



# Board of Adjustment



# BOA23-00468

Sergio Solis, Planner I

August 2, 2023



# Request

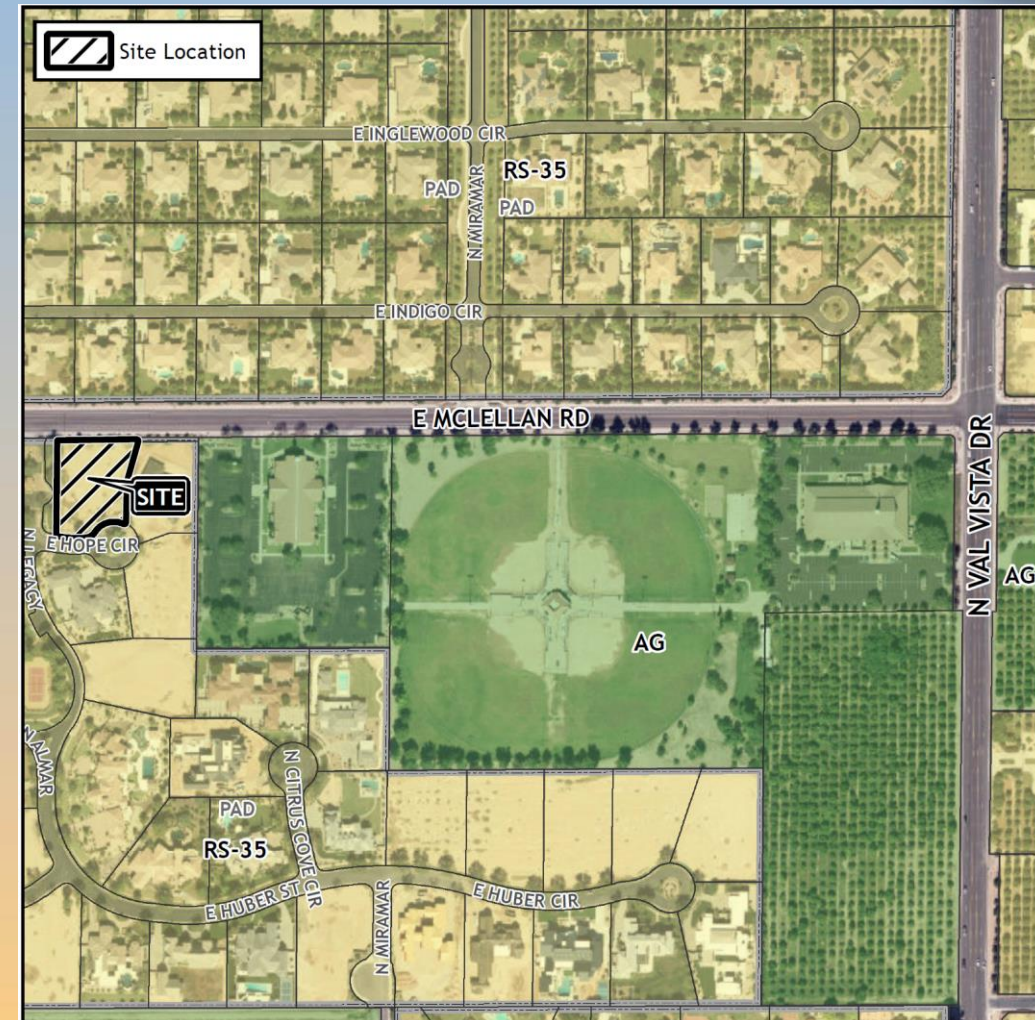
- Minor Modification of the Legacy Planned Area Development (PAD) to allow a new development standard for side-entry garages





# Location

- Legacy PAD
  - 3264 East Hope Circle
  - East of North Lindsay Road
  - West of North Val Vista Drive
  - South of East McLellan Road

