CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-C-20-SU Related File Number:

Application Filed: 1/9/2020 **Date of Revision:**

Applicant: CHRISTINE DUNCAN

PROPERTY INFORMATION

General Location: North side of Richmond Ave., west side of Warrick Ave.

Other Parcel Info.: This request also includes 0 Warrick Ave. (094HA00602)

Tax ID Number: 94 H B 01501 OTHER: 094HA00602 Jurisdiction: City

Size of Tract: 3.88 acres

Accessibility: Access is via Richmond Ave., a local street with 18' of pavement width within 40' of right-of-way; and

Buick St., a local street with 16' of pavement width within 36' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant & Dwellings

Surrounding Land Use:

Proposed Use: 5 additional dwelling units for the Richmond Orchard development Density: 4.12 du/ac

Sector Plan: Central City Sector Plan Designation: TDR (Traditional Neighborhood Residential)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is in an area that is predominantly single-family residential on small lots of approximately

0.1 to 0.2 acres. There is a range of commercial uses fronting Western Avenue, which lies to the north.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2521 Orchard House Way & 0 Warrick Ave.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: These properties were rezoned from R-1A and I-3 to RP-1 < 4.2 du/ac in 2016 and 2019 (12-C-16-RZ

& 10-A-19-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

7/20/2021 01:12 PM Page 1 of 2

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): WITHDRAW the application as requested by the applicant.

Staff Recomm. (Full):

Comments: This proposal is to expand the Richmond Orchard development with 5 additional dwelling units, for a

total of 16 units. In November 2019, a 1.14 acre site next to the original 2.74 acre development was rezoned from I-3 (General Industrial) to RP-1 (Planned Residential) up to 4.2 dwelling units per acre (du/ac). As of January 2020, the property is zoned RN-2 (Single Family Residential Neighborhood) / PD (Planned Development) / HP (Hillside Protection). However, because this property was rezoned to RP-1 before the end of 2019 and is an expansion of the existing Richmond Orchard development that was also zoned and approved under the RP-1 zone, this development will be reviewed under the

previous RP-1 zoning.

This second phase of the development will have the same style of houses and low impact development

techniques as the first phase.

This application was tabled on 5/14/2020. It was erroneously untabled on 6/11/2020 and retabled on

7/9/2020.

Action: Withdrawn Meeting Date: 7/8/2021

Details of Action:

Summary of Action: WITHDRAW the application as requested by the applicant.

Date of Approval: Date of Denial: Postponements: 3/12/2020

Date of Withdrawal: 7/8/2021 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

7/20/2021 01:12 PM Page 2 of 2