



## Legislation Text

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**File #:** 20-399, **Version:** 2

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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability  
**AGENDA DATE:** March 25, 2020  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Department of Sustainable Development and Construction  
**EXECUTIVE:** Majed Al-Ghafry

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### **SUBJECT**

An ordinance granting a TH-2(A) Townhouse District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south side of Falls Drive and the north side of Wright Street, east of Franklin Street - Z189-238 (CY) - Financing: No cost consideration to the City

### **BACKGROUND**

On January 8, 2020, City Council held a public hearing and approved an application for a TH-2(A) Townhouse District with revised deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District with the ordinance and deed restrictions to return on a future Council date.

The purpose of the request is to develop the site with a shared access development. Initially, the volunteered deed restrictions limited the number of dwelling units to ten, limited the maximum structure height allowed to 30 feet, and required that the northern-most dwelling unit face Falls Drive.

At the January 8, 2020 City Council hearing, the applicant amended the deed restrictions to add the following: All other single family uses face east; require that front porches be covered and that a maximum of 50 percent of the single family uses have a front porch which is at least two-thirds of the width of the front façade; restrict a maximum of 50 percent of the dwelling units to have an enclosed garage; require that garage doors must be recessed behind the main façade of the single family structure by at least five feet; require a solid fence having a minimum height of eight feet to be installed along the western property line; and require that during construction, construction vehicles use Wright Street to access the property.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On November 7, 2019, the City Plan Commission recommended approval, subject to deed restrictions volunteered by the applicant.

On January 8, 2020, City Council held a public hearing and approved an application for a TH-2(A) Townhouse District with revised deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District with the ordinance and deed restrictions to return on a future Council date.

**FISCAL INFORMATION**

No cost consideration to the City.

**MAP**

Attached