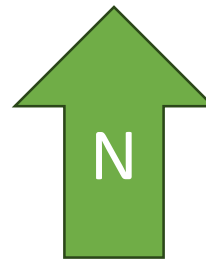


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Planned Development (PD) amendment for Greenway Park, related to the Garage Requirements section of the PD Development Standards, on approximately 35 acres, located on the east side of U. S. Hwy. 377, at the intersection of U. S. Hwy. 377 and Park Avenue, legally described as Lots 1-16X, Block A, Lots 1-8, Block B, Lots 1-18X, Block C, and Lots 1X-3X, Block D of the Greenway Park Addition and zoned Planned Development - Single-Family Residential 20,000 square-foot lots. Richard J. Gibson, Owner. Mark Weatherford, Applicant. (ZONH-2411-0008)

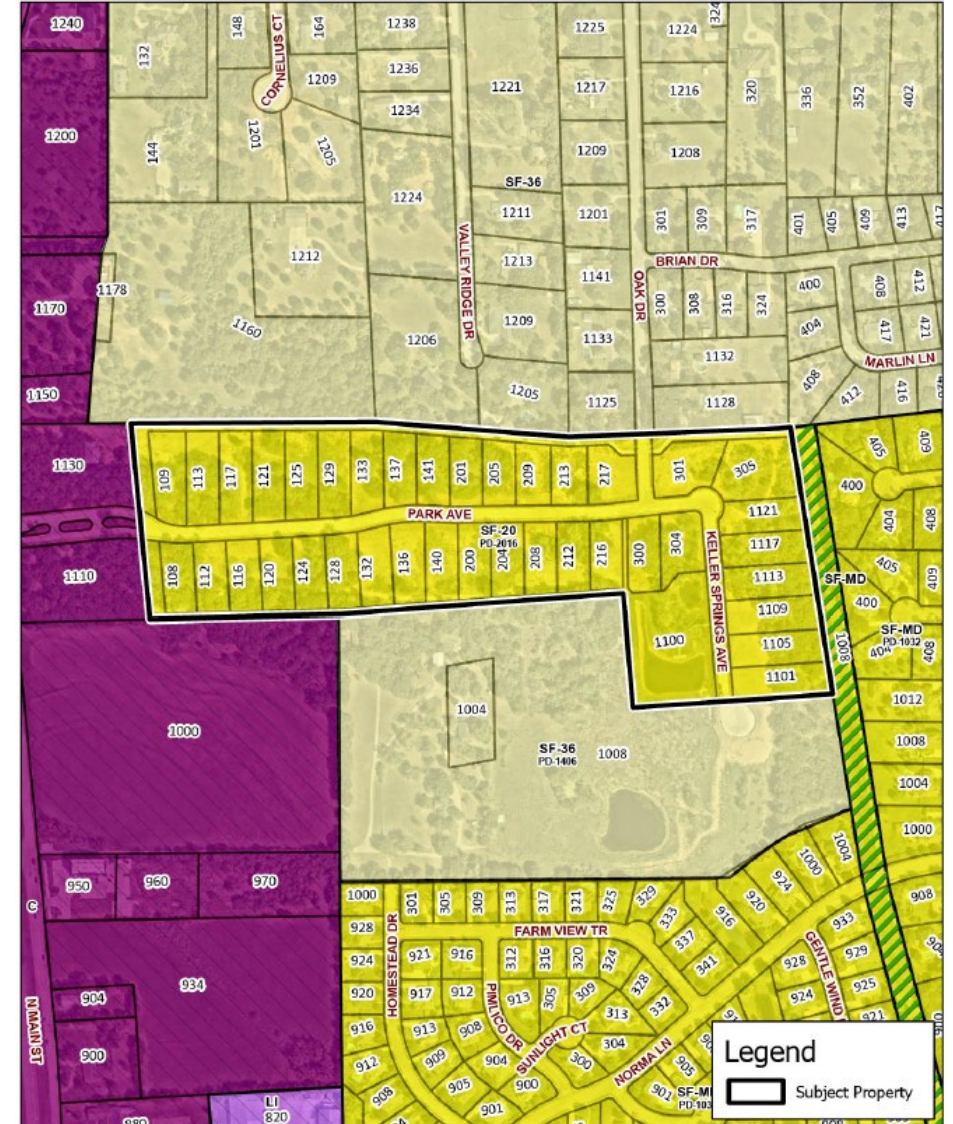
Item H-2

Aerial Map



Zoned:
PD-2016 SF-20

Zoning Map



Item H-2

Background:

In May 2020 City Council approved the Greenway Park Planned Development (PD) consisting of 37 residential lots and approximately 4.43 acres of open space.

The approved Residential Development Regulations included in the PD Development Standards include the following related to Garage Requirements:

“All residential lots shall provide a minimum of two (2) car garages that are either a j-swing or side entry garage.”

The Applicant is requesting an amendment to the PD standards to replace the Garage Requirements section of the PD in its entirety with updated guidelines that provide proposed garage sizes, limitations and detailed definitions for different configurations.

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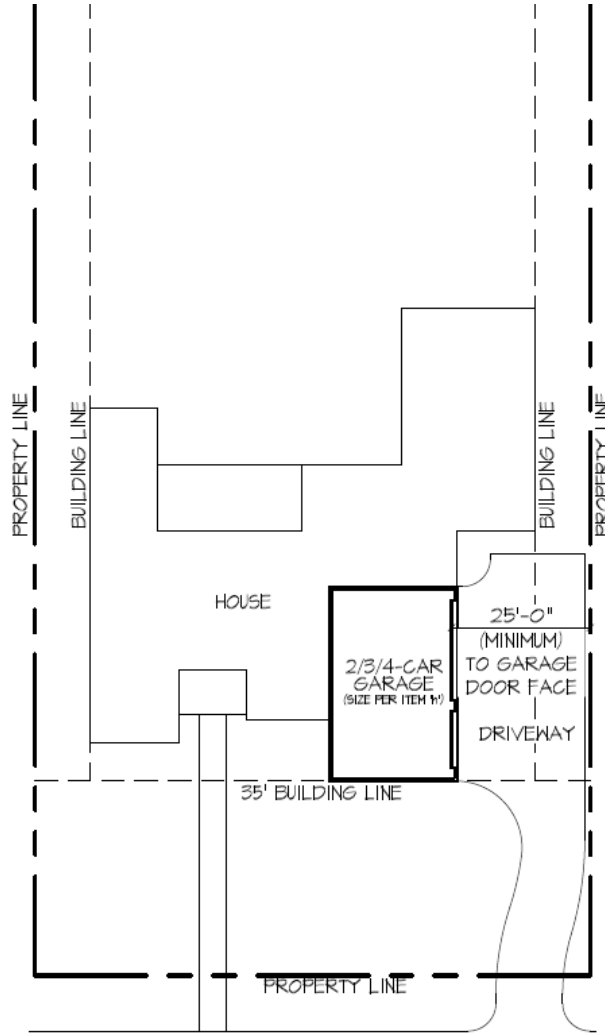
Garage Requirements:

