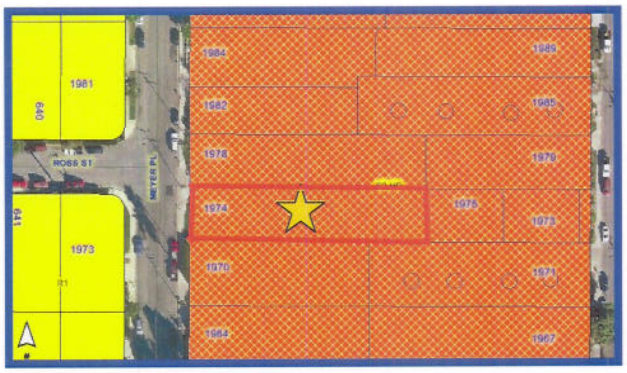
UMP-12-01
FIVE-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
1974 MEYER STREET



DEVELOPMENT CONCEPT

The proposal involves the demolition of an existing residential structure and construction of a five-unit, single-family detached development in the Mesa West Residential Ownership Urban Plan area. The parcel is proposed to be subdivided into five parcels (average lot size – less than 2,000 SF). The proposed units are three-stories and contain 1,442 square feet of living area, an attached two-car garage and a small second floor balcony. The project is intended to provide additional home ownership opportunities in the City. Each unit is provided with one open parking space tucked between units.

The parking requirement for detached units is two garage spaces and two open parking spaces. Their proposal involves a parking shortfall of 5 spaces (20 spaces required, 15 spaces proposed). The applicant's request and justifications for the project is included as Attachment 3.

EXISTING LAND USE CONTEXT

The 10,926 square-foot (0.25 acre) site is zoned R2-HD (Multiple-Family Residential, High Density) and has a General Plan land use designation of High Density Residential. The site contains a small residence and a detached garage. The property is surrounded by R2-HD zoned properties to the east (apartments), north and south (single-family residences). The properties across Meyer Street to the west are zoned R1 (Single-Family Residential) and contain single family residences.

TRAFFIC EVALUATION

The Mesa West Residential Ownership Urban Plan provides incentives for ownership housing by allowing density bonus of up to 20 units per acre. The proposed density complies with the maximum density allowance under the urban plan, subject to a master plan approval, and is consistent with the City's General Plan. Therefore, no significant traffic impacts are associated with this project.

SCREENING

1) *Does the project meet Council's expectations for projects in the Urban Plan areas?*
The screening process is an opportunity to determine if the conceptual project meets Council's expectations for new projects in the urban plan areas. Council will be providing initial feedback to the applicants.

2) *Does Council have any comments on any requested deviations?* The screening process will highlight any requested deviations from the urban plans to Council's attention.

DEVIATION FROM DEVELOPMENT STANDARDS

The Urban Plans allow development flexibility in exchange for quality projects that meet the Urban Plan vision. In this case, the applicant is proposing five detached single-family homes for homeownership. The final development plan requires approval by the Planning Commission.

Council feedback is needed with regard to the requested deviations. The two most significant deviations are described in Table A.

Table A – Council Feedback on Key Deviations

Deviation	Requirement	Proposed	Issue
Parking	4 spaces per unit Total: 20 spaces	3 spaces per unit Total: 15-16 spaces	The request involves consideration of one of the bedrooms as an "office" space. Note: If the 3-room residence has one room that is considered as an office, the parking requirement would be 15 spaces.*
Rear yard setback	20 feet for a two-story structure	14 feet is proposed for the three-story structure.	• Condominium units directly abut the property to the rear. The three-story structure may have significant shade/shadow and privacy impacts to the backyard of condominium unit to the east of the site. • The site is 1-2 feet lower in grade than the street, so the overall building height will be more than shown on elevations. • Attachment 2 depicts the three-story building in context with the abutting condominium complex.

*Home office is defined as a room intended for household office, not intended for sleeping purposes and lacks direct access to a bathroom.

Table B - Other Miscellaneous Deviations

Deviation	Requirement	Proposed	Issue
Small Lot Subdivision	• Common interest development with one common lot • Establishment of a homeowners association and recordation of CC&Rs	• Fee simple subdivision with individual parcels without a common lot. • A maintenance agreement instead of HOA.	• This type of subdivision without bylaws or legal recourse for compliance may lead to maintenance issues and disputes between homeowners, especially since there is common driveway with multiple owners. • A development without a homeowners association could lead to additional enforcement by the City for compliance with property maintenance code.

Side yard setback	• Code requires a minimum of five feet setback on the sides. • Residential Design Guidelines require 5 feet for 1st floor and 10 feet for second floor or two-story structures.	• Four feet is proposed for the three-story structure	• The proposed location of the three-story structure may have shade/shadow and privacy impacts to the adjacent multiple family development south of the site. • A shade and shadow study will be required as part of the planning application package. • The site is 1-2 feet lower in grade than the street, so the overall building height will be more than shown on elevations.
Private open space	• Code requires a minimum of 400 SF of private open space per unit.	• 120 SF average private open space	• Four units include a very small private yard (approx. 120 SF) and a small second floor balcony (approx. 60 SF) not consistent with single family living.

Staff is requesting Council feedback on key deviations related to parking calculation (office vs. third bedroom) and rear setback for the proposed three-story structure.