



Quick Facts

Applicant

Manuel L & Tiffnie M Esquibel

Property Owner

Manuel L & Tiffnie M Esquibel

Developer

N/A

Address / Location

1307 E Monroe St

TSN(s)

6405114014

Zoning and Overlays

Current: R-1 6 (Single-Family
Medium)

Site Area

.177 Acres

Land Use

Dwelling, Single-Family
Detached

Applicable Code

Unified Development Code

Project Summary

A development standards adjustment has been requested to allow for a 15' front setback where 30' is required to accommodate an established 310 sq. ft. covered front porch.

File Number

DVSA-23-0002

Application Type

Development Standards Adjustment

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Golf Club Acres, etc.	Undetermined
Subdivision	Golf Club Addition No. 2	November 16 th , 1949
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

Site History

The existing single-family, one-story detached dwelling unit was built in 1951 within the Patty Jewett neighborhood. No land use entitlements have been recorded impacting this lot since its development.

Applicable Code

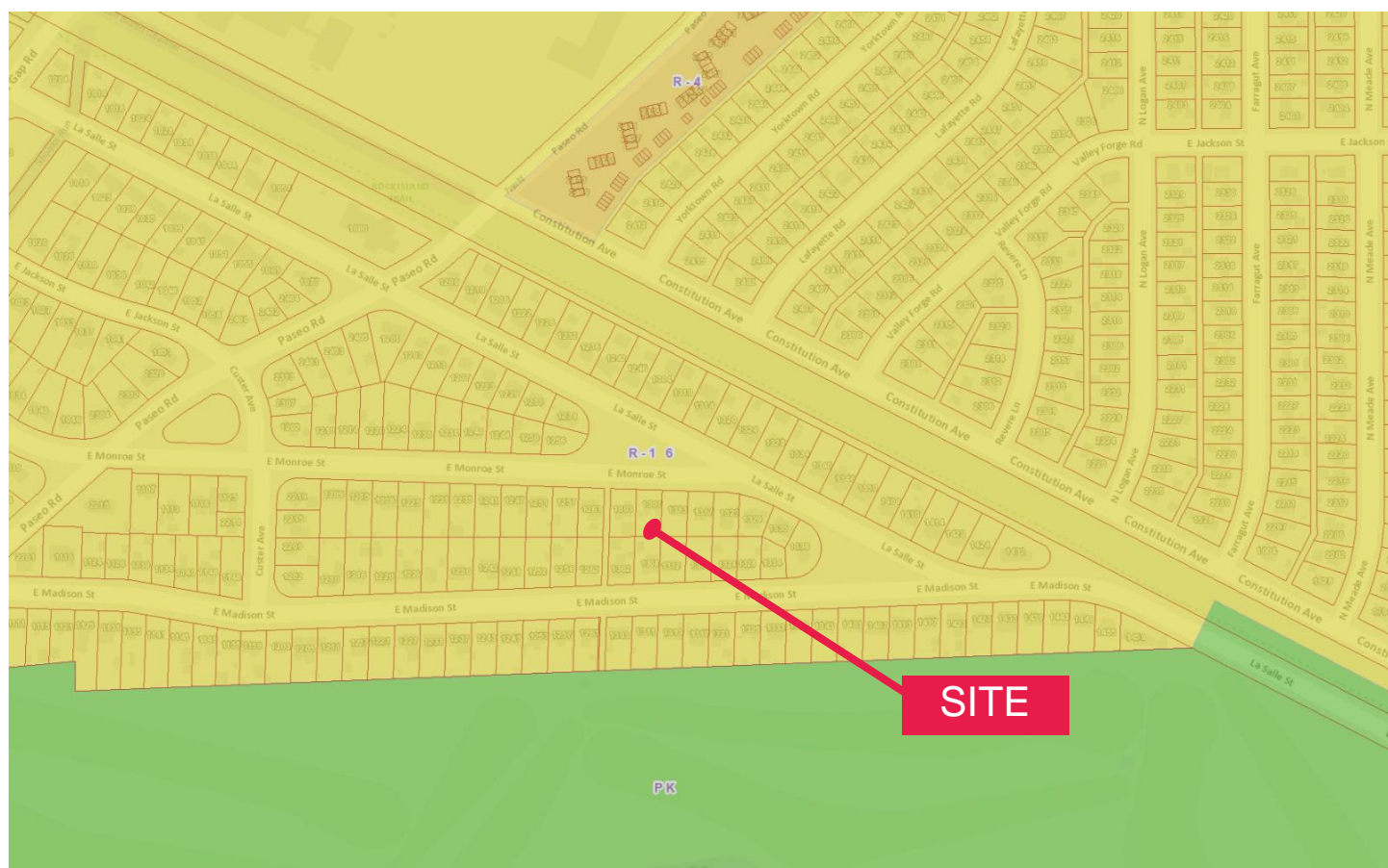
The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the applicant is required to comply with the standards set forth in the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R – 1 6	Dwelling, Single-Family Detached	N/A
West	R - 1 6	Dwelling, Single-Family Detached	N/A
South	PK	Patty Jewett Golf Course	N/A
East	R – 1 6	Dwelling, Single-Family Detached	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Review / Planning Commission Public Hearing
Postcard Mailing Radius	1000'
Number of Postcards Mailed	200
Number of Comments Received	None

Public Engagement

No neighborhood meeting was scheduled, and no opposition was received for this project. A letter of support (Attachment #3_Letter of Support) was received by a neighboring resident expressing gratitude to the owner's efforts to improve their property.