- **PROPOSED:** All residential lots shall provide a minimum of two car garages that are either J-swing or side entry garage.
- This standard is retained from the original PD. UDC Section 9.02(C) states “In all subdivisions platted after December 15, 1992, garages shall not face or be in view from a public street unless allowed with a Planned Development zoning district or the following provisions of this Code.”
- The Applicant has also provided a porte-cochère configuration as one of the allowed garage types.

Item H-2

Garage Definitions:

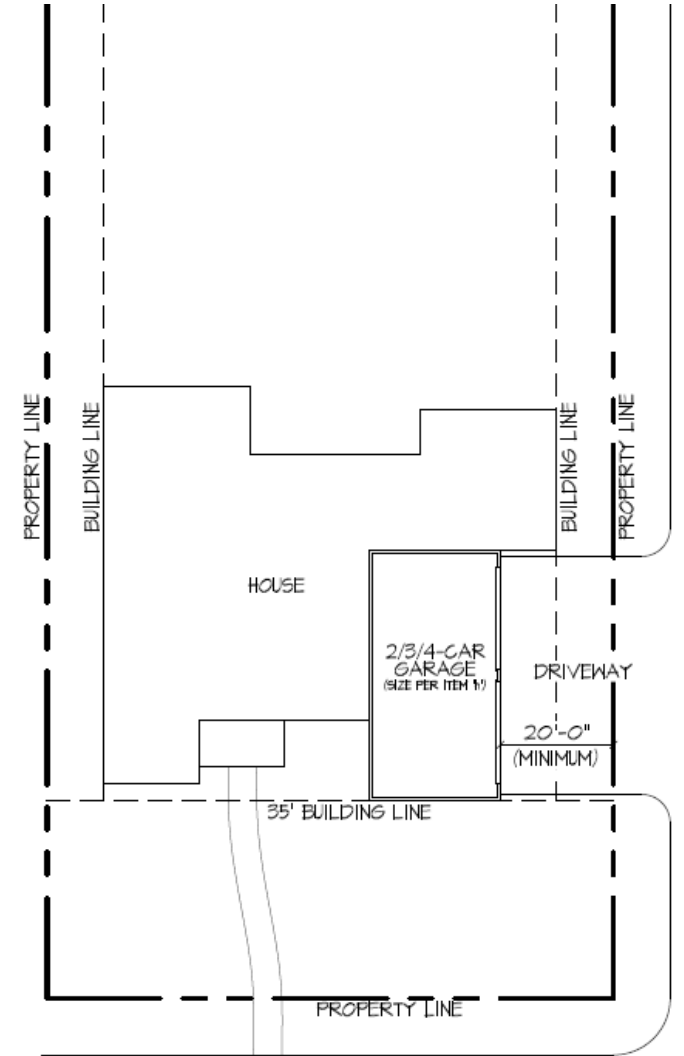
PROPOSED: Side Entry (interior lot) any garage with overhead doors facing toward the right or left side property lines of the lot (perpendicular to the street) and which enters from either the right or left side of the home.



FRONT STREET

DIAGRAM '2a': "SIDE ENTRY" GARAGE (INTERIOR LOT)

PROPOSED: Side Entry (corner lot) - any garage with overhead doors facing toward the right or left "street side" property lines of the lot (parallel to the street) and which enters from either the right or left side of the home.



