

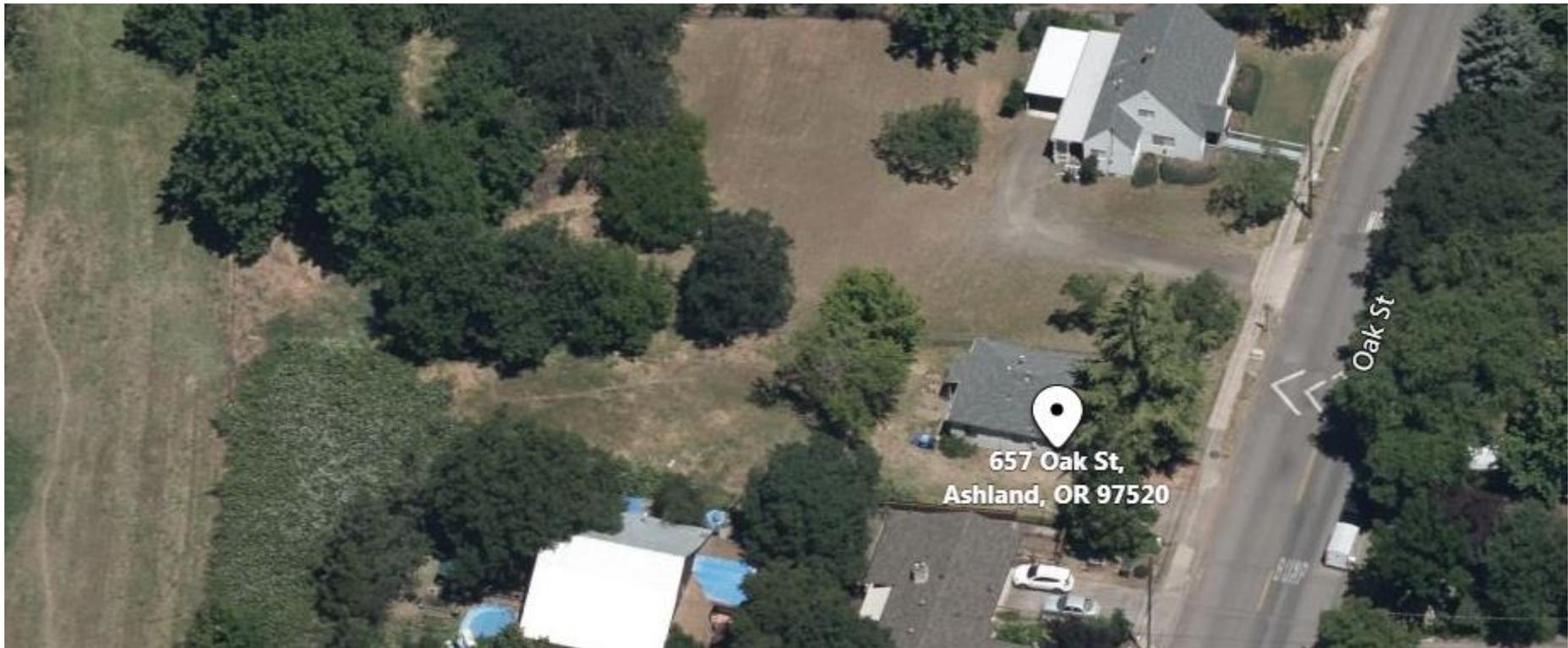
# Salty Rogue Cottages

## Cottage Housing Proposal

### Planning Commission Hearing

September 10, 2019

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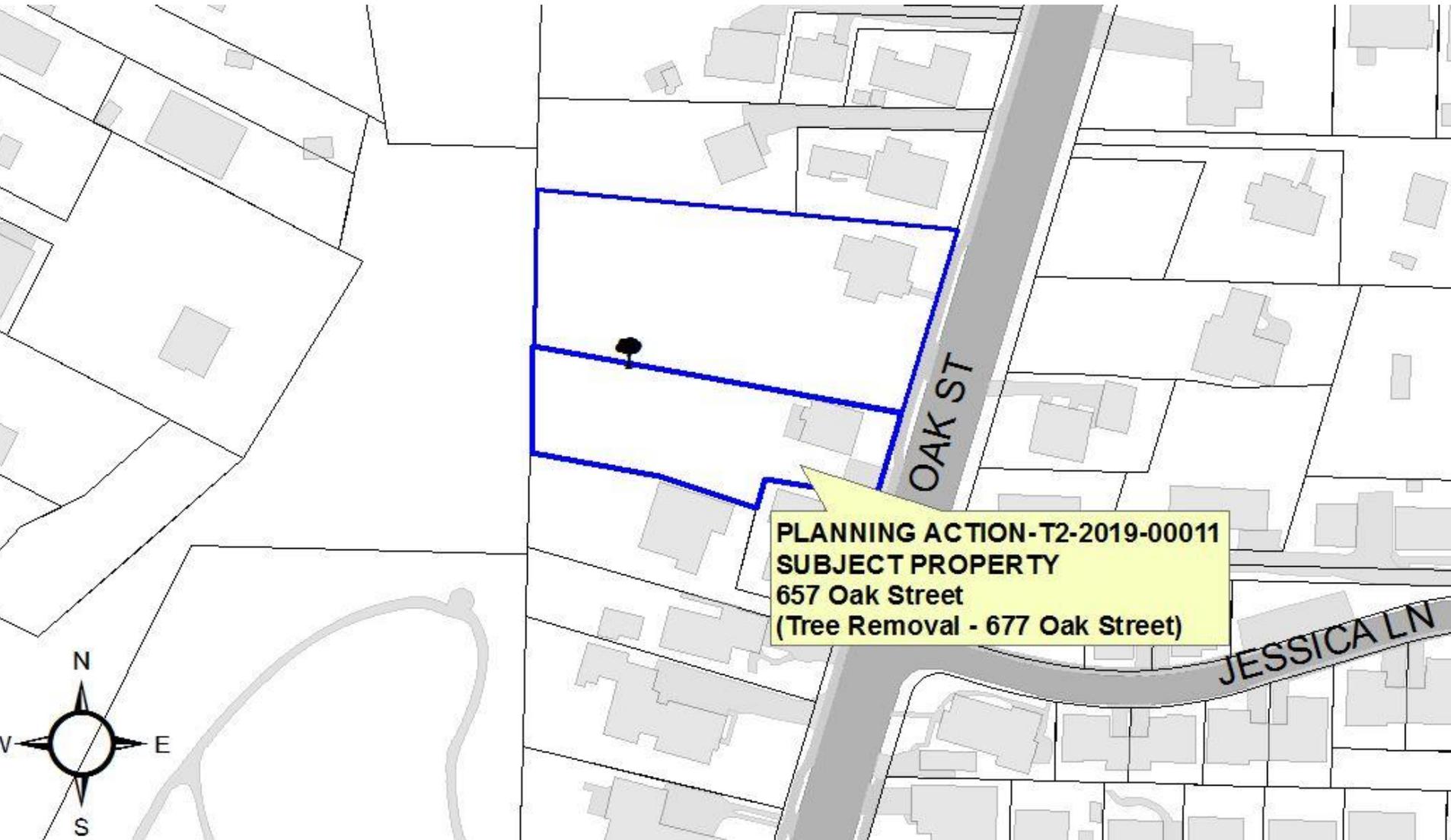
# Salty Rogue Cottages

## Proposal

- Performance Standards Subdivision Outline and Final Plan approval for a 5-lot subdivision.**
- Site Design Review approval for a 4-unit Cottage Housing development.**
- Exception to Site Development and Design Standards to locate the open space at the rear of the development.**
- Physical and Environmental Constraints Permit to construct a patio in the floodplain.**
- Tree Removal Permit to remove four trees over a 6-inch diameter at breast height (d.b.h.).**

# Salty Rogue Cottages

## Vicinity Map



# Salty Rogue Cottages

## Cottage Housing Ordinance

### What is Cottage Housing?

- Smaller homes (less than 800 sq.ft), primarily detached or in pairs
- Type of for-purchase housing – built on their own tax lot
- Oriented around an open space or multiple interconnected open spaces
- Private outdoor space – yard, patio, porches
- Clustered parking to reduce lot coverage with impervious materials.
- Not necessarily a new concept – has seen a lot of interest in past few decades, especially in the northwest.

### Purpose of the Cottage Housing Ordinance amendments

*“The purpose and intent of this chapter is to encourage innovative site planning and variety in housing while ensuring compatibility with established neighborhoods, and to provide opportunities for ownership of small detached single family dwellings for a population diverse in age, income, and household size.”*

# Salty Rogue Cottages

## Cottage Housing...



# Salty Rogue Cottages

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Cottage Housing – Creekside Cottages & Verde Village



