. Staff believes the proposed PRD zoning will have no adverse impact on the general area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were two (2) objectors present. All owners of property located within 200 feet of the site, as well as SWLR United for Progress, the Town and Country Neighborhood Association and South Brookwood Ponderosa Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.