FRONT STREET

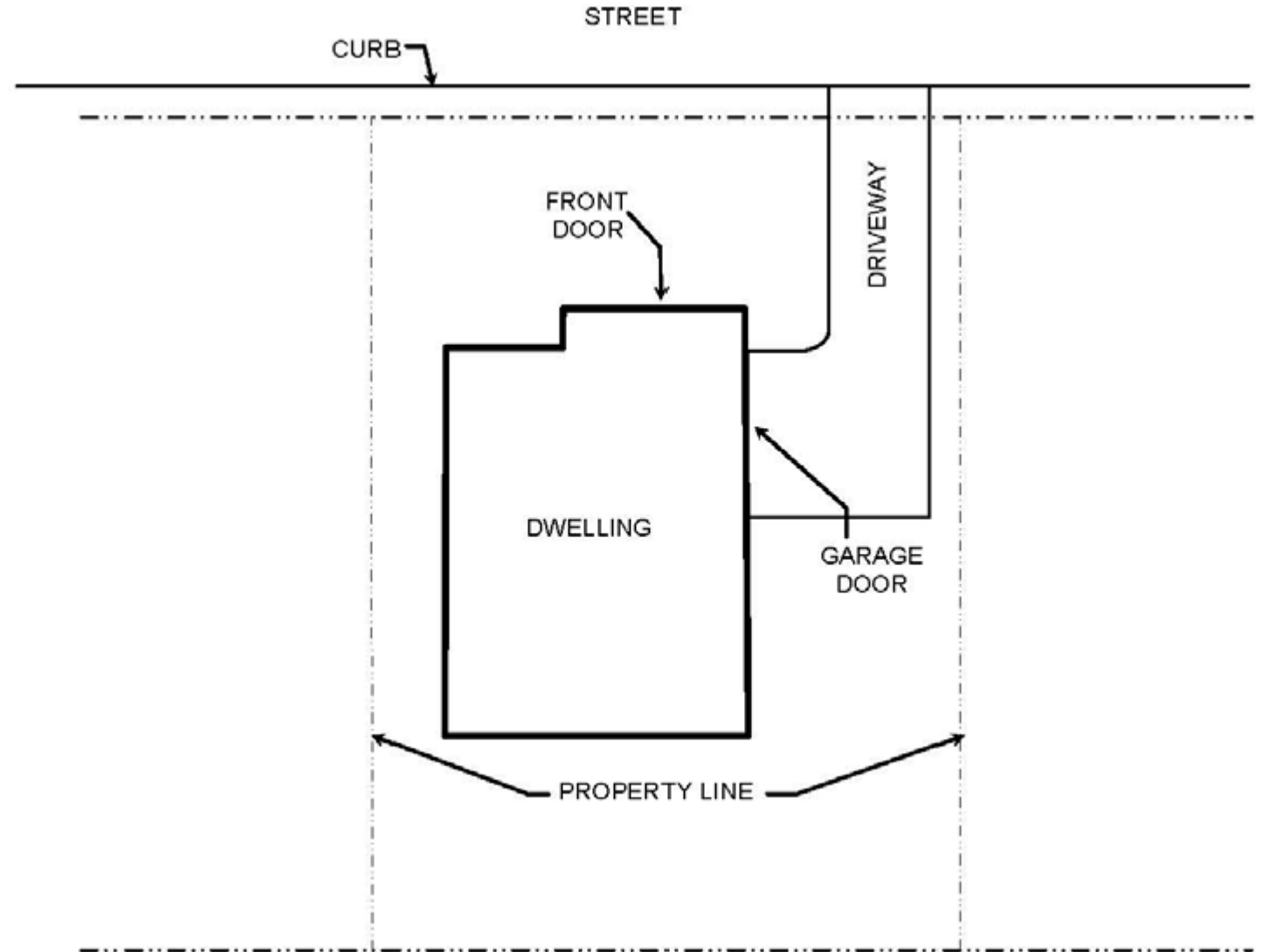
DIAGRAM '2b': "SIDE ENTRY" GARAGE (CORNER LOT)

Item H-2

Garage Definitions:

UDC Section 3.01(A)(411) gives the following definition for side entry garages:

“Garages upon which the entry point from the street is on the side of the house and garage door is perpendicular to the front of the house. On corner lots, the garage door may be parallel to the street and have a side entry.”



UDC Section 9.14, Figure 24 – Side entry garage

Item H-2

Garage Definitions:

PROPOSED: J-Swing (interior lot only) - shall be defined as any garage with overhead doors facing toward the center line of the lot (perpendicular to the street) and which enters from either the right or left center line of the home

- i. The back wall of J-Swing Garages will typically back up to the side building line on either the right or left side of the home.
- ii. J-Swing garages shall be limited to maximum 3-car only in order to minimize the distance from the front of the garage to the closest front plane of the main home elevation.
- iii. In no instance shall the front face of the garage project further than forty-four feet (44') from the closest front plane of the main home elevation