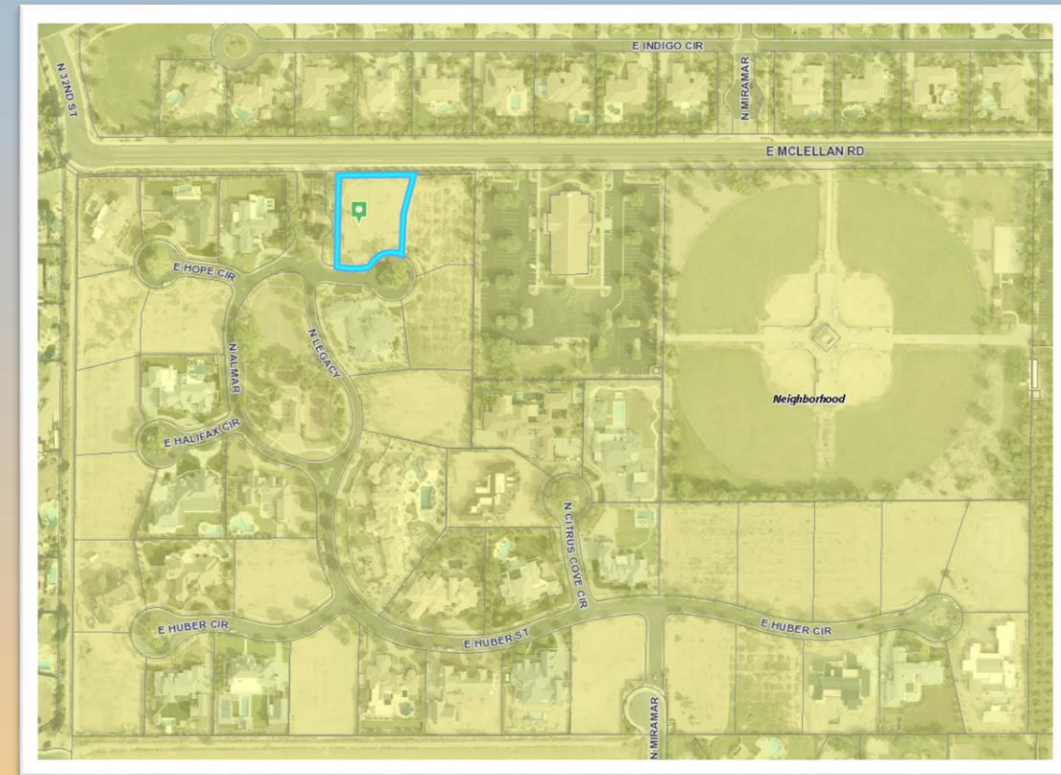




# General Plan

## Neighborhood

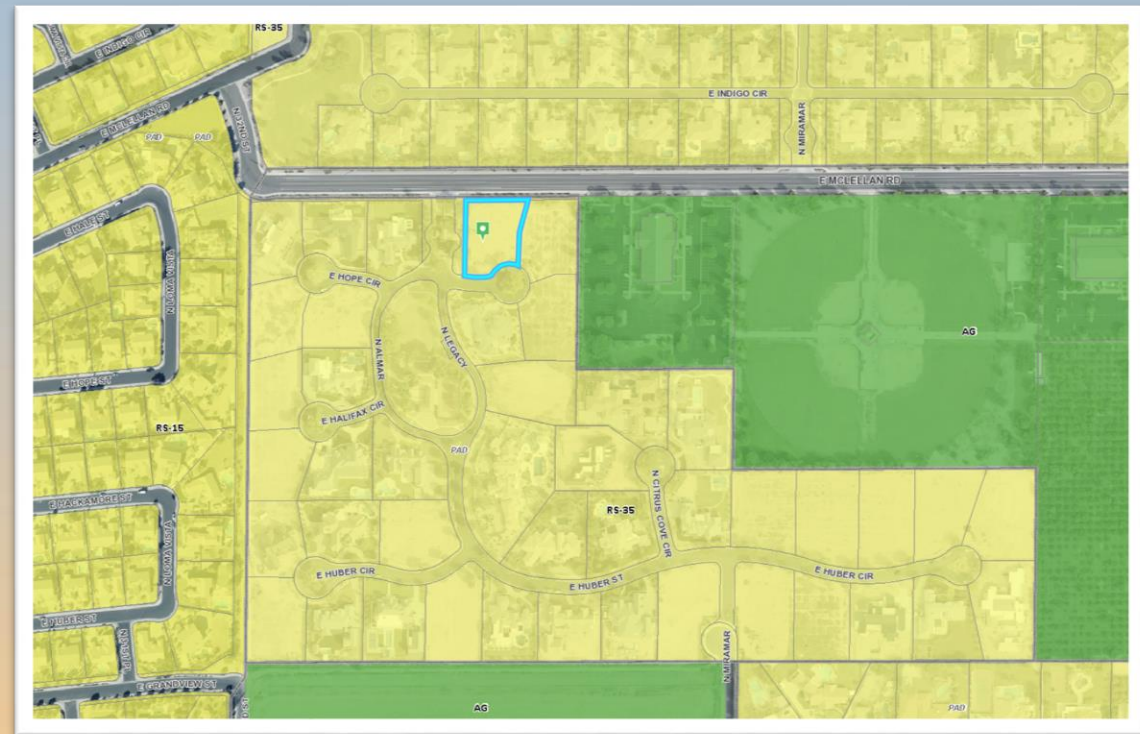
Safe places for people to live where they can feel secure and enjoy their surrounding community