# Salty Rogue Cottages

Site Currently





# Salty Rogue Cottages

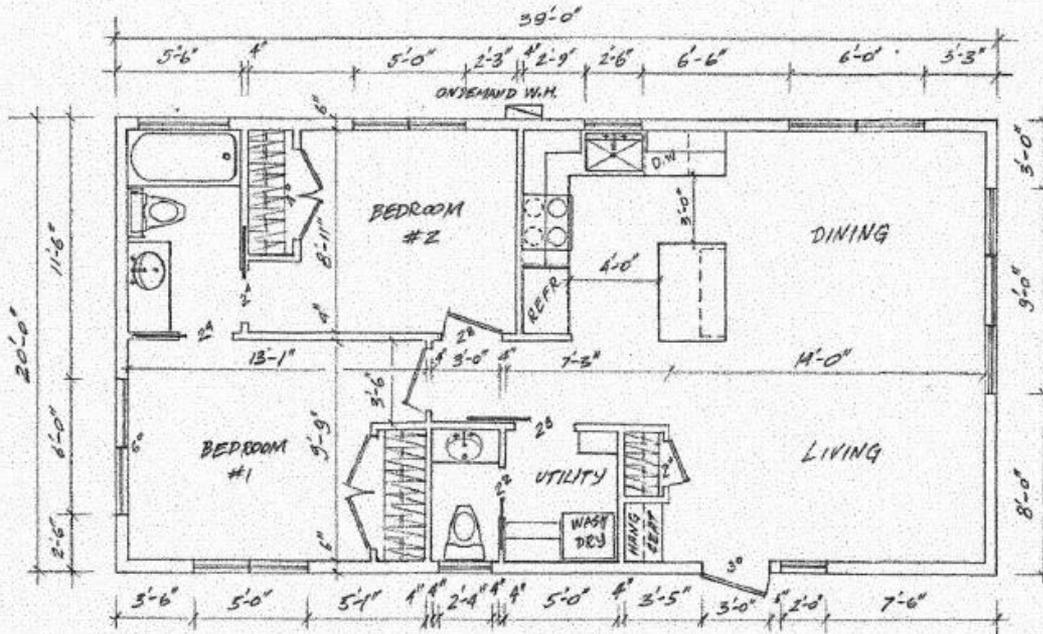
Existing structure



954 square-feet, two-bedroom residence - to remain on site as Unit #1

# Salty Rogue Cottages

## Floor plans for Units #2, #3, and #4



1 PROPOSED COTTAGE FLOOR PLAN  
Scale: 1/8" = 1'-0"

*...all proposed cottages are 780 square-feet*

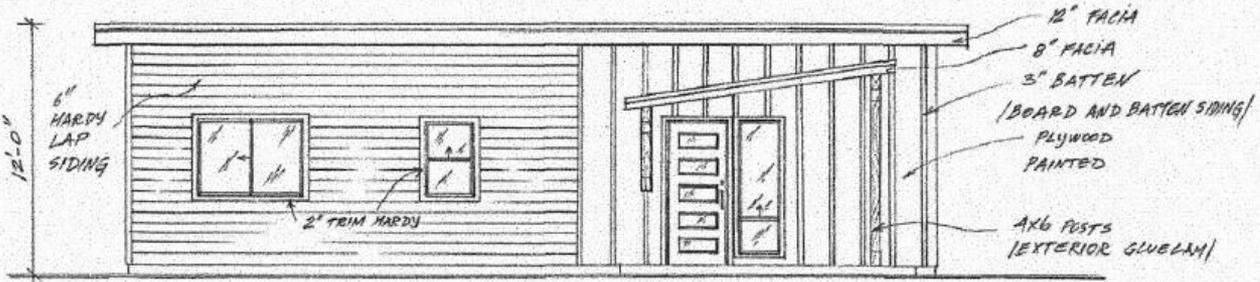
# Salty Rogue Cottages

## Floor Area Ratio & Density

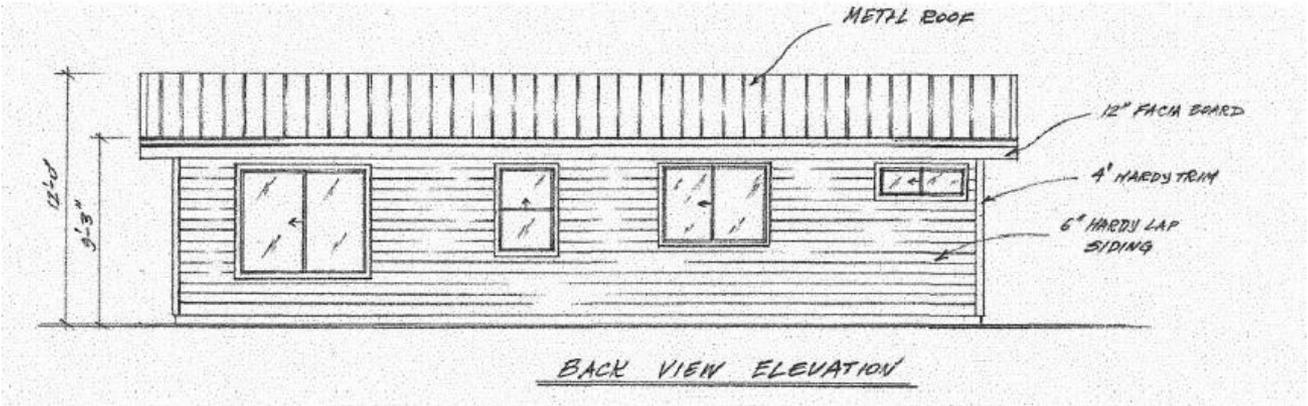
- Minimum lot size for cottage housing is 7,500 sq. ft.  
Lot is 16,973 sq. ft.
- 1 cottage per 2,500 sq. ft. allowed in R-1-5 zone  
 $16,973 / 2,500 = 6.7892$  units allowed, 4 units proposed
- Maximum allowed FAR is 0.35  
 $954 + 780 (3) = 3294$  sq. ft. /  $16,973 = .19$  FAR
- Height maximum is 18 feet  
All units are proposed to be an average 10.6 feet in height
- Lot coverage allowed is 50-percent  
50 percent lot coverage is proposed + 200 sq. ft. porous solid surface allowance
- Buildings must be separated by 6 feet or more  
All buildings are separated by more than 6 feet

