



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2017

Re: Windsor Place, Plat No. 1 – Final Plat (Case 17-22)

Executive Summary

Approval of this request will result in the creation a two-lot subdivision, to be known as "Windsor Place, Plat No. 1". The 0.75-acre subject site is located on the north side of Windsor Street, approximately halfway between Ripley and William Streets.

Discussion

The applicant is requesting a replat of Lots 21 through 24 of Stephens Addition to create two new lots. Proposed Lot 1 includes all of existing Lot 24 and a 10-foot strip of Lot 23. Proposed Lot 2 consolidates Lots 21, 22, and the remainder of Lot 23.

R-3 zoning standards require a minimum of 2,500 sq. ft. of lot area per dwelling unit (i.e., maximum density of 17.4 dwelling units per acre). In conjunction with widening the existing parcel to meet minimum lot width standards, proposed Lot 1 will grow from approximately 8,000 sq. ft. to just over 10,000 sq. ft., effectively increasing its maximum residential redevelopment potential from one single-family home to four dwelling units. Proposed Lot 1 (addressed 1507 Windsor Street) contains a legally nonconforming three-family dwelling which has a rental certificate.

A building permit has been issued and construction has commenced on a six-unit single-family attached structure on Lots 21, 22 and 23. This project was allowed under a current clause in the City's Subdivision Regulations which allows permits to be issued for construction of a building over contiguous lot lines (Section 25-17(a)). Replatting these lots into a single lot will increase the redevelopment potential from six to nine dwelling units, subject to R-3 District zoning standards and applicable standards and criteria of the Benton-Stephens U-C Overlay District.

The plat shows the median front setback on Windsor Street (21 feet) as required per Section 29-26(b)(1) of the Zoning Ordinance since lots composing over 40 percent of the Windsor Street frontage between Ripley and William Street are developed with buildings. The plat dedicates additional street right-of-way and utility easements and satisfies all applicable development code standards.

The Planning and Zoning Commission considered this request on December 8, 2016. Neighborhood residents, including the Benton-Stephens Neighborhood Association representative, raised concerns about the loss of single-family housing and detriments to the neighborhood character resulting from increased development density that the proposed plat would facilitate. Speakers in favor of the request suggested that the nature of the neighborhood is more multi-family than single-family, that significant investments have been made in property with the understanding that R-3 zoning would allow for multi-family



redevelopment, and that the request meets all platting requirements and would not have a practical impact on the physical character of the neighborhood.

The Commission voted 7-2 to approve the plat. Commissioners' comments acknowledged concerns raised by both opponents and proponents of the request.

A copy of the staff report, locator maps, final plat, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion is not required.

Long-Term Impact: None.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat for "Windsor Place, Plat No. 1" as recommended by the Planning and Zoning Commission.