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James Freas
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PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: November 28, 2014
TO: Land Use Committee of the Board of Aldermen
FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Stephen Pantalone, Senior Planner
CC: Petitioner

In response to questions raised at the Land Use Committee public hearings, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #273-14 and #273-14(2)

5-7 Elm Street / 114 River Street

Request for Special Permit/Site Plan Approval to construct four attached single-family dwellings and to locate a driveway within ten feet of a side lot line.

The Land Use Committee (Committee) held a public hearing on September 23, 2014 and November 6, 2014, which was held open so the petitioner could submit revised plans.

Revisions to the Site Plan and Architectural Drawings

The petitioner submitted a revised site plan, landscape plan, and architectural drawings, including floor plans and elevations for all four units. In the revised plans, the petitioner shrunk the width and length of the proposed buildings by approximately two feet in width and length. As a result, the north side setback was increased by approximately two feet, and the separation between the two buildings was increased by approximately two feet. There were no changes to the front or rear setback. The alterations to the floor plan reduced the dimensions of certain rooms and eliminated some of the wasted space. The changes result in a reduction of approximately 800 square feet (from 12,679 to 11,875), reducing the FAR from .48 to .45.

The petitioner also made adjustments to the grading plan to decrease the grade around the perimeter of Unit #4, and to reduce the grade of the lawn area. The grade around the perimeter was reduced from 57 feet to 56 feet, and the grading of the lawn area was reduced to 55 feet. These changes create a steeper slope around the building and reduce the grade change closer to the

abutting properties to the rear and north. The reduction in the grade will not reduce the height of the building, as the first floor elevation continues to be 59 feet for Unit #4.

The layout plan and lighting plan shows the existing bollards along the front property line and notes a yard light on a five foot post with house mounted lights. The petitioner should remove the existing bollards and replace the portions of the sidewalk where the curb cuts are being removed. The Planning Department also recommends that the final lighting plan be submitted for its review prior to the issuance of a building permit.

Revised Landscape Plan

The petitioner provided a complete landscape plan with the proposed names and sizes of the plantings. The petitioner did not provide a comparison of the number of trees being removed to the number being planted. However, it appears the site will be well landscaped in terms of the quantity of new plantings.

The site will have a hedge and several October Glory (maple) trees running along a significant portion of the front property line that will separate the site from the street. It appears there will also be a picket fence along the front property line. The petitioner is providing landscaping along the side and rear property lines that will consist of mostly small to medium sized deciduous trees and shrubs that will perform well in wet areas. The landscape plan provides for additional plants around the perimeter of the building. The Planning Department believes that the landscape plan provides adequate screening from abutting properties, and provides an acceptable mix of plant species.

Drainage

The petitioner is not proposing a material change to the drainage system on the site. The Associate City Engineer will review the final plans as part of the review for the building permit.

Recommendation

The Planning Department finds the application to be complete and recommends **APPROVAL WITH CONDITIONS**.