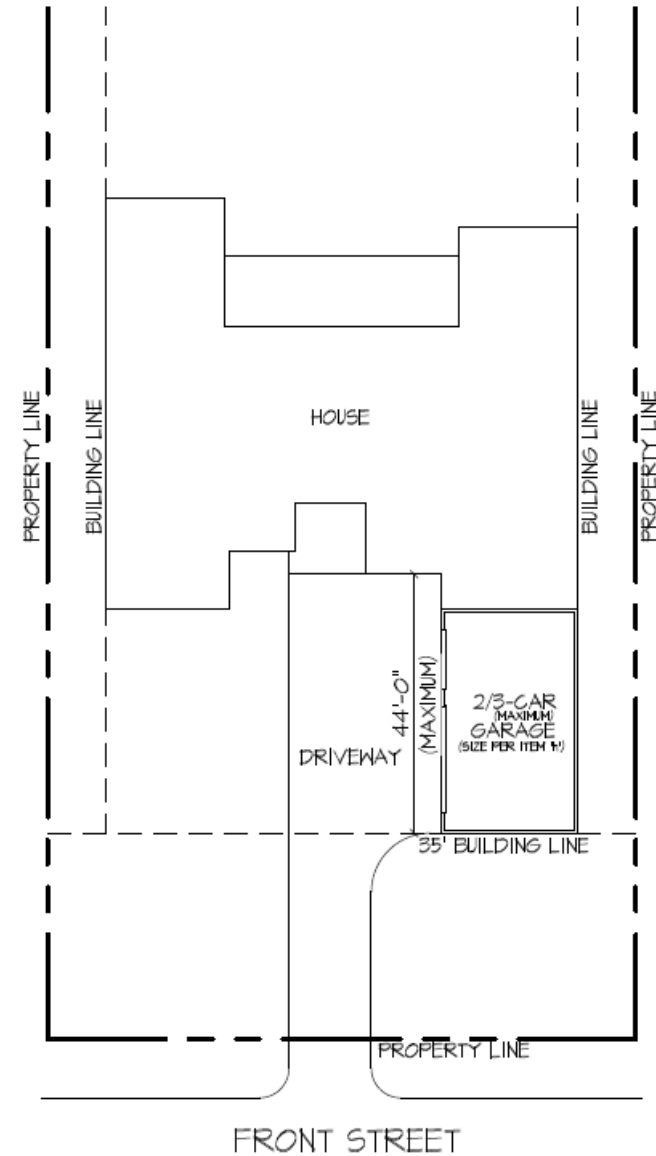


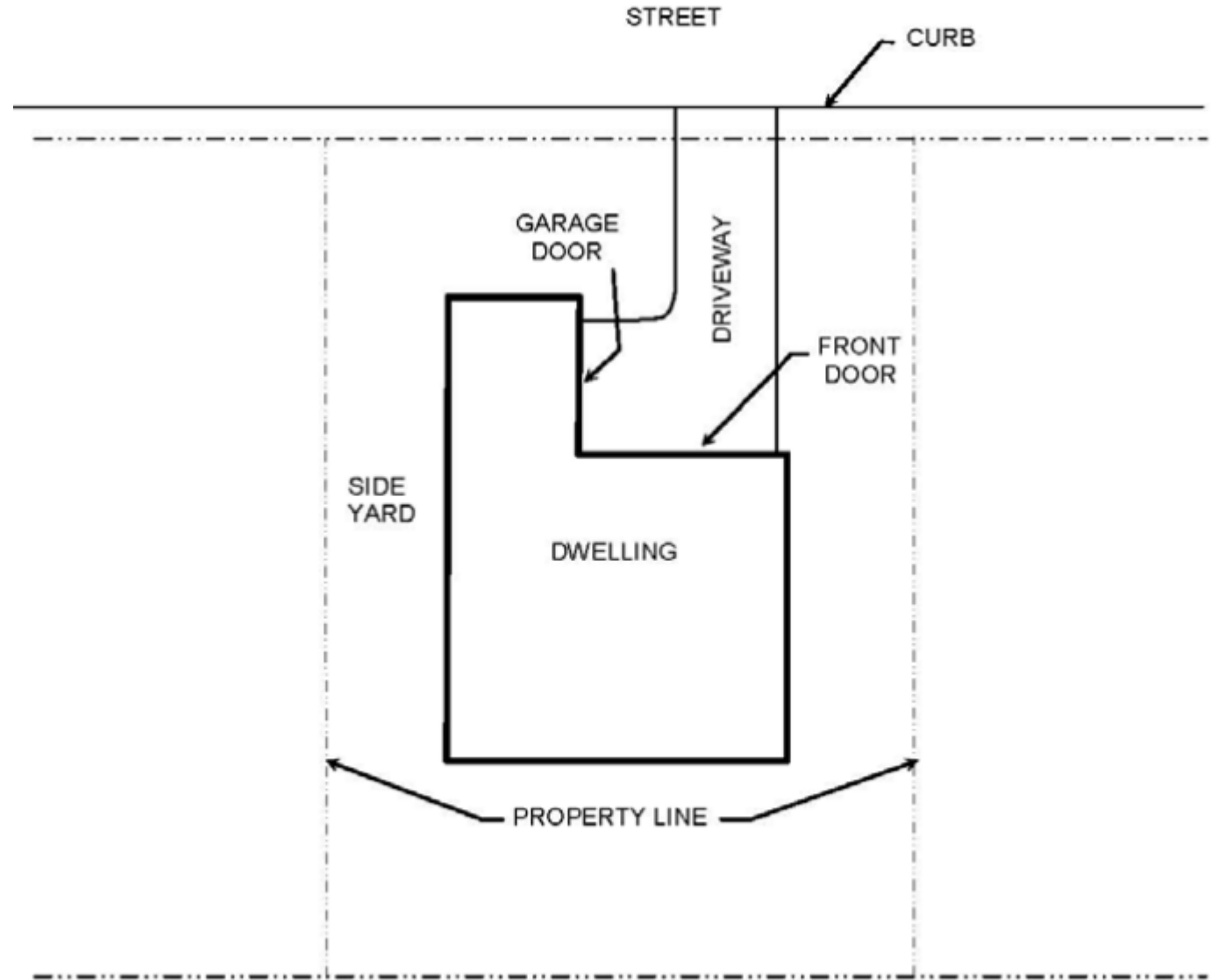
DIAGRAM '2c': "J-SWING" GARAGE
(INTERIOR LOT)

Item H-2

Garage Definitions:

UDC Section 3.01(A)(220) gives the following definition for J-swing garages:

“Garages upon which the entry point from the street is located in front of the house and the garage door is perpendicular to the front of the house.”



UDC Section 9.14, Figure 23 – J-swing garage

Item H-2

Garage Definitions:

PROPOSED: Front-facing (any lot) - any garage with overhead doors facing toward the street on either the right or left side of the home.

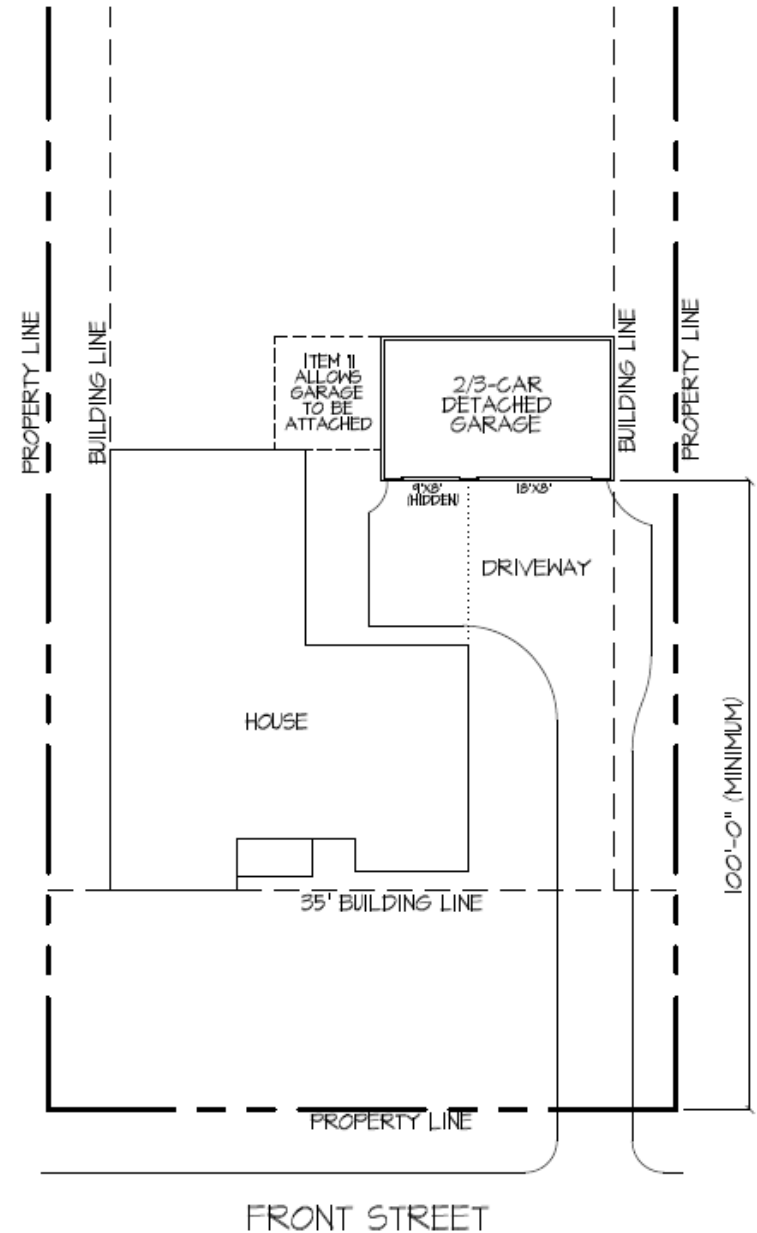


DIAGRAM '2d': "FRONT FACING" GARAGE
ITEM i & ITEM ii

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Garage Definitions:

The UDC does not have a definition for front-facing garage.

