

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: August 6, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Presentation and discussion on a proposed residence at 202 Pond Street in the Historic Preservation District as submitted by Larry Reiland.

Recommendation

Provide feedback to the applicant on the proposal as it relates to Historic Preservation District Design Guidelines.

Discussion

Issue:

Larry Reiland recently purchased 202 Pond Street directly behind The Rancher's Daughter. He would like to construct a single-family dwelling on the property.

Rules:

Because the property is in the Historic Preservation District, the P&Z will approve the exterior architectural design. The criteria for the district is found in the design guidelines (attached). City zoning regulations provide minimum size for single family lots. Sec. 98-122(b)(6) below provides guidance on how to address a uniquely small property such as this one:

Sec. 98-122. - Area regulations.

- (a) Size of yards. Size of yards in District R-1 shall be as follows:
 - (1) Front yard. There shall be a front yard having a depth of not less than 25 feet from the property line, except that, where lots face on a major street, the front building line shall be 35 feet from the property line.
 - (2) Side yard on main thoroughfare. There shall be a side yard on each side of the lot having a width of not less than ten feet. A side yard adjacent to a side street shall not be less than 15 feet from the property line to the building line, except, where the lots side on a major street, the building line shall be not less than 25 feet from the side street property line.
 - (3) Rear yard. There shall be a rear yard having a depth of not less than ten feet from the property line.
- (b) Size of lots. Size of lots shall be approved by the city council on the basis of the district in which they live.
 - (1) Lot area. No building shall be constructed on or moved onto any lot of less than 9,000 square feet.
 - (2) Lot width. The width of the lot shall not be less than 75 feet. Radial lots shall have a minimum width of 75 feet at and for a distance of 30 feet behind the building line.
 - (3) Lot depth. The average depth of the lot shall not be less than 120 feet.
 - (4) Corner lots. Corner lots with a width of less than 90 feet are to be at least five feet wider than average of the interior lots in the block. Corner lots with a width of less than 90 feet adjacent to a major thoroughfare are to be at least 15 feet wider than the average of interior lots in the block.
 - (5) Lots on cul-de-sacs. Lots on cul-de-sacs shall be 9,000 square feet, with the width and depth to be determined by the development of the cul-de-sac.

Montgomery Planning and Zoning Commission
AGENDA REPORT

(6) Existing substandard lots. Where a lot having less area, width or depth than required in this section existed upon the effective date of the ordinance from which this chapter is derived, the regulations in this section shall not prohibit the lot owner from erecting a single-family dwelling thereon or moving a single-family dwelling onto the property.

Analysis & Conclusion:

No formal action is needed tonight. Provide feedback to the property owner on the exterior features of the home so he can move forward with full architectural plans that will meet the expectations of the Commission. Once the site plan is completed, the final drawings are developed and final material and color selections are made, the owner can submit for formal approval by the Commission.

Final building lines for the property will be determined in consultation with the city attorney for guidance on applicability and procedural steps related to existing substandard lots.

Approved By

Director Planning & Development
Assistant City Administrator

Dave McCorquodale

Date: 08/2/2024