5069 BEAR PAW DR USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT

TOWN COUNCIL JANUARY 18, 2022





ACCESSORY DWELLING UNIT (ADU)

Secondary/smaller, independent residential dwelling unit located on the same lot as single-family home.

ADU may be:

- Internal to the existing home
- Addition to the existing home
- Detached and separate from the existing home

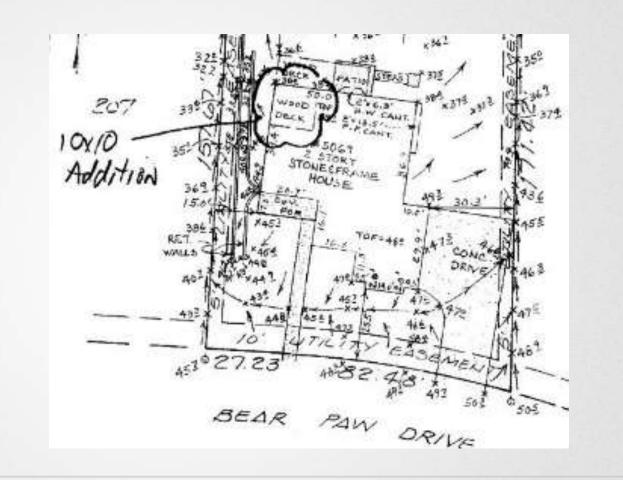
If ADU adds square footage to the home, or a new structure to the lot, it requires a Use by Special Review.

CONSIDERATION OF APPROVAL USE BY SPECIAL REVIEW

- Compliance with PD Zoning Requirements
- Compliance with Accessory Dwelling Unit Criteria
- Compliance with Use by Special Review Criteria





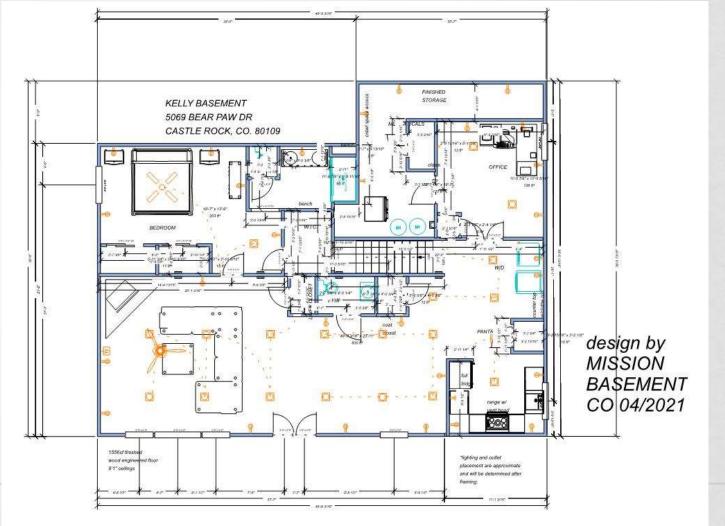


NORTH ELEVATION

WEST ELEVATION







ADU REGULATIONS AND RESTRICTIONS

Section 17.61.050

- 7. Design Maintains the architectural design, style, appearance, and character of the Primary Dwelling Unit
- 8. Size Shall not exceed fifty percent (50%) of Primary Dwelling Unit and the addition itself cannot exceed 800 feet.
- 9. Entrance Only one (1) entrance may be visible from the street



USE BY SPECIAL REVIEW REVIEW & APPROVAL CRITERIA

Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Meadows Third Amendment Planned Development and Zoning Regulations
- Complies with CRMC 17.61 Accessory Dwelling Units
- Complies with CRMC 17.39 Use by Special Review

RECOMMENDATION

 Planning Commission recommends approval of the Use by Special Review

PROPOSED MOTION

"I move to approve the Resolution as introduced by Title"

ALTERNATIVE MOTIONS

"I move to move to approve the Resolution as introduced by Title, with the following conditions:

"I move to continue this item to the meeting on _____, 2022."



QUESTIONS?

