

PLANNING COMMISSION

RECOMMENDED CONDITIONS_01062025

RZR2024-00024 & SUP2024-00099

Approval of as RS-150 (Single-Family Residential District) zoning district, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. One-family dwelling and dwelling unit, accessory uses and structures.
 - B. The existing non-conforming one-family dwelling and dwelling unit shall maintain its residential character. Alteration, remodel and repair shall not expand beyond the existing footprint (e.g., horizontal, vertical).
2. To satisfy the following site development considerations:
 - A. New construction expanding beyond the existing footprint (e.g., horizontal, vertical) shall require compliance with the following:
 1. Detached one-family dwellings and dwelling units shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
 2. The new construction of a one-family detached dwelling and dwelling unit shall have a minimum heated floor area, per dwelling unit, shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
 3. The façade, rear and side elevations of a newly constructed one-family detached residential unit shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

4. The new construction of a one-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 5. The one-family detached dwelling unit shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 6. The one-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 7. The Front Yard Area shall be adjacent to Northdale Road. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
 8. The Rear Yard Area shall have a Building Setback of forty (40) feet.
 9. The Side Yard Area shall have a Building Setback of ten (10).
 10. Vehicular access to the subject property shall be provided by an existing curb cut along Northdale Road.
 11. New construction shall require the demolition of the existing dwelling and accessory structure.
- B. Maintain or provide a five (5) foot concrete sidewalk adjacent to Northdale Road right-of-way.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. Any utility relocations shall be the responsibility of the developer.
3. To allow more than one (1) accessory structure:
 - A. Limited to three (3) accessory structures as shown on survey dated July 29, 2024, prepared by Survey Land Express, Inc. prepared for Minsheng Wang.
 - B. This variance is void if the principal structure is demolished.

SUP2024-00099

Approval of Special Use Permit to allow Accessory Buildings or Structures to exceed 400 square feet subject to the following conditions:

- A. Limited to three (3) Accessory Buildings or Structures on the lot with a combined area not to exceed 900 square feet.
- B. Special Use Permit shall be void if the principal structure is demolished.