

Memorandum

TO: Planning Commission
FROM: Allison Eddins , Senior planner
DATE: February 25, 2025
SUBJECT: Residential Design Review - 366 N. Owasso Blvd. - John Mezzenga
ITEM NUMBER: 7.C
SECTION: NEW BUSINESS

REQUESTED MOTION

To approve the residential design review for the construction of a new home on the substandard riparian lot located at 366 N. Owasso Blvd subject to the following:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review applications, with the exception of the detached garage. Any significant changes to these plans, other than the detached garage, as determined by city staff, will require review and approval by the Planning Commission.
2. The attached garage shall not exceed 1,000 square feet. Plans that show a garage that does not exceed this restriction shall be submitted with the building permit application.
3. A tree replacement escrow shall be paid prior to issuance of a grading or building permit.
4. This approval will expire after one year if a building permit has not been issued and construction commenced.
5. Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
6. This approval is subject to a 5-day appeal period.

INTRODUCTION

The applicant and property owner, John Mezzenga, has submitted a residential design review application for his lot at 366 N. Owasso Blvd. Mr. Mezzenga intends to remove the existing home that was built in 1959 and construct a new two-story walkout with an attached garage.

[Section 115.155](#) states that construction on a substandard riparian lots requires residential design review approval from the planning commission. The lot at 366 N. Owasso Blvd is substandard because it lacks frontage on a publicly owned or maintained right-of-way. The lot, and the five surrounding lots, gain access to N. Owasso Blvd from a private road easement. The lot does meet the minimum dimensional requirements for riparian lot found in [Section 115.147](#).

DISCUSSION

Project Description

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The subject property is 28, 313 square feet. It is zoned R1, Detached Residential and is located on the west side of Lake Owasso. The existing home and deck will be removed. The existing deck is encroaching into the required lakeside setback. Removal of the nonconforming deck will help the applicant meet the shoreland mitigation requirements in [Section 115.156](#).

The new house will be a two-story walkout with an attached garage and rear yard deck. The primary exterior building material will be cream/beige woodgrain lap siding. The material and color proposed will help the applicant meet the shoreland mitigation requirements.

The project includes a proposal to relocated the existing driveway. City staff is recommending that the new driveway connect to the private drive at a 90 degree angle. The Fire Marshal has no concerns with the project.

The house plans, as currently proposed, show an attached garage that is 1,275 square feet. The maximum size allowed for an attached garage in the R1 zoning district is 1,000 square feet. The applicant and his draftsman are aware of this requirement and have plans to expand the laundry area to reduce the garage down to 1,000 square feet.

The plans show an impervious surface coverage of 28.3%. Per [Section 115.55](#), a maximum impervious surface coverage of 30 percent may be permitted if there are no structures (except for docks, stairways, lifts, landings, retaining walls, and fences) in the required setbacks from the ordinary high-water level and/or bluff. If the applicant wishes to have a future structure such as a patio or boat house, they would need to comply with the 25% impervious surface requirement.

The plans show that one landmark tree will be removed. The replacement ratio for detached residential development is in [Section 115.52](#). For lots between 20,001 and 40,000 square feet the replacement ratio is 2 to 1.

Development Code Requirements

The Development Ordinance requires residential construction on substandard lots to comply with certain design standards in [Section 115.155](#), and these are summarized in the table below.

STANDARD	ALLOWED	PROPOSED
Lot Coverage	8,493 sq. ft. (30%)	8,009 sq. ft. (28.3%)
Building Height	35 Feet	34.5 feet
Foundation Area	5,069 sq. ft. (18%)	3,975 sq. ft. (14%)

Setbacks:	Front - 29 ft (+/- 10 ft)	38.8 ft
	OHW - 52.6 ft (+/- 10 ft)	52.6 ft
	Side - 10 ft	20 ft and 35.7 ft

Staff Review

Staff has reviewed the proposal in accordance with the standards specified for the R1 zoning district and substandard riparian lots. The proposal, with the exception of the garage that must be reduced by 275 square feet, meets the code requirements. After speaking with the applicant, staff is confident that the garage size reduction can be accomplished with the intended expansion of the laundry room area.

Shoreland Mitigation

In accordance with [Section 115.156](#), a shoreland mitigation plan must be submitted for residential development that requires land use approval, including residential design review. A shoreland mitigation plan must include at least two of the following practices: establish a vegetation protection area, establish a vegetation restoration area, the use of natural color and materials on the exterior of the structures (architectural mass), removal of nonconforming structures and reduction of impervious surface coverage.

The applicant submitted a shoreland mitigation plan and intends to meet the requirements through the use of natural colors and materials and the removal of the nonconforming deck.

Public Comment

Property owners within 150 feet were notified of the applicant's request. Staff received one phone call from a neighbor who is in favor of the project.

RECOMMENDATION

Staff has reviewed the proposed project and has found it to be generally compliant with the requirements in Sections 107 and 115 . Staff is recommending that the planning commission approve the residential design review and approve for the construction of a new home on the lot located at 366 N. Owasso Blvd subject to the following:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review applications, with the exception of the detached garage. Any significant changes to these plans, other than the detached garage, as determined by city staff, will require review and approval by the Planning Commission.
2. The attached garage shall not exceed 1,000 square feet. Plans that show a garage that

does not exceed this restriction shall be submitted with the building permit application.

3. A tree replacement escrow shall be paid prior to issuance of a grading or building permit.
4. This approval will expire after one year if a building permit has not been issued and construction commenced.
5. Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
6. This approval is subject to a 5-day appeal period.

ATTACHMENTS

[Location Map](#)

[Agency Comments](#)

[Submitted Materials](#)