UDC Section 9.02(C)(5) states “An attached front-facing garage is permitted if located a minimum one-hundred feet (100') behind the property line or right-of-way, whichever is closer. The garage door(s) exposure to the street shall not exceed one hundred forty-four square feet (144 S.F.). Similarly, front-facing garages with a maximum of seventy-two square feet (72 S.F.) of garage door exposure to the street are permitted if located a minimum of forty-five feet (45') behind the property line or right-of-way, whichever is closer.”

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Garage Definitions:

PROPOSED: Porte-Cochère - any garage configuration wherein the primary access to the garage doors requires driving under or through a covered entrance large enough for vehicles to pass through, typically opening into a motor courtyard.

- i. Porte-Cochère configurations typically included split garages with doors opposing one another on either side (front or rear) of the motor courtyard.
- ii. All Porte-Cochère configurations must be a minimum of 3-car garage bays.
- iii. Garage doors on either side (front or rear) of the motor courtyard may be single with a maximum of 72 square feet of garage door exposure or double with a maximum of 144 square feet of garage door exposure if lot size permits.

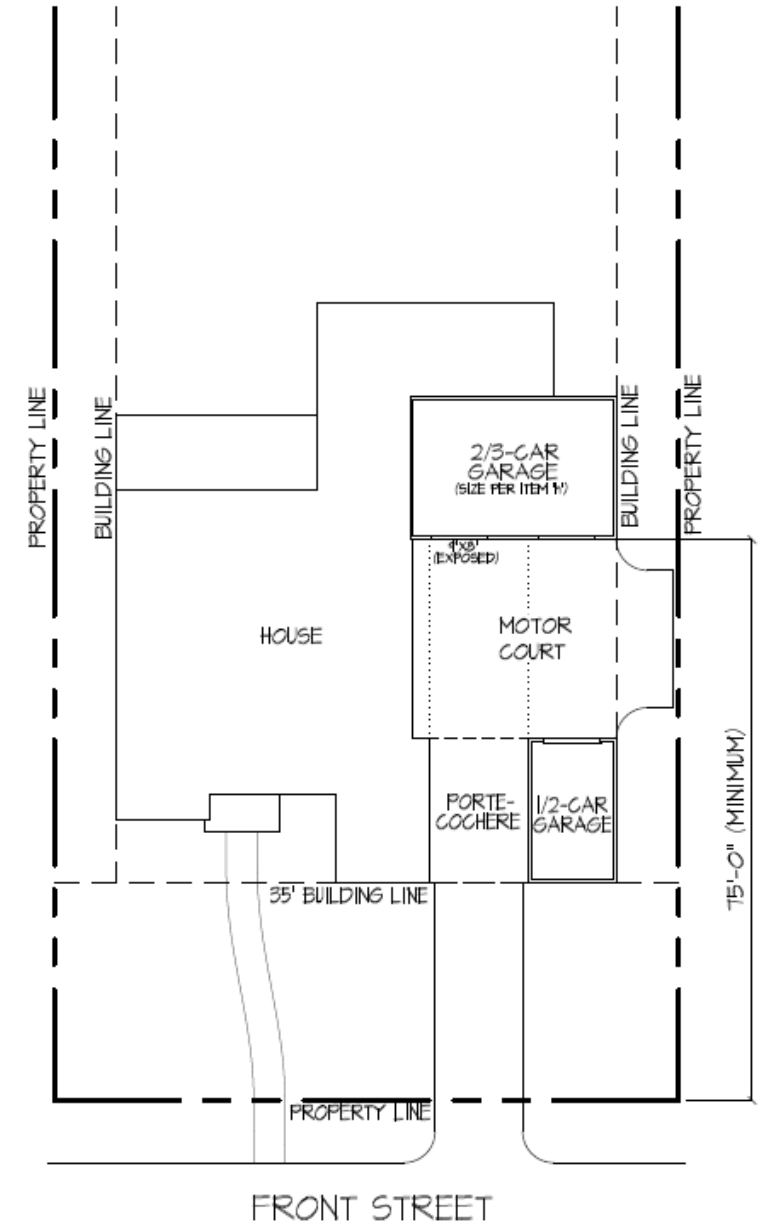


DIAGRAM '2e': "PORTE-COCHERE"
GARAGE LAYOUT

Item H-2

Garage Definitions:

PROPOSED: Porte-Cochère continued

- iv. Per UDC 9.02, C; An attached front facing garage is permitted with a porte-cochère design that shields a part of the garage door(s) exposure such that no more than 72 square feet of garage door can be seen as viewed from a 2-dimensional plan elevation drawing.
- v. Garage doors (front facing) on the rear side of the motor court yard may not be closer to the front of the lot than 75' behind the property line or right-of-way, whichever is closer.

