

## CV07-039 – 5555 New Albany Road West

### Planning Division Staff Report - Updated January 14, 2008

*This Planning Division staff review replaces a prior review dated November 16, 2007. The staff position is now Approval in recognition of the applicant's commitment to sidewalk installation, further detail of which is provided below.*

The site in question is located in the Rocky Fork-Blacklick Accord planning area and is currently zoned to allow for multi-family uses. Construction of two and four-unit condominiums has begun on a portion of the site. This request would allow for the inclusion of single-family detached units in the development. The proposal was not submitted to the Rocky Fork-Blacklick Accord because the request constitutes a lessening of intensity and past practice has generally been not to consider variance requests.

It is staff's opinion that the request is consistent with a number of the Rocky Fork-Blacklick Accord's key principles. In reviewing the request, staff also considered the Accord's provisions for single-family development. The proposal incorporates the following commitments that address these provisions (this is not intended to be an exhaustive list of all the elements of the proposal):

- A system of leisure trails will be incorporated into the community to take advantage of open space and scenic areas as well as provide connectivity to adjacent retail uses. (This system will include approximately 10,000 linear feet of trails and connections to perimeter streets and uses).
- The maximum number of single-family detached units that may be built is 125.
- The maximum building height for single-family dwelling units shall be 35 feet.
- Detached single-family units exterior materials shall consist of some combination of engineered wood or wood, brick, stone, or vinyl.
- On the front elevation, some architectural element shall extend a minimum of three (3) feet forward of the garage.
- Garage openings will be less than 50% of the width of the front façade.
- At least one street tree with a minimum caliper of 2.5" shall be planted for each single-family detached unit and placed along the street in front of the house.
- All single-family units shall have either sloped or pitched roofs. No flat roofs shall be allowed.
- No identical elevations will be side by side. At developer's discretion, optional dormers, sunrooms, courtyards and other enhanced architectural features will be included.

Earlier staff comments focused attention on two additional items – sidewalks and orientation to open space. Consideration of these issues, particularly sidewalks, led to a staff recommendation of disapproval despite general support for the project otherwise. The applicant has made the following commitments, which led staff to change the position to approval.

- Sidewalks will be installed in association with all single-family units. In cases where the single-family is only present on one side of the street, a sidewalk will be installed on that side. In cases, where single family is present on both sides of the street, a sidewalk will be installed on one side of the street. Staff considers this to be an appropriate response to the Accord's provision for sidewalks in light of the project's incorporation of leisure trails, connections to perimeter streets, and increased open space.
- Any single-family homes which back to open space, primarily the stream system conservation areas, will include patio or courtyard gateway connections to the open space.

Planning Division staff contact: Kevin Wheeler 645-6057