



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 19.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Marc Jordan

SUBJECT: ZOA-07-17 (60474) PARDEE HOMES OF NEVADA (Public Hearing).
Applicant: Pardee Homes of Nevada. Request: An amendment to Title 17 (Zoning Ordinance) to allow alternative setbacks in the R-CL (Single-Family Compact Lot Residential District), and providing for other matters properly related thereto. (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZOA-07-17 be approved and forwarded to the City Council for final consideration.

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission consideration to allow alternative setbacks for developments within the R-CL, Single-Family Compact Lot Residential District. Specifically, the applicant is proposing to add alternative setbacks that would allow single-family homes within this district to be setback five (5) feet from the front and rear property lines, under certain conditions.

The proposed reduced setback would only apply to the first story of living area of the home, provided that this area does not exceed 50% of the front or rear exterior of the home. In addition, the reduced setbacks would also apply to any porch in front of the home or to any covered patio at the back of the home. Furthermore, the second story portion of the home must still comply with the minimum setback of 10 feet. *(Note: Any garage is already required to be setback 20 feet from the front property line.)*

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	No comment.
Fire:	No comment.

ANALYSIS

The current Zoning Ordinance currently requires a 10-foot front, corner side, and rear yard setback, and a five (5) foot interior side yard setback within the R-CL District. Garages are required to be setback 20 feet from the front property line.

Staff has no objections to the proposed amendments. The applicant is proposing homes that feature living portions of the home that would protrude from the front and rear plane of the home. As a result, this type of home would require lots with greater depth than traditionally developed in R-CL Districts. The proposed amendments would allow this design and hopefully prevent the home from dominating the street frontage. The proposed amendments also require the second story portion of the home to be setback further than the first story, which should provide for articulation of the home on the street frontage and from the neighboring homes.

Note: Language shown in **Red** strike-out is proposed to be deleted, and language shown in ***Blue*** bold italics is new language.

ATTACHMENT:

Letter of Intent with attachments
Proposed Draft Red-Lined Ordinance