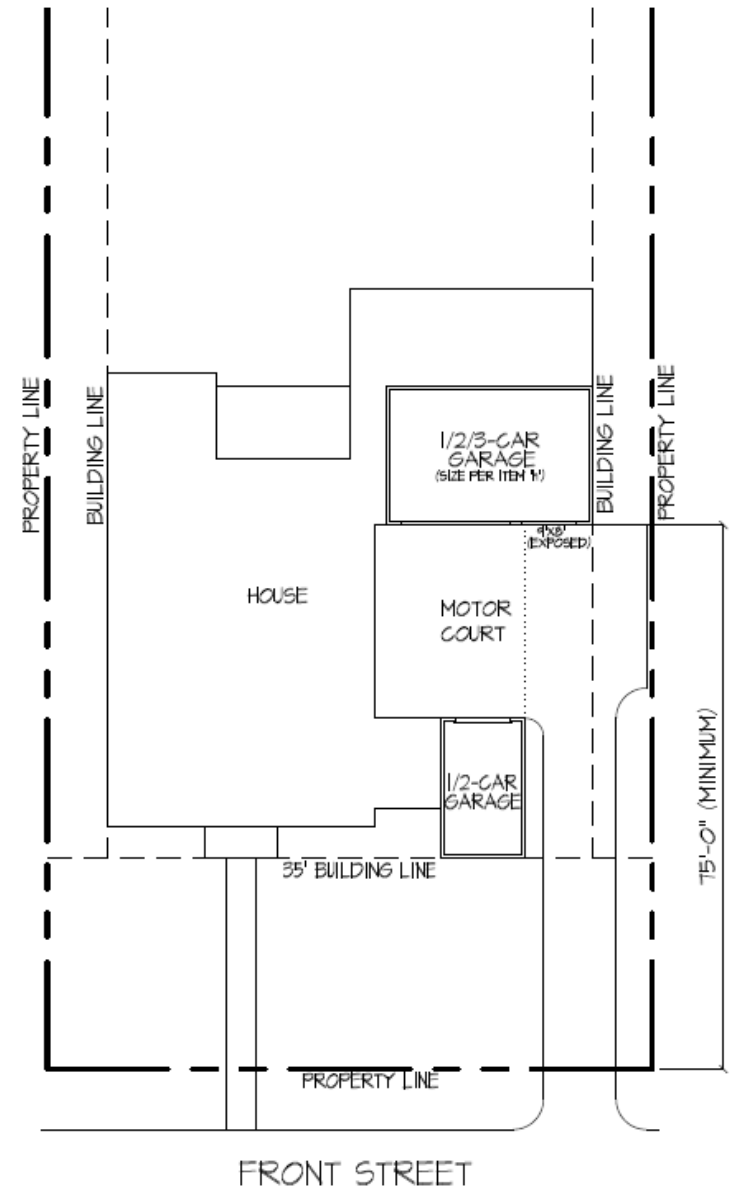


DIAGRAM '2f': "MOTOR COURT"
GARAGE LAYOUT

Item H-2

Garage Definitions:

UDC Section 3.01(A)(341) gives the following definition for porte-cochère:

“A roofed structure located on the same lot, which extends from the roof of the principal building over an adjacent driveway that is designed to let vehicles pass from the street to an interior courtyard and used for the shelter of those getting in and out of vehicles.”

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Garage Definitions:

PROPOSED: Split Garage Configuration - any “side entry” 3 or 4 car garage wherein an attached single car bay is split off separately and set front facing (toward the street) at 90° perpendicular to the side entry garages.

- i. Split garages do not apply to and are not allowed with only a 2-car garage bay configuration.
- ii. A split 3-car garage shall have a 2-car side facing garage and a single car front facing garage.
- iii. A split 4-car garage shall have a 3-car side facing garage and a single car front facing garage.
- iv. Per UDC 9.02, C; Attached front-facing garages with a maximum of 72 square feet of garage door exposure to the street are permitted if located a minimum of 45' behind the property line or right-of-way, whichever is closer.

The UDC does not provide a definition for split car garage configurations.

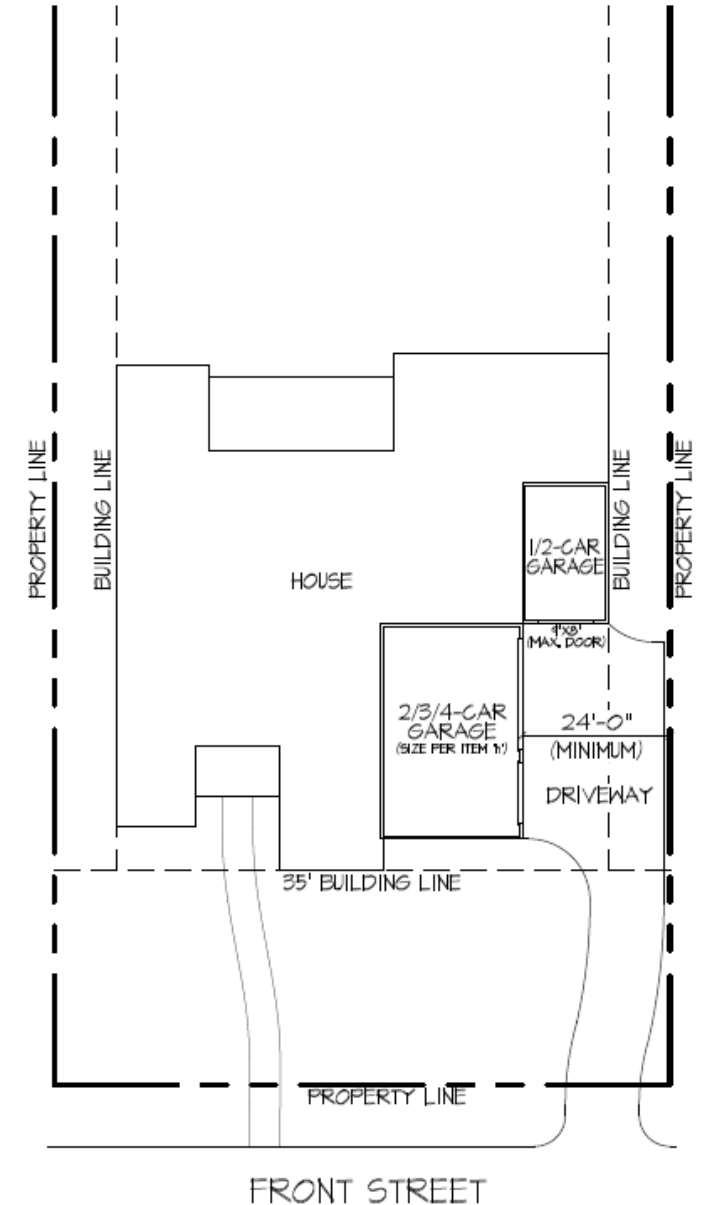


DIAGRAM '2g': "SPLIT GARAGE"