# Zoning

- SingleResidence-35 (RS-35) with a Planned Area Development (PAD)





# Site Photos



Aerial view of Lot 44 pre-construction

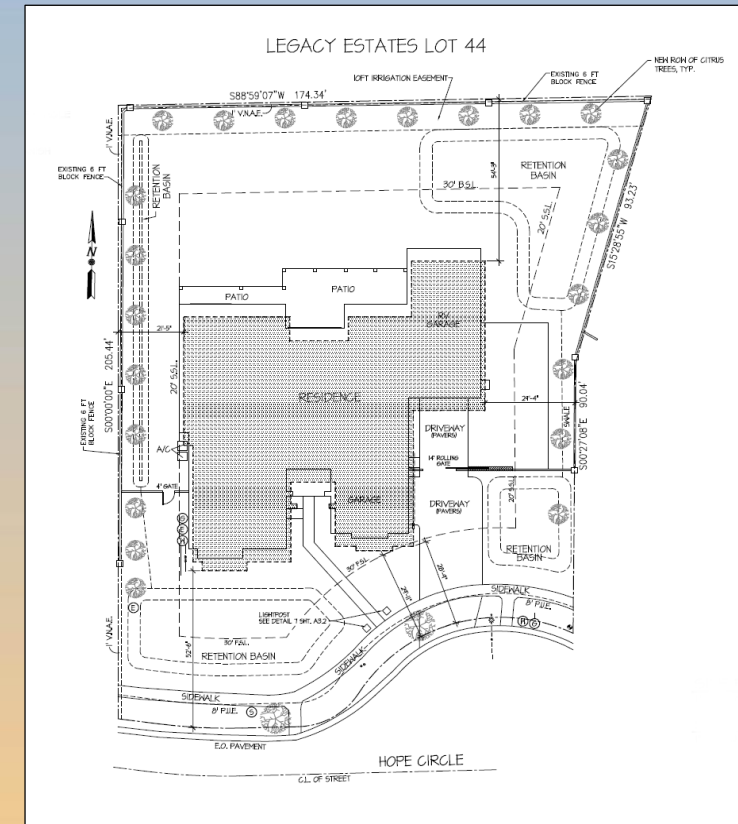
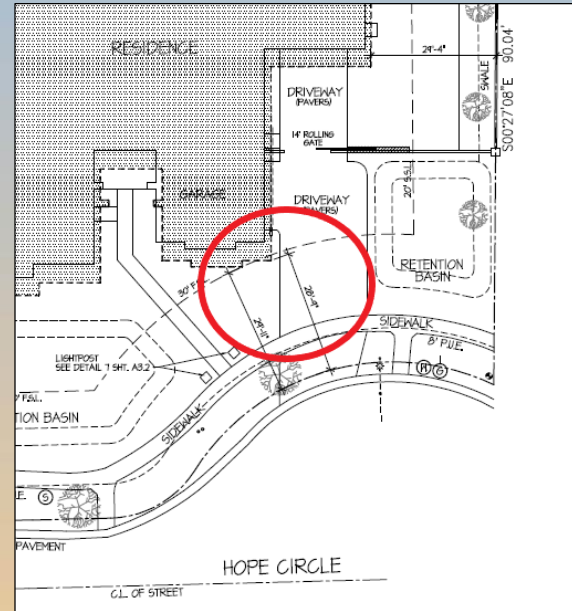


