



## CITY COUNCIL WORK SESSION MEMO

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**MEETING DATE:** November 30<sup>th</sup>, 2020

**AGENDA ITEM:** Joint Work Session/Conceptual Review with Planning Commission:  
“Holman Court” PD and Major Subdivision

**FROM:** Bill Almquist, Planner

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### DISCUSSION:

Planned Developments are Major Impact Reviews and require conceptual review with City Council and Planning Commission members, a public hearing and recommendation by the Planning Commission, and a final decision by City Council.

Holman Court LLC (David LaRoche and Mark Lee, Representatives) have submitted information regarding a proposed Planned Development and Major Subdivision located on a 1.72 ac. (74,780 SF) parcel just west of Holman Ave, between 1604 Holman Ave. and 1646 Holman Ave. The property is described as “Lot 2 of Ambrose Subdivision” and is zoned Medium-Density Residential (R-2).

The development, titled “Holman Court,” proposes a total of 16 units (8 duplexes) on 8 lots (each approx. 7,245 SF), along with two private tracts providing shared access to/through the development and also stormwater detention. All of the lots would include frontage on a private shared drive that also serves as access to the adjacent lot to the west (1642 Holman Ave), which is outside of city limits. The applicant intends to deed-restrict two of the units as affordable housing at or below 80% AMI. The development includes a Fire-approved turn-around towards the western edge, as well as a private alley behind the units. It appears that all dimensional and parking requirements can be met by the development, and the Planned Development is only required due to the proposal to front all lots off of the private drive (otherwise, only one unit could technically be allowed due to the length of frontage on Holman Ave).

The applicant has provided a site development plan for your review. Staff would appreciate the input of City Council and Planning Commission on the proposed project. Thank you.

### Attachment

Site Development Plan for Holman Court PD and Major Subdivision