



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2020

Re: 716 W. Broadway- Taylor House PD Plan Major Amendment, SOI Revision (Case #62-2020)

Executive Summary

Approval of this request would revise the Planned Development Plan and associated Statement of Intent for the Taylor House PD at 716 W. Broadway to permit an 800 square-foot addition to the existing carriage house, internal sidewalks, a pickleball court, and revised landscaping.

Discussion

A Civil Group (agent), on behalf of Adam and Heather Plues (owners), requests a PD (Planned Development) Plan major amendment to revise the Development Plan and Statement of Intent for the Taylor House PD Development Plan at 716 W. Broadway. The plan revision includes an 800 square foot addition to the front of the existing carriage house, internal sidewalks, and a 30x60' pickleball/basketball court. The Plues also desire revisions to the property's landscaping plan to reflect the removal of a pond and other desired changes such as a fence north of the existing arbor on the eastern property line. The approximate 0.7-acre property is zoned PD (Planned Development) and HP-O (Historic Preservation- Overlay).

The 0.7-acre property was zoned PUD-3 (now PD) and HP (now HP-O) in 1999 with a SOI and development plan to permit a 5-guestroom bed and breakfast on the site. The approved SOI included the apartment over the carriage house (for family use), an internal apartment within the main house to be used by the purveyors of the bed and breakfast, and nine parking spaces to be used by all users of the site. The permitted uses for the property are not revised at this time. The Plues use the property as a private residence, and the proposed addition to the carriage house will be living space for family.

Both the development plan and the SOI worksheet have been updated to conform to the existing standard PD plan requirements. Additionally, the applicant is seeking approval of three design exceptions, permissible due to the PD zoning designation, that include establishing site-specific setbacks, exemption from a level II landscape buffer on the rear of the property, and authorization to exceed the permissible amount of square footage allocated to accessory or amenity uses on the site. These specific design exception requests are shown on the PD plan and are explicitly requested in SOI worksheet. The proposed PD Plan amendment and design exceptions **do not** trigger a certificate of appropriateness review, per HP-O zoning, as none affect the landmark elements identified in the HP-O zoning/designation ordinance.

The PD plan and the design exceptions are believed to be in keeping with the objectives of the permitted uses allowed on the site, the context of the property as well as surrounding



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area, and are not likely to negatively impact the public. The neighbor at 116 Lindell Drive, to the south of the subject site and most impacted by the design exceptions particularly waiver from the level II landscape buffer, supports the requested PD Plan and associated design exceptions. Other adjoining neighbors and the Historic Broadway Neighborhood Association have indicated support for the plan as well.

PD zoning allows for site-specific modifications from the standard regulatory provisions when unique or extraordinary proposals or unique site conditions impact potential development opportunities. In this instance, the subject site is proposed to be highly amenitized to reflect its permitted use as a bed and breakfast as well as the current owner's intent to use the site's improvements to meet their multi-generational family needs. The size of the property and the conditions and amenities of the PD are appropriately scaled and apportioned.

The Planning and Zoning Commission considered the PD plan amendment and statement of intent at their March 5, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. The owner indicated that the pickleball court would not have lighting, per question of the Commission. Two members of the public spoke in favor of the plan as presented. Following limited discussion, a motion to recommend **approval** of the amended PD plan, including the design exceptions, and the revised SOI was passed (9-0).

The Planning Commission staff report, locator maps, proposed Taylor House PD and Landscaping Plan, revised Statement of Intent worksheet, previously approved Zoning, SOI and Plan, meeting minute excerpts, and public correspondence are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
11/15/1999	Approved the rezoning, landmark designation, PUD plan (and related SOI) for the Taylor House Bed and Breakfast at 716 West Broadway (Ord. #016256)

Suggested Council Action

Approve the Taylor House PD and Landscaping Plan, including requested design exceptions, and the associated revised Statement of Intent as recommended by the Planning and Zoning Commission.