

Revisions to Variance Justification
Barton Project

1. *Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.*

Yes, strict application of the Planned Residential Development Permit standards for R-1-13000, R-1-1/2 and R-1-1 zones would require 15 to 35-foot setbacks from the street right-of-way to block walls located at the property lines of the residential lots. On our project this area between the street right-of-way and the block walls are landscape lots. In addition to the width of the landscape lot, PRD standards would require an additional setback to the single-family residential units, doubling the setback requirement for this PRD project. Tract 31361 on the north side of Lurin Avenue is zoned R-1-10500. The block wall along Barton Avenue is located at or near the street right-of way which is also the location of the rear property line of the lots. The required rear yard setback of 25 feet from to the right-of-way/property line is met or exceeded in the tract but is much less than the strict application of the PRD standards would require for this project. The 15 to 30 feet setbacks from the street right-of-way to the single-family units on properties located along Mariposa and Barton on the south side of this project are larger than what was required for the R-1-10500 zone on the north side of the project but are much less than what the PRD standards would required for this project. The intent of the required setback is to ensure a uniform, well-designed project from the public streets but should be compatible with surrounding development. Furthermore strict compliance to PRD standards would reduce useable private and common open space in the project in exchange for creating unusable, passive landscape areas on the perimeter.

2. *Are there special circumstances or conditions applicable to your property or to the intended use of development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.*

The proposed project complies with this finding. The majority surrounding developments consists of conventional subdivisions which are not subject to the common open space and perimeter setback requirements applicable to PRD's. In conventional subdivisions in R-1 zones, reverse frontage and side frontage lots are not subject to any perimeter landscaping setback requirement. Fence and wall setbacks, observed at existing developments in the immediate project area, range from zero to 12 feet. Compliance with the required landscaped setback provision would create a landscaped setback area that would be inconsistent with the surrounding pattern of development, and thus constitute an exceptional circumstance that does not apply to other property in the same neighborhood or zone. In addition, reduced setbacks were recently approved for Tract 37593, a PRD project located at Wood Road and Lurin Avenue just a few blocks west of this project.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

The granting of the Variance will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood. Barton Road's proposed ROW width of 44 feet from the center line of the street includes a 12' parkway. The lettered lot along the ROW will add an additional 11.5 feet, creating a total parkway width of 23.5 feet for sidewalk, streetlights,-utilities, and a substantial amount of landscaping. The project will provide almost double the parkway width the Circulation Element of the General Plan proposes and thus not be detrimental to the public.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

This variance will not be contrary to any Objectives in the General Plan including the development of transportation corridors. With the development of this project, Barton Road, a major arterial in the city, will be constructed to its ultimate width of 44 feet from center line to the westerly ROW line along the project frontage. This variance request is only for a reduced setback in an area outside of the ROW so the variance would not impact this major arterial. In fact, this variance is for an area that is part of a larger project that compliments surrounding neighborhoods and helps meet the General Plan objective of continuing to develop smart growth communities within the City of Riverside. Additionally, the project will provide a diversity of single-family residential housing and product types within an existing single-family neighborhood consistent with General Plan 2025 Goal H-2, Policy LU-8.1, Objective LU-35, Policy LU-35.2, Policy LU-36.1, and Policy LU-36.5.