



Information MEMORANDUM

TO: Mayor & City Council

FROM: Norman McNickle, Interim City Manager

DATE: February 1, 2016

SUBJECT: SUP 1209 and 1213 N. Ramsey Street

Background: The applicant applied for a Map Amendment to rezone the subject property from the RSS (Residential Small-lot Single-family) district to the RTM district in 2012. At the time, the applicant sought to construct duplexes on the properties.

The applicant proposes to construct a conventional single-family house on each of two undeveloped lots. The houses will have four bedrooms and four bathrooms. Adequate single car parking is proposed, with the required four spaces per lot. All four parking spaces are readily accessible to Ramsey Street. Currently, the remaining properties along Ramsey Street are single-family houses.

A Specific Use Permit allows for review of uses which are less compatible in the zoning district the property is located. The approval may impose conditions related to the use of the property such as increased setbacks, buffers, parking, landscaping, etc. to ensure compatibility with the surrounding neighborhood and prevent negative impacts.

Information:

- Applicant/Owner – Brian Hester
- Currently, RTM, Residential Two-family and Multi-family
- Request - Specific Use Permit to allow a conventional single-family use.
- The property abuts Ramsey St, a local street.
- Water, sewer, and electric utilities are available.
- Notice is provided to property owners within 300-feet
- C³ Plan: Public

Alternatives:

1. *Approve the proposed Specific Use Permit.* Approval allows the four bedroom, single-family houses to be constructed in the RTM and in the area that is developed in single-family structures.

2. *Approve the requested Specific Use Permit with conditions.* To mitigate the impact of the proposed use, the approval may include conditions related to the use of the property such as increased setbacks, buffers, parking, landscaping, etc.

3. *Do not approve the Specific Use Permit.* Not approving the Specific Use Permit allows standard multifamily development in the RTM District.

4. *Table the request to a certain date.* More discussion or information may be needed in order to evaluate the proposed development.

Possible Action:

1. **I move to approve the proposed Specific use Permit.**
2. **I move to approve the Specific Use Permit with conditions.**
3. **I move to not approve the Specific Use Permit.**
4. **I move to table the request to a certain date.**

Attachments: Area Map
Elevation Map
Site Map