

Variance Justification  
Lurin and Cole 138 Planned Residential Unit (PRD)  
Planning Cases P20-0018 Thru P20-0021

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 25-foot setbacks from the street right-of-way to block walls located at the property lines of the residential lots. This area between the street right-of-way and the block walls in our project are landscape lots. In addition to the width of the landscape lot, PRD standards would require an additional setback from the block walls to the single-family residential units, forcing much larger setbacks from the street to the residential units than other projects in the area. Tract 31362 on the north side of Lurin Avenue is zoned R-1-13000. The block wall along Cole Avenue is located at the rear property line of the lots within the tract and it is at or near the street right-of way. The required rear yard setback of 25 feet from rear of the houses 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 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 15 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 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. Cole Avenue's proposed ROW width of 44 feet from the center line of the street includes 12 feet of parkway. With the additional landscape lot 8 feet in width, 20 feet of landscaping and sidewalk will be installed along Cole Avenue. Lurin Avenue's proposed ROW width of 33 feet from the centerline of the street includes 15 feet of parkway. With the additional landscape lot, a minimum of 20 feet of sidewalks and landscaping will also be installed along Lurin Avenue. The increased parkway widths from ROW to block wall will not be detrimental to the public and will only enhance the streetscapes.

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, Cole Avenue, an arterial street in the city, will be constructed to its ultimate width of 44 feet from centerline to the westerly ROW along the project frontage and Lurin Avenue will be constructed to its ultimate width of 33 feet from centerline to the southerly ROW along the project frontage. This variance request is for only a reduced setback to block walls in areas outside the ROW with the project meeting or exceeding the additional setback requirements from the block walls to the residential units so the variance would not impact these streets. 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 with the City of Riverside. Additionally, the project will provide a diversity of single-family residential housing and product types 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/