

**MEETING DATE:** June 23, 2020

**STAFF:** Stuart Borders, Senior Planner

**PROJECT NAME:** CDD Independence Duplex

**CASE NUMBER / REQUEST:** Case 20-810-01 – Preliminary Development Plan – 2740 & 2742 S. Englewood Terr. – CDD Independence requests approval for duplex project.

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**APPLICANT:** Global Consulting & Construction Group

**OWNER:** Center for the Developmentally Disabled (CDD)

**PROPERTY ADDRESS:** 2740 & 2742 S. Englewood Terrace

**SURROUNDING ZONING / LAND USE:**

- North:** R-18/PUD (Medium Density Residential/Planned Unit Development); duplexes
- South:** R-6 (Single Family Residential) duplexes, single family homes
- East:** R-12 (Two Family Dwelling); duplexes
- West:** R-6, R-18/PUD; single family homes, duplex, apartment building.

**PUBLIC NOTICE:**

- Letters to adjoining property owners – June 1, 2020
- Public notice published in the Independence Examiner – May 22, 2020
- Sign posted on property – June 4, 2020

**FURTHER ACTION:**

Following action by the Planning Commission, this application is scheduled for first reading by the City Council on July 6<sup>th</sup> and the public hearing/second reading on July 20<sup>th</sup>.

### RECOMMENDATION

Staff recommends **APPROVAL** of this request for preliminary development plan approval with the following conditions:

1. As a majority of the buildings on this block have partial or complete brick front facades, add at least a front brick wainscot or something similar. The stone on the front columns can be converted to brick also.
2. Add a shade tree to the rear yard.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

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**PROJECT DESCRIPTION:**

After acquiring this lot on S. Englewood Terrace a few years ago, the Center for the Developmentally Disabled (hereafter CDD) now plans to construct a two family dwelling (duplex) on the site to rent to lower income individuals with disabilities. The building will contain 3,100 square feet divided into two mirror image dwelling units. Each unit will feature three bedrooms, two baths, a kitchen and dining room with an occupancy for three tenants.

**Building Design and Materials:**

This proposed duplex is a single story structure constructed on a concrete slab foundation; the building’s height being 16 feet to the ridge line. Arches are featured on the front façade covering the two front doors of the units with a larger arch over the central drop-off/pick-up area. Horizontal painted wood lap siding comprises the front elevation; the siding rotates to vertical on the sides and rear of the building. A recommended staff condition of approval is that brick be added to the building’s front façade to be similar to other houses and duplexes along this street.

**Access and Parking:**

Access and parking are provided via a half-circle drive in front of the building for drop-off/pick-up; as the tenants don’t drive, transportation is provided by a mini-bus service. Three parking spaces are provided for personal care assistants and tenant guests.

**Landscaping:**

The provided landscape plan shows three trees planted in the front yard along S. Englewood Terrace with the entire lot sod covered. Staff is recommending that at least one shade tree be added to the rear yard.

**Utilities:**

As this is an established residential neighborhood, all utilities are available to the site; there are no capacity issues.

**ANALYSIS**

**Consistency with *Independence for All*, Strategic Plan:**

*This project helps to fill a need within the community for this type of housing.*

**Comprehensive Plan Guiding Land Use Principles:**

*The project promotes a diverse mix of residents and housing types in this neighborhood.*

**REVIEW CRITERIA**

Recommendations and decisions on preliminary development plans must be based on consideration of all of the following criteria:

**1. The consistency with the Comprehensive Plan.**

*The Comprehensive Plan envisions the subject property for ‘Residential Neighborhood’.*

- 2. The consistency with the PUD standards of section 14-902, including the statement of purpose.**  
*Besides providing a public benefit, the project is an attractive residential building and is economically served by existing utilities.*
- 3. The nature and extent of Common Open Space in the PUD.**  
*This small project doesn't feature actual 'open space' but traditional yards typically found with single- and two-family homes, which will be maintained by the CDD.*
- 4. The reliability of the proposals for maintenance and conservation of Common Open Space.**  
*The CDD will maintain the yards and all exterior portions of the building.*
- 5. The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**  
*Considering this project includes a single residential lot for a two family dwelling, the amount of open space provided via front, sides, and rear yards is functional and adequate.*
- 6. The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provisions for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment.**  
*There is adequate public utilities services available for this project. As the tenants don't don't operate vehicles, traffic will be sporadic.*
- 7. The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**  
*Sited in an area just west of S. Sterling Avenue which already contains a combination of duplexes, single family homes, and an apartment building, its not expected that this project will have an adverse effect on the neighboring properties.*
- 8. Whether potential adverse impacts have been mitigated to the maximum practical extent.**  
*By constructing a duplex style home already prevalent in the area, using the existing public infrastructure, and having minimal traffic impacts, the project has mitigated adverse impacts as much as possible.*
- 9. Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**  
*This project could have been completed as typical duplex on a R-12 (Two Family Residential) non-PUD property but this property was already zoned R-18/PUD (Medium Density Residential/Planned Unit Development) prior to acquisition by the CDD.*
- 10. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**  
*Being a single two family structure on an existing lot, it is being constructed in a single phase.*

**EXHIBITS**

1. Applicant's Letter
2. Mailing Affidavit
3. Property Owner Notification Letter/Mailing List
4. Preliminary Development Plan
5. Zoning Map
6. Comprehensive Plan Map