CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Section 1995 fix
Name of Applicant SAMUEL A. RIRKLAND,
Mailing Address: 260 EMILY DRIVE, LICBURY, GA 30047
Telephone Email_
Property Owner (s) JANN LEVESQUE
Mailing Address
Telephone Mobile #
Address/Location of Property: NONTH WHITWEY
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-008001 60337
Present Zoning Classification: RSF Size of Tract: <u>a311</u> acre(s)
Present Land Use: VACANT LOT
Please check the following as it applies to this application
Site Plan ReviewConditional Use PermitTemporary Use Permit Other (Please State)
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. Funderstand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof. Date: 2 8 8 8 9 9 9 9 9 9 9
This // day of // day of // All EUBANTON Notary Public

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space
provided below. (Please type or print legibly.)
BUILD A FOUR BEDROOM, THREE BATH-
Room House SINGLE FAMILY HOME ON VACANT
LOT. HOME WILL BE 2487 SQUARE FEET.
By 30'0" THIS HOME WILL BE 26' HICH
DI SO O STATE WITH STATE OF THE
THE ROOF FROM BASE OF FORNDATION HEIGHTUS 32.
THE ROOF- FROM BASE OF FORNDATION HEIGHTUS 32.
FOUNDATION WITH BRICK VANGER TO THE TOP
XL TITE FORMS ATTONO SIDING ON HOME WILL
BE CEMENT FIBERS WOOD, DOUBLE PANE,
LOW E GLASS WINDOWS SHULLES TO BE
50 VEAR ARCHITECTURAL. HOME WILL HAVE
SIX INCH COUTTONS WITH 3'X4" DOWNSPOUTS.
HOME WILL HAVE H 20' BY 20' DETACHEN
DRIVEWAY WILL BE MINIMUM 2500 PSI
CONCRETE CONCRETE PLACED AT 4" THICKNESS
AND NING FOOT WIDTH TO PARKING IN REAR.
CARAGE WILL BE 17 AIGH ON A SCAB
(COUSTRUCTION) TO BEGIN ON FEBRUARING 2019
AND WILL BE COMPLETED BY JUNE 1, 2019.
OO NORTH WHITNEY
OU MORIA WHITE

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
OG NORTH WHITNEY
3290 North Writney Avenue
City of Hapeville, County of Fulton, State of Georgia
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.
Name of Applicant SAMUEL H. KIRKLAND
Name of Applicant SAMUEL H. KIRKLAND Address of Applicant 260 Emily Drive, LICBURD, GA 30047
Telephone of Applicant
Signature of Owner
THAN LEVESQUE Print Name of Owner
Personally Appeared Before Me this 18th day of December, 20 18. Notary Public MAY MAY 22 22 2010

Site Plan Checklist - Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan <u>must</u> contain the following information:

(Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan)

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

A/A

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.



Existing and proposed grades at an interval of five (5) feet or less.



The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).



A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.



The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.



The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.



The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

56	Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
N A	Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
<u>L</u>	Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.
Sin	Site area (square feet and acres).
Sh	Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
MA	Floor area in nonresidential use by category. Detached

Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

Total floor area ratio and/or residential density distribution.

Number of parking spaces and area of paved surface for parking and circulation

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant signature: L Date 12/16/18



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: January 4, 2019

TO: Adrienne Senter FROM: Lynn M. Patterson

RE: Site Plan Review – 3290 North Whitney Avenue (19-PC-01-03)

BACKGROUND

The City of Hapeville has received a site plan application from Samuel Kirkland for a tract of land located at 3290 North Whitney Avenue. The property owner, Jann Levesque, desires to construct a new 2,487 square foot, two-story, four bedroom, three bathroom home with a detached garage on the property.

The property is zoned R-1, One-family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 6. - R-1 ZONE (ONE-FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Protect the present predominantly one-family use of the land.
- (2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-6-2. - Permitted uses.

The following uses are permitted in any R-1 zone:

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.

- (5) Customary home occupations as defined in section 93-1-2.
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

Sec. 93-6-3. - Nonpermitted uses.

The following uses, while permitted in other areas within the city, are not permitted in the R-1 zone:

- (1) Adult daycare facilities.
- (2) Reserved.
- (3) Nursing homes.
- (4) Personal care homes.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-1 Zoning** are as follows:

					Minimum Front Yard Setback		Minimum		Maximum					
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	50	6,750	6,750	3 bdr/ 2 bath	1,600	40	15	15	5	25	2 ½	35	2 DU	1
Accessory Building									5	5	2	25	2 DU	

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

(1) An accessory building or structure is an uninhabited building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

- (a) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served. No accessory structure shall have a ground floor area greater than that of the principal dwelling. The floor area of an accessory structure shall include all floor area, that is, each floor of a one and one-half or two-story accessory building shall be counted toward the maximum floor area. When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.
- (b) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
- (c) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
- (d) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