Timeline of Review

Initial Submittal Date	November 1 st , 2023
Number of Review Cycles	4
Item(s) Ready for Agenda	February 15th, 2024

Agency Review

No agencies were included in the distribution of this application as the structural addition does not impact their respective review criteria.

Development Standards Adjustment

Summary of Application

The applicant is requesting approval of a development standards adjustment to City Code section 7.2.204.B of the UDC to allow a 15' front setback where 30' is required per the R-1 6 dimensional standards for front setbacks. The reduced front setback would accommodate a new 310 sq. ft. front porch at 14' in height. The existing front deck was setback 23' from the front property line and demolished by the owners due to poor conditions and replaced. The new structure is subject to standards requiring the structure be setback from the front property line by the average of the two most adjacent or nearest developed properties facing the same street frontage. Therefore, the new front porch is required to be setback 30' from the front property line and has already been built 15' from the front property line.

Application Review Criteria

UDC Section 7.5.525.E

1. *The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested.*

Property owners are only required to maintain adjacent city right-of-way. The owner has provided landscaping and recreational amenities in the adjacent right-of-way as an improvement to the neighborhood and for the quiet enjoyment of local residents.

2. *When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested.*

The provided compensating benefit enhances the quality of the Patty Jewett neighborhood by improving the landscaping located along Monroe Street. This improvement is a form of 'pride and investment' into this established single-family neighborhood by a local resident, a key purpose of the Unified Development Code.

3. *The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC.*

The requested 15' front setback for the attached front porch imposes no greater impacts than if it complied with the 30' front setback requirement. The new front porch structure does not locate the dwelling unit any closer to adjacent properties. Additionally, the provided compensating benefit (landscaping) acts as a buffer between Monroe Street and the new front porch, increasing the aesthetic appeal of the new structure while minimizing any negative impact the setback encroachment of the structure may have created.

4. *The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:*

- a. *Benefits to the general public:*
 - i. *Parks, trails, or other similar public or cultural facilities;*
 - ii. *Public landscape buffers or beautification areas;*
 - iii. *Public art;*
 - iv. *Permanent conservation of natural areas or lands;*
 - v. *Increased building setbacks;*
 - vi. *Decreased building height; or*
 - vii. *Other benefits as agreed upon by the Planning Commission.*
- b. *Benefits the users, customers, or residents of the proposed development:*
 - i. *Green space or public open space, trails, or other similar recreational amenities;*
 - ii. *Upgrades in architectural design;*
 - iii. *Increased landscaping;*
 - iv. *Increased buffering;*
 - v. *Permanent conservation of natural areas or lands;*
 - vi. *Secure bicycle facilities, where appropriate; or*
 - vii. *Other benefits as agreed upon by the Planning Commission or City Council*

The compensating benefit that has been provided includes increased landscaping and a beautification area in the public right-of-way adjacent to the subject lot. The property owner has provided additional landscaping (i.e., shrubs, perennials, a bench) in their front yard and in the public right-of-way as a compensating benefit to the requested waiver of the requirement for a 30' front yard setback. This compensating benefit provides a benefit to the general public, the user, and the residents of the neighborhood. The provided landscaping and amenities are shown on the provided site plan (Attachment #1_Site Plan).

After evaluation of the development standards adjustment to the required front yard setback the application meets the review criteria.

Compliance with Development Standards

Development Standard	Required	Proposed
Setbacks	30'	15'

PlanCOS Vision



According to the city's comprehensive plan (PlanCOS; adopted 2019), the project site is within an "Established Traditional Neighborhood". The neighborhood typology that this property is associated with places a high value on preservation of its walkability and natural landscape elements and encourages that dwelling units be built close to the street in which they face. The front porch structure that has been built and the compensating benefit that has been provided in the public right-of-way promotes these characteristics. Additionally, the proposed compensating benefit supports desired neighborhood elements and enhances elements that already define the Patty Jewett neighborhood through definition as beautification areas and urban garden.



Predominant Typology

 Downtown	 Established Traditional Neighborhood
 Newer Developing Neighborhood	 Established Suburban Neighborhood
 Changing Neighborhood	 Airport
 Established Historic Neighborhood	 Future Neighborhood

Vibrant Neighborhoods

- Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.
- Policy VN-3.A: Preserve and enhance the physical elements that define a neighborhood's character.
- Policy VN-3.B: Support unique and innovative community design elements and features such as urban gardens.
- Strategy VN-3.A-7: Encourage neighborhood plans and initiatives that reflect neighborhood identity and a built environment supporting residents of all age ranges and abilities.
- Strategy VN-3.A-3: Incorporate existing natural features into project design by providing amenities such as trail connectivity, outdoor dining areas, promenades, and plazas.

Statement of Compliance

DVSA-23-0002

After evaluation of the development standard adjustment the application meets the review criteria.