



owner occupied units. According to the Zoning Ordinance, the minimum land area for a PUD in the R-3 district is 8,500 square feet per dwelling unit per gross land area. The gross land area includes half of the adjoining street right-of-way. With 0.80 gross acres, four dwelling units are allowed on the property with R-3 zoning. Therefore, to have seven dwelling units on the property, the zoning has to be changed. As a result, applicant is requesting that the zoning designation be changed from R-3 to DF.

With PUD-263 that is being proposed, the minimum lot size will be 2,300 square feet and the units will cover at least 65 percent of the lot. Five units are allowed up to the property line along Elgin Street with an attached garage provided at the rear of the unit. Access to the other two units is from the private drive. Buildings will be setback 10 feet from the right-of-line along Cedar Avenue. Building height is limited to two stories or 35 feet. The exterior of the buildings will contain masonry, stucco, stone, or “Hardieplank” trim siding. A property owner’s association will be created that will maintain common use elements such as open space and mutual access easement private drives.

While the property immediately adjacent to this property is zoned R-3, there is DF zoning one-half block to the southwest and RM zoning one-block to the west. The DF zoning on the southeast corner of Elgin Street and Date Avenue was approved by the City Council on May 6, 2008, with BAZ-1799 along with PUD-188. Prior to the City Council approving BAZ-1799 and PUD-188, the Comprehensive Plan designation on the property was changed from Level 2 to Level 3 with BACP 92 that was approved by the City Council on January 22, 2008.

The Downtown Master Plan encourages having residential buildings in the downtown fringe located closer to the street. In addition, parking should be placed to the side or rear of buildings. PUD-263 shows buildings located close to the street and parking to be on the interior of the site.

According to FEMA maps, none of the property is located in a 100-year floodplain area. However, a creek does adjoin the property to the north and east. There is a significant topographical change from Elgin Street down to the creek.

PUD-263 and BAZ-1980 were presented to the Downtown Advisory Board on May 9, 2017 and recommended for approval. The Planning Commission, in their meeting of May 11, 2017, recommended approval (5-0 vote) of PUD-263 and BAZ-1980. Planning Commission and Staff recommend approval of PUD-263 and BAZ-1980 subject to the property being replatted. One person spoke to this item in the Planning Commission meeting of May 11, 2017. The individual who spoke was not in opposition to the development, but wanted more information on future road and creek improvements in the area.

**Cost:** \$0

**Prepared By:** Amanda Yamaguchi, Staff Planner

**Reviewed By:** Development Services Department  
Assistant City Manager, Operations  
Legal Department

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Planning Commission Fact Sheet  
Case map  
Aerial photo  
Comprehensive Plan

**PUD 263 design statement and site plan  
Excerpt from Downtown Master Plan  
Building Elevations Submitted May 9, 2017**

**Recommendation:**

Approve PUD-263 and BAZ-1980 as recommended by Planning Commission and Staff.

LRC:ALY