

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Comprehensive Plan designates this area for low density residential and commercial and retail uses. Low density residential uses allow zero to six dwelling units per acre, and the proposed subdivision will be about 5.9 dwelling units per acre. This use is in partial conformance with the Future Land Use Map of the 2010 Comprehensive Plan. The Future Land Use Map will need to be revised to show the entire site as low density residential. Comprehensive Plan revisions will be proposed at the January Planning and Zoning Commission meeting.

DENSITY AND DIMENSIONAL IMPACTS:

The PD Ordinance, Section 3, “Density and Dimensional Requirements” are as follows:

PROPOSED PD ORDINANCE PROVISION	PROPOSED PD ORDINANCE REQUIREMENTS	EXISTING PD-299 COMPARISON
Maximum Density	Not to exceed 8 units to the acre	Not to exceed 8 units to the acre
Minimum Unit Sizes	1,640 square feet	1,400 square feet for 25% 1,500 square feet for 75%
Minimum Lot Size	5,000 square feet	3,500 square feet
Minimum Lot Width	50 feet	37 feet
Minimum Lot Depth	100 feet	95 feet
Minimum Front Setback	20 feet with additional 12 inch setback for front entry garages	20 feet with additional 12 inch setback for front entry garages
Minimum Front Setback for Front Street Facing Porch	10 feet for living unit with front street facing porch measuring at least 5 feet in depth.	10 feet for living unit with front street facing porch measuring at least 6 feet in depth.
Minimum Interior Side Yard Setback	5 feet	10 feet
Minimum Side Yard Setback Along Arterial	10 feet	20 feet
Minimum Rear Yard Setback	10 feet	10 feet
Maximum Building Height	Two stories	Two stories
Maximum Lot Coverage	Seventy percent (70%)	Seventy percent (70%)
Minimum Percentage of Detached Units	One hundred percent (100%)	Fifty percent (50%)
Minimum Building Separation	6 feet (UDC, Article 6)	8 feet (PD-299)