Looking north towards the residence



# Site Plan – Lot 44

- Side-entry garage built with a 28'-9" front setback
- Site complies with all other development standards

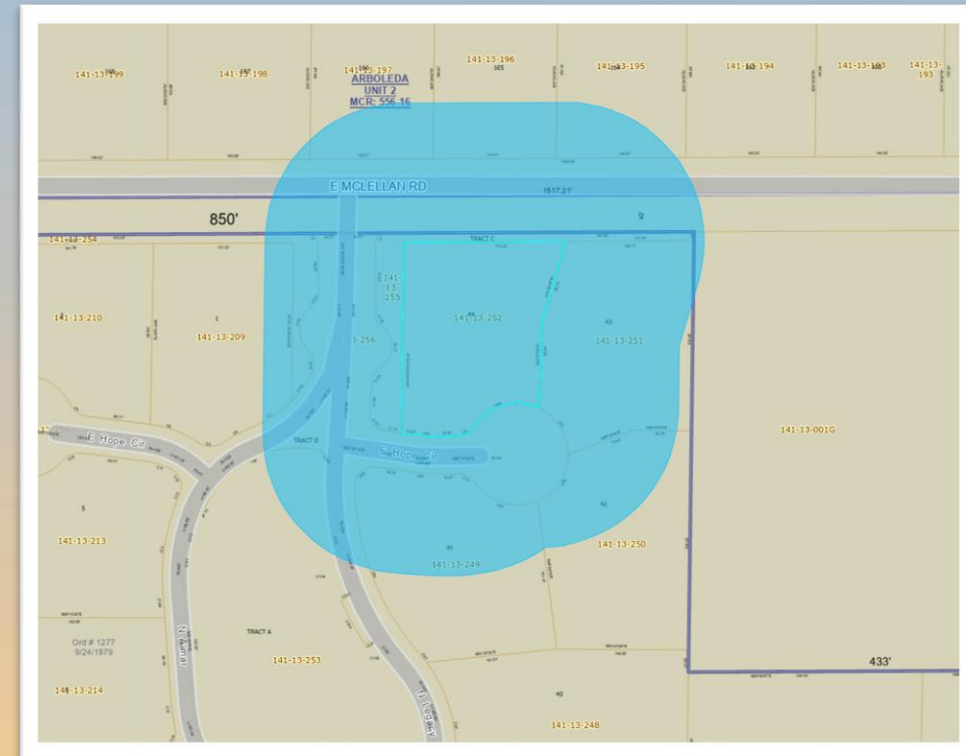






# Citizen Participation

- Notified property owners within 150 feet
- No comments received





# Approval Criteria

## Section 11-22-5(E) Planned Area Development, Conformance with Approved Plan - Modification after Initial Construction

- ✓ . . . any minor extension, alteration, or modification of an existing building or structure may be reviewed and approved by the Board of Adjustment, if the request is found to be consistent with the purpose and intent of the approved development plan.



# Findings

- ✓ The request is consistent with the purpose and intent of the Legacy PAD approved development plans
- ✓ The approved Legacy PAD development standards limit residential construction to a minimum setback of 30 feet from the front property line.
- ✓ The new development standard for side-entry garages would allow the constructed side-entry garage to remain

*Staff recommends Approval with Conditions*



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