

PUD-R Requested Modifications

DENSITY:

Requesting approval of nine units. Listed justifications include -

Affordable housing (the core motivation for undertaking this project and requesting accommodation).

Additional landscaping used instead of fences for perimeter screening (light planting along the east and west boundaries will provide sufficient, unobtrusive screening; subject to discussion with adjacent neighbors).

Xeric landscaping (low-water-use landscaping will be introduced wherever practical; landscaping plan in-process, subject to review by Town staff).

Residential buildings constructed according to green building standards (modest size, low-waste production methods, all-electric, premium insulation).

SETBACKS:

Requesting variance relief per attached site plans.

Front and rear building setbacks will be greater than current structure existing conditions, with encroachment primarily by parking spaces and patios.

In the front, the applicant is balancing setback relief with the positive transformation of front-yard gravel parking and entries into a paved driveway and attractive porches.

In the rear, setback relief is requested to allow for ample parking spaces, van accessible space and aisle.

Side setback relief will allow residents more interior courtyard space, for landscaped walkways and covered porches at the units.

PARKING:

Requesting that the following combination of nine spaces be approved as sufficient.

In the front, the two-car garage will provide two enclosed spaces, and two tandem driveway spaces, on the opposite side of the project entry walkway between the detached garage and the two-story duplex.

In the rear, to the southwest, four striped spaces, 3 standard and 1 compact will be provided.

In the rear, to the southeast, one van-accessible space and aisle will be provided.

Since September, when three of the nine units were vacated, the applicant has never seen more than five cars on the property.

The applicant recommends that, in the long term, the alley be paved. Encroaching improvements on the adjacent property to the east complicates paving in the short term. Please see the ALTA survey.

REVIEW CRITERIA:

Multiple criteria from LMC Section 16-15-40 and listed on the Rezoning Application Checklist (paraphrased) justify amending the official zoning map.

(2) Because of changed or changing conditions in the Town generally. *Lyons' growth since the R-1 designation was applied and since the 1983 authorization of six units warrants strong measures to increase housing stock, diversity and affordability*

(5) The area is changing to such a degree that it is in the public interest to encourage redevelopment. *Deterioration of the existing structures, along with the shortage of affordable housing, make it a public good to promote responsible redevelopment of the parcel*

(5) Consistency with the Comprehensive Plan. *Please see "Comprehensive Plan Assessment".*