



PLANNING COMMISSION MEETING

AGENDA SECTION	PUBLIC HEARING
MEETING DATE	JULY 06, 2021

ITEM:	CONDITIONAL USE PERMIT TO CONVERT A SINGLE-FAMILY HOME INTO A DUPLEX WITH A DETACHED GARAGE	
DEPARTMENT:	COMMUNITY DEVELOPMENT	BY/DATE: Minerva Hark / July 06, 2021

CASE NUMBER: 2021-0701
DATE: July 6, 2021
TO: Columbia Heights Planning Commission
APPLICANT: Manuel Jesus Romero Quizhpi
DEVELOPMENT: Converting a Single-Family Home into a Duplex with Detached Garage
LOCATION: 3927 Hayes Street NE (PID 36-30-24-43-0013)
REQUEST: Conditional Use Permit to allow for the development of a duplex in the R-2A zone
PREPARED BY: Minerva Hark, City Planner

INTRODUCTION

Manuel Jesus Romero Quizhpi, Property Owner, has applied for a conditional use permit to allow for the conversion of a single-family home to a duplex at the property located at 3927 Hayes Street NE. The existing home is proposed to remain in its current location, with an addition in the rear, while the second unit is proposed to be constructed above. Additionally, the existing detached single-car garage is proposed to be demolished and replaced with a detached two-car garage in the southeast portion of the property.

ZONING ORDINANCE

The site is zoned R-2A, One- and Two-Family Residential District, and by code, a two-family dwelling requires a conditional use permit in order to be constructed. The neighboring properties to the North, South, East and West are also zoned R-2A.

COMPREHENSIVE PLAN

The Comprehensive Plan guides this area for Low Density Residential (3 to 7.5 units per net acre). The project, as proposed, would create a total of two dwelling units on a 0.35887 acre lot. This falls between the converted range of 1.07 and 2.69 units for a 0.35887-acre lot. Thus, the proposed conditional use permit is consistent with the Comprehensive Plan’s goals.

DESIGN GUIDELINES

This property is not located in a Design Guidelines District.

SITE PLAN

The subject property is located in the One- and Two-Family Residential District (R-2A Zone). The following

numbered items are an analysis of the site plan against the City Code and the City’s Zoning Ordinance:

1. Setbacks

The existing single-family home on this site was constructed in 1957, with an addition constructed in 1988. The existing side/south setback is 3.7 feet, which does not comply with today’s setback standards. The first and second story additions are proposed to be stepped back to have a side yard setback of 5 feet in order to comply with the zoning ordinance.

In review of the proposed setbacks for the subject site, the following tables show compliance for this site:

Setbacks for Residential Building	Required	Proposed – Compliant?
Front yard	25 feet	Yes
Side yard	5 feet	Yes
Rear yard	20% of lot depth	Yes

Setbacks for Two-Family Parking	Required	Proposed – Compliant?
Front yard	25 feet	Yes
Side yard	3 feet	Yes
Rear yard	3 feet	Yes

The proposed setbacks at this site are compliant with the current zoning ordinance.

2. Minimum Lot Area

In order to develop two-family or twinhome dwellings in the R-2A zone, the lot size must meet the minimum requirement of 12,000 square feet. The subject property is approximately 15,632.5 square feet and complies with the required minimum lot area.

3. Building Heights

The residential building height for the R-2A zone is 30 feet. The proposed duplex has a maximum height of 27 feet and 4 inches. The accessory structure (detached garage) cannot exceed the height of the principal structure or eighteen feet above the average grade, whichever is less. The proposed detached garage is 24 feet and 4 inches tall, or 6 feet 4 inches too tall. The applicant will have to revise their garage plans to meet the required height limit. The project will be conditioned to comply with this height limitation.

4. Floor Area Requirements

The zoning ordinance stipulates that two-family dwellings shall have a minimum floor area of 750 square feet per unit, plus 120 square feet for each additional bedroom over two. The proposed ground level unit has four bedrooms, which requires a minimum floor area of 990 square feet. The second story unit has three bedrooms, which requires a minimum floor area of 870 square feet. The proposed project complies with the minimum floor area requirements.

5. Lot Coverage

The building coverage on each residential lot, including principal and accessory structures, shall not exceed 30% for lots with more than 6,500 square feet in area. For this site, that limits the lot coverage to approximately 4,689.7 square feet. The project will be conditioned to comply with this zoning ordinance.

6. Parking

The zoning ordinance requires a minimum of two on-site parking spaces per unit with two total enclosed spaces for a two-family dwelling. The proposed plans show a sizable detached two-car garage and four on-site parking stalls behind the proposed duplex. The project, as proposed, is compliant with its applicable parking standards.