Item H-2

Proposed Garage Sizes and Limitations:

1. Any 1-car (attached front facing) garage bay must have a single door with a minimum of 72 SF each. All 1-car garages must have a minimum interior space of 286 SF
2. Any 2-car garage bay must have a single door with a minimum of 144 SF or 2-single garage doors with a minimum of 72 SF each. All 2-car garages must have a minimum interior space of 506 SF.
3. Any 3-car “in-line” garage bay must have a single door with a minimum of 144 SF plus 1-single garage door with a minimum of 72 SF each. 3 car garages may also have 3-single garage doors with a minimum of 72 SF each. All 3-car garages must have a minimum interior space of 770 SF.
4. Any 4-car “in-line” garage bay must have either double doors with a minimum of 144 SF each OR 4-single garage doors with a minimum of 72 SF each. All 4-car garages must have a minimum interior space of 968 SF.
5. In no instance shall the front face of any garage project further than 44’ from the closest front plane of the main home elevation.

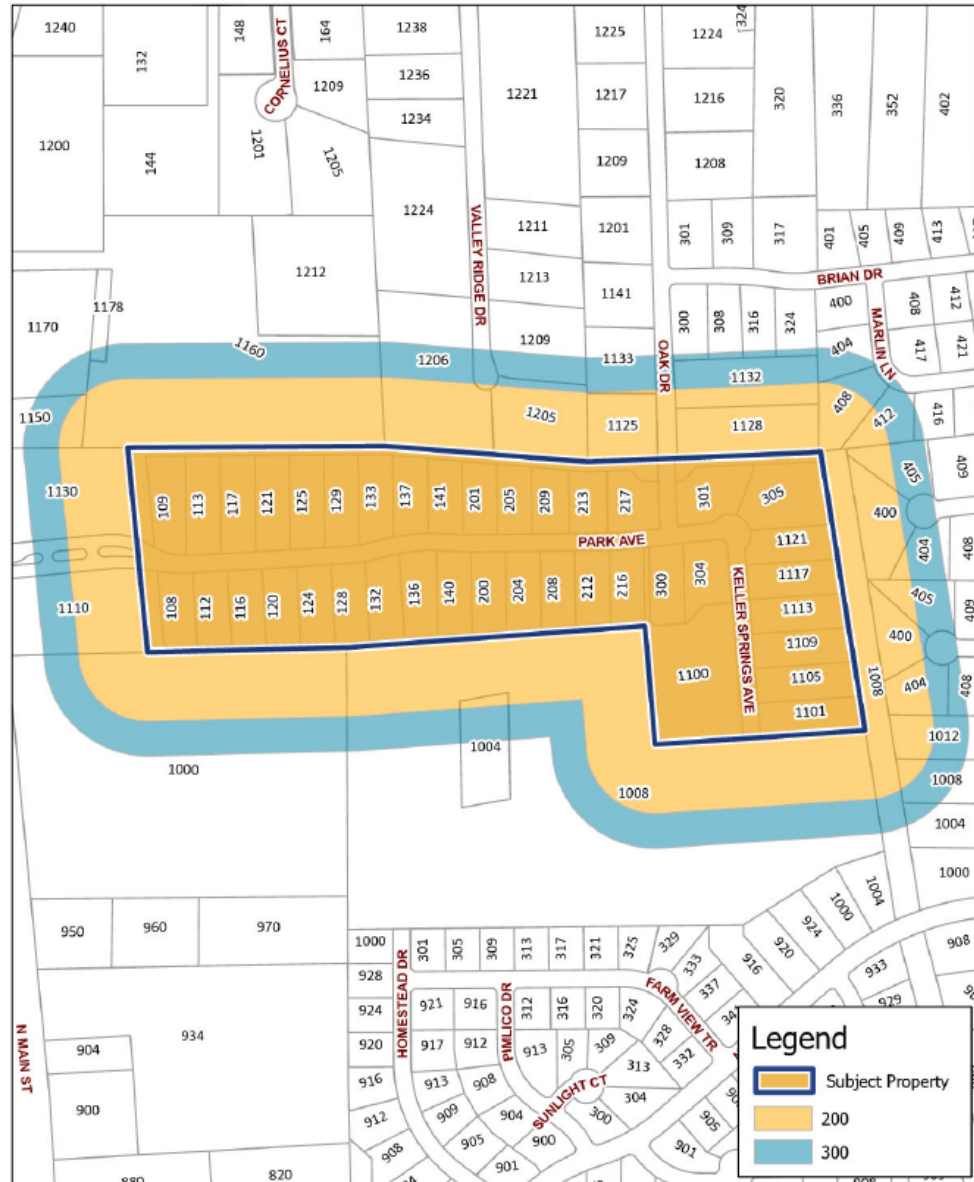
Item H-2

Garage Definitions:

UDC Section 9.02(C)(1) states “J-Swing garages are permitted in all zoning districts. The maximum garage area, including any accessory uses associated with the garage, shall not exceed seven hundred (700) square feet.”

No other maximum area guidelines for attached garages are included in the UDC.

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On Nov. 26, 2024, the City mailed 51 Letters of Notification for this Public Hearing to all property owners within three hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has not received any written feedback in response to this request.

