



Legislation Text

File #: CPC R 18-00156, **Version:** 2

An administrative relief to allow an increase in lot coverage from 35% to 40% for the construction of a fourplex on a 0.18-acre lot located at 629 N. Corona Street.

(Quasi-Judicial)

Related Files: CPC DP 18-00154, CPC ZC 18-00153

Presenter:

Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

Summary:

Applicant: Terra Nova
Owner: ET Investments Group LLC
Location: 629 N. Corona Street

This project includes concurrent applications for a zone change, development plan and administrative relief

- a. Zone Change: The zone change would rezone the property from R-4 (Multi-Family Residential) and PUD (Planned Unit Development) to R-4 (Multi-Family Residential)
- b. Development Plan: Proposes a 4plex on the site.
- c. Administrative Relief: For an increase in lot coverage to 40%.

Previous Council Action:

City Council established the PUD zone present along the southern edge of the subject property in 1983.

Background:

The applicant has submitted plans to construct a 4-Plex on a 7,950 square foot lot which is zoned R-4 / PUD (Multi-Family Residential and Planned Unit Development), and is located at 629 N. Corona Street. To allow the development as planned, the applicant was required to submit four applications: a Zone Change, a Development Plan, Administrative Relief, and a Waiver of Replat. The zone change was required by code because a lot can legally only have one zone. The Development Plan illustrates the planned 4-Plex. The Administrative Relief was requested to allow an increase in lot coverage from 35% to 40% and a Waiver of Replat, which is administratively reviewed.

Please see the attached City Planning Commission staff report for additional detailed analysis.

Financial Implications:

N/A

Board/Commission Recommendation:

All three applications were unanimously recommended for approval by the City Planning Commission at their February 21, 2019 meeting consent agenda.

Stakeholder Process:

Postcards were sent out to the owners of 316 properties within 1,000 feet of the property. In addition, posters were placed along Royer and Corona for the mandatory 10 days. The neighborhood responded with five (5) letters, one (1) in support and four (4) opposed.

The opposition letters raised the following issues: Density, renters, parking, green space, zone change, neighborhood character, and lot coverage.

The applicant has replied to each of these emails.

- Density: The density of a 4-plex is allowed in an R-4 zone.
- Renters: The City does not regulate if a building is for rent or sale
- Parking: The project meets parking code requirements
- Green Space: The project will meet landscape requirements
- Zone Change: Most stakeholders justifiably did not understand why the zone change needed to occur and that it was changing back to the original zoning. Once they understood the request they did not have issues with the Zone Change.
- Neighborhood Character: This building is bigger than those immediately adjacent to the structure, but there are other large multi-unit buildings in the neighborhood, and the proposed building divides the 4-Plex to have two units facing Corona Street and two facing Royer Street, creating an appearance of a duplex from both sides.
- Lot Coverage: It is within Staff's ability to grant up to 15% administrative relief. Approval does not change the overall massing much.

Staff's input is outlined in the City Planning Commission report. Staff sent plans to the standard internal and external review agencies for comment. All comments received from the review agencies are addressed.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration

Proposed Motion:

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Move to approve Administrative Relief for 629 N. Corona St, to allow for an increase in lot coverage of 15% (to 40% total) on a 0.18 acre lot in an R-4 zone based upon the finding that the Administrative Relief complies with the review criteria in City Code Section 7.5.1102.B.

N/A