7. Neighborhood Notifications

Neighbor notifications went out to property owners within 350 feet of the subject property. City Staff received phone calls, emails and mail from residents expressing concerns related to the proposed increase in density on the site. Staff addressed these concerns and spoke to community members regarding the conditional use permit process in place to approve two-family dwellings in the R-2A zone.

STAFF REVIEW

The Public Works Department, Fire Department, Building Official, and Urban Forester were provided copies of the application and site plan to review. The Building Official provided conditions of approval, and the Public Works Department addresses issues pertaining to stormwater runoff.

SPECIFIC REQUIREMENTS

Section 9.107-(C)-(52) of the zoning ordinance outlines three specific requirements for two-family and twinhome dwellings. These requirements are reviewed below:

- (a) Street-facing garage doors must be recessed behind either the front façade of the living area portion of the dwelling or a covered porch, measuring at least six feet by eight feet, by at least five feet.

Staff Comment: The proposed two-car garage is set back in the rear of the lot, with garage door adjacent to Hayes Street NE.

- (b) If located on a corner lot, each unit of the duplex or twinhome shall have its address and entrance oriented to a separate street frontage.

Staff Comment: This requirement does not apply, as the lot in question is not located on a corner.

- (c) Vehicle access to a lot must be from an alley if the lot abuts an alley.

Staff Comment: This requirement does not apply, as the lot in question does not abut an alley.

FINDINGS OF FACT

The City Code outlines nine requirements that all conditional use permits must meet in order to be considered for approval:

- (a) The use is one of the conditional uses listed for the zoning district in which the property is located, or is a substantially similar use as determined by the Zoning Administrator.

Staff Comment: The proposed duplex is allowed by conditional use permit under Section 9.109-(F)-(3)-(a).

- (b) The use is in harmony with the general purpose and intent of the comprehensive plan.

Staff Comment: The comprehensive plan guides this site for low density residential development. The proposed two-family dwelling is in harmony with the general purpose and intent of the comprehensive plan.

- (c) The use will not impose hazards or disturbing influences on neighboring properties.

Staff Comment: Staff does not anticipate any hazards or disturbing influences on neighboring properties as a result of this development. The project has been conditioned accordingly to avoid potential issues.

- (d) The use will not substantially diminish the use of property in the immediate vicinity.

Staff Comment: Staff does not believe that the proposed duplex will diminish the use of neighboring properties.

- (e) The use will be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area.

Staff Comment: This is correct.

- (f) The use and property upon which the use is located are adequately served by essential public facilities and services.

Staff Comment: This is correct.

- (g) Adequate measures have been or will be taken to minimize traffic congestion on the public streets and to provide for appropriate on-site circulation of traffic.

Staff Comment: The proposed project provides a long driveway, two-car garage, and adequate on-site parking. This should help minimize the possibility of on-street traffic congestion.

- (h) The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.

Staff Comment: Staff does not feel this will be an issue.

- (i) The use complies with all other applicable regulations for the district in which it is located.

Staff Comment: Staff believes this requirement has been met.

SUMMARY / RECOMMENDATION

The applicant is proposing to convert a single-family home into a duplex at 3927 Hayes Street NE. In review of the applicant's site plan, application, and other relevant materials, staff finds the request to be reasonable and will not negatively impact the health, safety, or welfare of the City, its residents, and property owners. Staff recommends that the Planning Commission recommend that the City Council approve the conditional use permit as presented subject to certain conditions.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of the draft resolution attached, there being ample copies available to the public.

MOTION: Move to recommend that the Planning Commission recommend to the City Council approval the Conditional Use Permit for the proposed two-family development to be located at 3927 Hayes Street NE, subject to the following conditions of approval:

1. All required state and local codes, permits, licenses and inspections will be met and in full compliance.
2. The applicant shall meet the requirements of the Building Official's Memorandum dated May 6, 2021 and obtain a Building Permit for the project prior to starting construction.
3. The applicant shall meet the requirements of the Public Works Department's Memorandum dated May 10, 2021.
4. All additions to the existing principal structure shall conform to the current building setbacks prescribed in the Zoning Ordinance.
5. The height of the proposed detached garage shall not exceed twelve feet above average finished grade for a flat roof design, or eighteen feet above average finished grade for a pitched/mansard roof design.
6. The exterior color and design of the detached garage shall match the principal structure, with the prohibition of corrugated metal siding and roofing.
7. Failure to comply with any conditions set forth as part of this conditional use permit shall be a violation subject to enforcement. Continued noncompliance shall be grounds for revocation of the conditional use permit, as determined by the City Council following a public hearing on the issue.

ATTACHMENT(S):

Draft Resolution

Application / Narrative

Project Plans

Community Comments

Building Official Memorandum dated May 6, 2021

Public Works Memorandum dated May 10, 2021