Special requirements for accessory buildings are as follows:

- (a) In residentially zoned areas, no space in an accessory structure can be rented or leased unless the primary structure and accessory structure are rented or leased in their entirety to the same individual.
- (b) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 144 square feet. A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building in excess of 200 square feet. Accessory structures less than 200 square feet, without HVAC, shall be exempt from obtaining a separate certificate of occupancy, but shall not be exempt from all necessary inspections during the construction process.
- (c) Accessory building or outbuilding shall be permitted at the owner's option according to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size.
- (d) Outdoor cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory building setback standards and shall not exceed 144 square feet in area.
- (e) Exterior materials, roof pitches, and other design elements must comply with the city architectural design standards.
- (f) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from Dwelling for Very Large Accessory Buildings. All distances shall be measured from outside wall to outside wall.
- (g) The number of accessory building may vary depending on the size of the lot. Table D— Maximum Number of Accessory Buildings establishes the schedule for number of accessory buildings allowed on a building lot.
- (h) Accessory buildings, including detached garages, shall be permitted in an R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R Zone, subject to the following limitations:

Placement.

- (a) Located on a lot with a principal dwelling. An accessory building shall be located on the same lot as the principal dwelling to which it is accessory.
- (b) Setback dependent on distance from dwelling. Accessory buildings shall be allowed in rear yards only, provided that garages may be allowed in front and side yards. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line. Garages may be located in the front or side yard subject to the setback standards for the principal dwelling.
- (c) Setback on corner lot. Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.
- (d) Distance from dwelling and other accessory buildings. All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.
- (e) Ordinance setbacks otherwise remain in effect. Except as herein provided, the minimum setback requirements of section 93-22.1-1 of this chapter also apply to accessory buildings.
- (f) Non-complying accessory buildings. Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along

that established building line. That building line shall be the minimum setback for rebuilding of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Height.

(a) Scale of accessory buildings. The height of an accessory building shall not exceed 25 feet or the height of the principal dwelling measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Architectural style and exterior finish.

- (a) Compatibility with principal dwelling. Accessory buildings shall be architecturally compatible with the principal dwelling on the lot. The exterior finish of all accessory buildings shall be identical to the exterior finish of the principal dwelling on the lot. In the case of brick dwellings, the exterior finish of the accessory building may be similar to the trim work or other siding materials of the dwelling. Exterior materials, roof pitches and other design elements shall comply with the architectural design standards.
- (b) Roof design. Flat or shed roofs shall be prohibited on accessory buildings. Accessory buildings shall have a gable or hip roof design.

Utility services.

(a) Water supply or discharge prohibited. No accessory building shall have any plumbing of any kind, including, but not limited to, running water or drainage into any sewer or septic system. Electrical service is permitted provided the accessory building is served by the same electrical meter that serves the principal dwelling. No separate metering shall be allowed.

Use.

- (a) Residential occupancy of any kind prohibited. No accessory building shall be used for human habitation, including, but not limited to, overnight accommodations for any person. Accessory buildings may be used as home offices, recreation rooms or non-commercial storage. No accessory building shall be used for the operation of any business, except as permitted under section 93-1-2, Home occupation that allows home offices. No commercial or industrial use shall be permitted in a residential accessory building.
- (b) Evidence of separate dwelling unit. The presence of such facilities or equipment as utility services, utility meters, mailboxes or kitchen equipment such as a sink, stove, oven or cabinets in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located.
- (c) *Temporary buildings.* Temporary buildings may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction.

Permitting schedule.

(a) Construction or occupancy of an accessory building to follow principal dwelling. No permit for an accessory building shall be issued until a permit for construction of the principal dwelling has been issued and construction of such dwelling commenced. No certificate of occupancy for an accessory building shall be issued prior to issuance of a certificate of occupancy for the principal dwelling.

Construction standards.

- (a) Building anchoring. Any accessory building having a floor area greater than 144 square feet shall be secured to the ground with a full perimeter foundation to prevent the structure from being moved or damaged by high winds.
- (b) Life safety codes apply. Accessory buildings must comply with adopted fire safety and building code regulations.

- (c) Standards for "attached" accessory building. When an accessory building is attached to the principal dwelling by a breezeway, passageway or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.
- (d) Second story access. Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
- (e) Prohibited accessory and temporary buildings or structures. Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

Table A - Accessory Building Allowance based on Dwelling Unit Size

Dwelling Unit Ground Floor Area in Square Feet	Accessory Building Size based on 40 Percent of Dwelling Unit Ground Floor Area
800	320
1,000	400
1,200	480
1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

Table B - Accessory Building Allowance based on Lot Size

	_
Lot Size in Square Feet	Accessory Building Size based on Variable Percentage of Lot Size
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

Table C - Distance from Dwelling for Very Large Accessory Buildings

Percent of Dwelling Unit Ground Floor Area	Distance from Dwelling
40 Percent	10 Feet
50 Percent	30 Feet
60 Percent	50 Feet
70 Percent	70 Feet
80 Percent	80 Feet
90 Percent	90 Feet
100 Percent	100 Feet

Table D - Maximum Number of Accessory Buildings

Lot Size	Maximum Number of Accessory Buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) Intent and purpose. The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) Application. An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall

be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

- (c) Submission requirements. Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) Site and landscape plan. Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.

