



MEMORANDUM

TO: Hank Smith, Chair
Zoning and Platting Commission Members

FROM: Cynthia Hadri
Planning Department

DATE: April 2, 2024

RE: **C14-2023-0155 – 2103 Oak Valley Road**
Updated staff recommendation regarding the new Conditional Overlays

The case above has been scheduled for the April 2, 2024, Zoning and Platting Commission hearing. The new staff recommendation below, is based on the new conditional overlays that the applicant and the neighbors have agreed to.

The staff recommendation is to recommend Single-Family Residence (Large Lot) – Conditional Overlay (SF-1-CO) combined district zoning. The conditional overlay will:

- 1) Limit the property to the following development standards:**
 - **Maximum height - 30 feet or 2 stories**
 - **Maximum dwelling unit(s) – two (2)**
- 2) Prohibit the following uses:**
 - **Duplex Residential**