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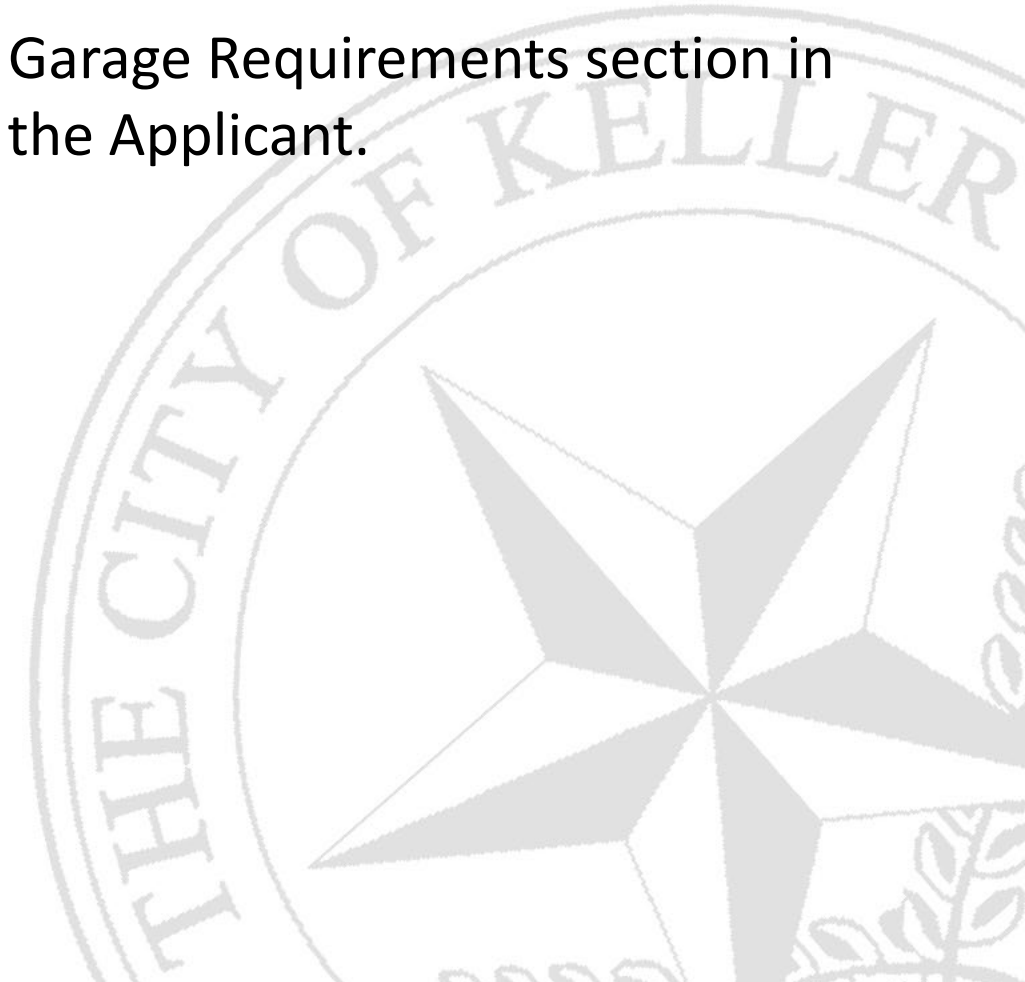
Planning and Zoning Commission Recommendation:

At the Dec. 10, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request with a request that the Applicant clarify the language in the “Garage Sizes and Limitations” section of their proposal.

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Request:

1. To amend the existing PD to replace the existing Garage Requirements section in its entirety with the new standards proposed by the Applicant.



Item H-2

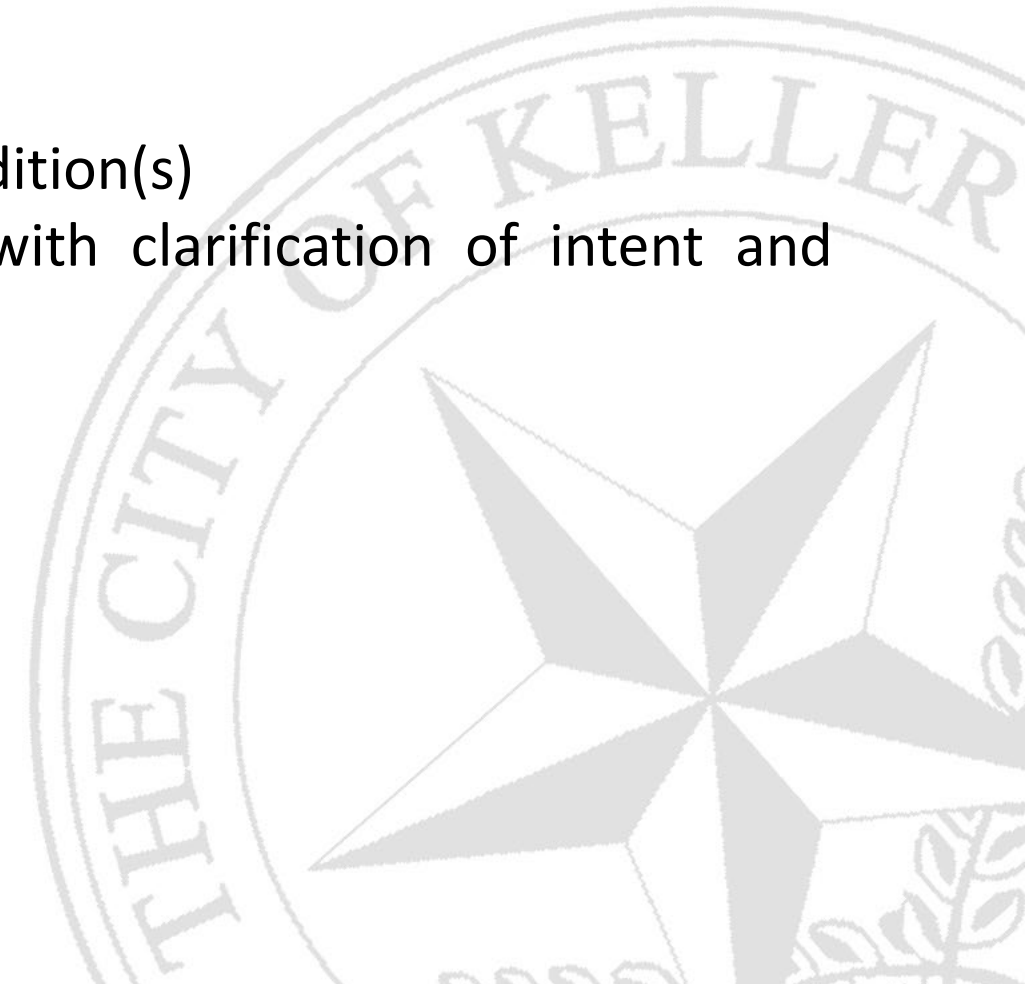
Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request (including a Planned Development Amendment) the City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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The City Council has the following options when considering an SUP request:

- Approve submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?
Sarah Hensley
817-743-4130**

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