

**BACKGROUND
CONTINUED**

A side-yard setback of five (5) feet was proposed on the common lot lines of the homes facing Park Street and Dennison Street. The rear-yard setback for each of the homes was shown as five (5) feet. The front-yard setback for the homes fronting Park Street and Dennison Street was indicated as fifteen (15) feet. The southern side-yard setback was indicated as five (5) feet. The northern side-yard setback was shown as approximately thirteen (13) feet. The driveways for the Park Street and Dennison Street homes were to be located near the northern perimeter, away from the street intersection. The residential structures were to be designed with a character that will be congruent with the style of the neighborhood. The structures are designed to give the appearance of two (2) single-family homes and two (2) accessory “carriage houses” which in fact will be separate residential structures on their own lot.

The Zoning Ordinance allows three (3) years from the date of approval of a planned Zoning Development for submission of the final development plan (in this case, submittal for a building permit). If the final development plan is not presented within the three (3)-year time period, the zoning expires. Failure to file a timely extension shall be cause for revocation of the PUD. Prior to expiration of the PUD zoning, the applicant can request of the Commission a one-time extension for up to two (2) years. The request must be made a minimum of ninety (90) days prior to the expiration. The applicant did not file for a final development plan or time extension and the PUD, Planned Urban Development, approval expired.

The applicant subsequently filed for reinstatement of the previously approved PD-R, with no changes from the previously approved plan. On August 18, 2015, the Board passed Ordinance No. 21,088 re-establishing the Vann Short-Form PD-R. Again, the applicant did not file a final development plan and did not ask for an extension of the approval. The PUD approval expired.

The applicant is requesting to reinstate the twice-previously approved PD-R. There are no modifications from the previous approvals. The applicant is proposing the re-platting of two (2) R-4 zoned lots into four (4) lots with a single-family residence to be constructed on each lot.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this item at their June 6, 2019, meeting and there were no objectors present. The Commission voted, as part of the consent agenda, to recommend approval. Please see the attached Commission minutes for the full analysis and commission action.