The subject tract is currently vacant. Applicant intends to build a new two story, 2,487 square foot home on the tract with a detached garage. The height of the new home will be 32', while the detached garage will be 17', both of which are compliant. The primary residence setbacks are:

- 7.6' on the south side
- 23.3' on the north side,
- 28.4' to the front
- The rear setback is well within the setback requirements

The detached garage setbacks are

- 7.6' on the south side
- The rear setback is well within the setback requirements
- The applicant should verify there is no adjacent structure within 2.4' of the proposed detached garage.
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

The applicant does not provide the width of the driveway, nor cross sections of driveways, curb cuts and sidewalks. There is no connection shown to the front door from the existing sidewalk.

c. The locations, area and number of proposed parking spaces.

The garage will accommodate two cars, which complies with the minimum off-street parking requirements.

d. Existing and proposed grades at an interval of five feet or less.

The site plan shows existing grades at 2-foot intervals but does not identify proposed grades.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

The site plan shows 14 trees. A 26" hardwood, 12" hardwood, 16" hardwood, 32" hardwood, 16" hardwood, 30" hardwood, and two other trees without caliper or description will be removed. Six trees will remain. The applicant should provide the caliper and description for the two missing trees.

Per Code Sec. 93-2-14 - Tree Conservation

The removal or destruction of landmark trees.

- a. The removal or destruction of landmark trees from any property in the city is subject to the approval of the city arborist, and approval may only be granted if one of the following two conditions is met:
 - 1. The tree threatens the property, safety or health of the property owner or the public.
 - 2. Actions are taken to mitigate the tree's removal by way of planting a new tree of a comparable species and canopy. Payment may be made into the city tree bank in lieu of planting, calculated on a tree lost/replaced basis.
- b. The issuance of a tree removal permit constitutes approval to remove a landmark tree.
- c. Any decision of city arborist relating to the removal or destruction of landmark trees may be appealed as a provided in subsection 93-2-14(g).

A landmark tree is defined as any tree with a 30" or larger diameter. <u>The applicant must get approval from the city arborist before removing the 32" and 30" trees on their property.</u>

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Landscaping will include grass and undefined shrubbery. Three front yard trees will remain.

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Not applicable to single-family development.

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

There are no retaining walls, fences or berms shown on the site plan.

i. The identification and location of all refuse collection facilities, including screening to be provided.

Not applicable to single-family development.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Not applicable.

k. Location and size of all signs.

No signs are proposed.

(2) Site and building sections. Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

<u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>

(3) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

<u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>

- (4) Project data.
 - a. Site area (square feet and acres).

The lot is 13,569 SF or 0.31 acres, which is compliant.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

The provided site coverages are as follows:

- 400 SF for the garage
- 1,550 SF for the house
- 192 SF for the deck
- 240 SF for the deck
- 1,304 SF for the driveway

The total impervious area is 3,651 SF, or 27% of the total lot area, and is compliant.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

The new single-family home will have four bedrooms and three bathrooms, which is compliant.

d. Floor area in nonresidential use by category.

Not applicable in single-family development.

e. Total floor area ratio and/or residential density distribution.

The total square footage of the home will encompass approximately 2,487 SF. The minimum size requirement within the R-1 Zoning District is 1,600 SF.

f. Number of parking spaces and area of paved surface for parking and circulation.

The site plan accommodates 2 parking spaces within the detached garage.

(5) Project report. A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

The overall project includes the construction of a new two-story single-family home with a detached garage. Verification of ownership has been provided. The anticipated development schedule starts January 1, 2019 and ends June 1, 2019.

RECOMMENDATION

Except for the following items, the application appears to comply with the provisions of the R-1 Zoning District as well as the Neighborhood Conservation Area:

- The applicant should verify there is no adjacent structure within 2.4' of the proposed detached garage.
- The applicant does not provide the width of the driveway, nor cross sections of driveways, curb cuts and sidewalks. There is no connection shown to the front door from the existing sidewalk.
- The applicant should provide the caliper and description for the two missing trees.
- The applicant must get approval from the city arborist before removing the 32" and 30" trees on their property.
- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

${\it Staff recommends approval of the site plan as submitted.}$



Location Map - 3290 North Whitney Avenue



FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3290 North Whitney

Date: January 8, 2019

I do not see this project having a negative impact on the Fire Department. If you should need any more information, please let me know. Thanks.