

Wain Creek Crossing **Conditional Use**

August 29, 2022

SITE HISTORY:

August 29, 2019- Partition 19-11 was approved. The subject property is Parcel 3 of Partition 19-11.

October 22, 2020- CU-SPR-DAP-DR20-06 was approved for Lot 5 of the proposed subdivision.

May 18, 2021- The applicant notified the South Gateway Neighborhood Association to inform them of the proposed 5 lot subdivision.

July 11, 2022-The applicant notified the South Gateway Neighborhood Association to inform them of the proposed subdivision.

PROPOSAL:

Under SRC 551.005(a)-Table 551-1, single-family dwellings are allowed within the IC zone with a Conditional Use permit.

The subject property is about 1.71 acres in size and zoned RA (Residential Agriculture) and IC (Industrial Commercial). The subject property is Parcel 3 of Partition 19-11.

The applicant is proposing to divide the subject property into 4 lots:

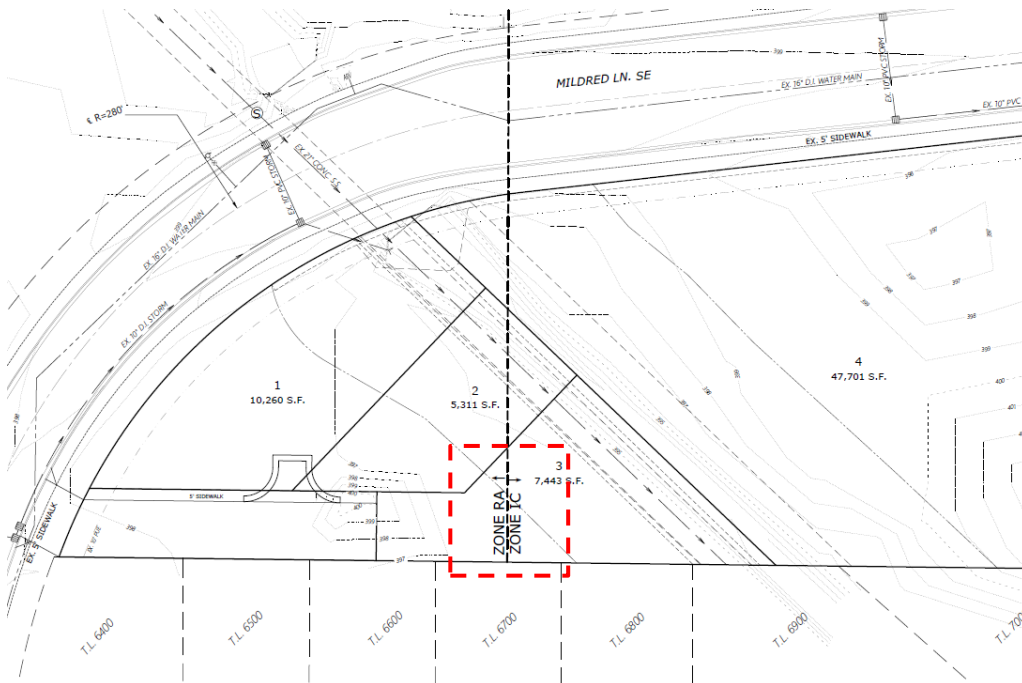
Lot 1: 10,260sq.ft./RA zoned

Lot 2: 5,311sq.ft./RA zoned, and IC zoned

Lot 3: 7,443sq.ft./RA zoned, and IC zoned

Lot 4: 47,701sq.ft./RA zoned, and IC zoned (CU-SPR-DAP-DR20-06 Approval)

The eastern portion of Lot 4 is zoned IC, therefore a Conditional Use is required in order to build a single-family dwelling on Lot 4.



CONDITIONAL USE CRITERIA:

SRC 240.005(d) - An application for a Conditional Use Permit shall be granted if all of the following criteria are met:

- (1) The proposed use is allowed as a conditional use in the zone;*
- (2) The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and*
- (3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.*

APPLICANT'S REASONS ADDRESSING CHAPTER 240.005(d):

- (1) Under SRC 551.005(a)-Table 551-1, single-family dwellings are allowed within the IC zone with a Conditional Use permit.
- (2) The proposed single family lots will have little to no impact on the neighborhood. Lot 4 has approval (CU-SPR-DAP-DR20-06) for apartments and south of the site is developed as single-family dwellings.

By establishing a use that is consistent with the housing needs and by providing a compatible use, the proposed benefits the public.

The residential development will be consistent with the neighborhoods, while providing needed housing.

Any impacts the development has on the neighborhood can be mitigated through Conditions of Approval.

Therefore, the proposed development will be consistent with the surrounding residential development, health and education uses.

- (3) The residential development will be consistent with the neighborhoods, while providing needed housing in the area.

The proposed single-family dwelling will have less an impact on the area than an industrial use that is allowed within the IC zone.

The single-family lots are required to go through the subdivision process, which requires minimum and maximum lot dimensions. Subdivision Conditions of Approval will help reduce impacts on the neighborhood.

Therefore, this criteria will be complied with through the Site Plan/Design Review process.