# Salty Rogue Cottages

Front & Back elevations for proposed cottages



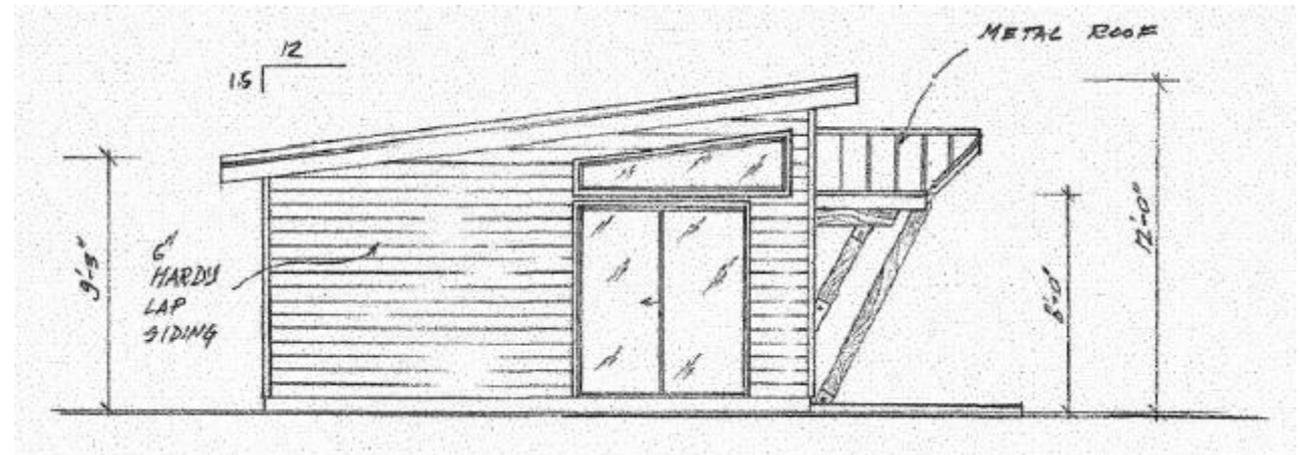
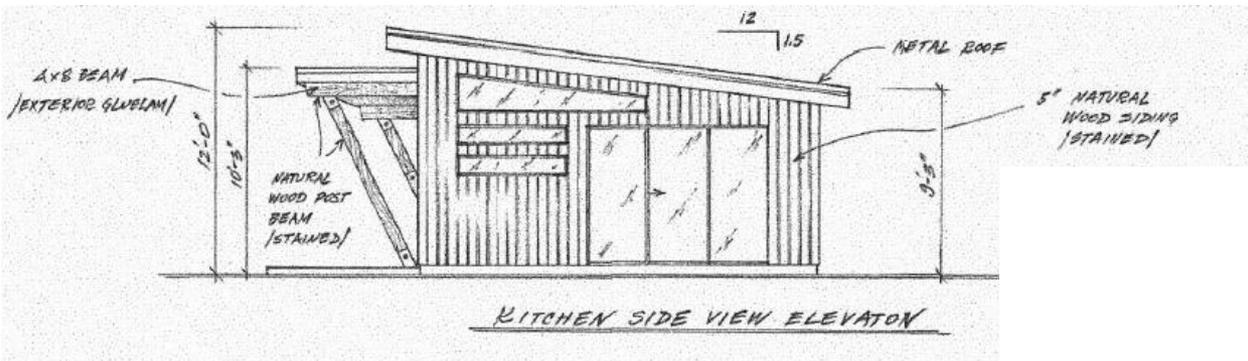
FRONT VIEW ELEVATION



BACK VIEW ELEVATION

# Salty Rogue Cottages

Side elevations for proposed cottages



# Salty Rogue Cottages

Subject Property – Oak Frontage



Oak Street Existing Curb-to-Curb Width: Approx. 40'  
*...on-street parking available on both sides of the street*

# Salty Rogue Cottages

Subject Property – Oak Frontage

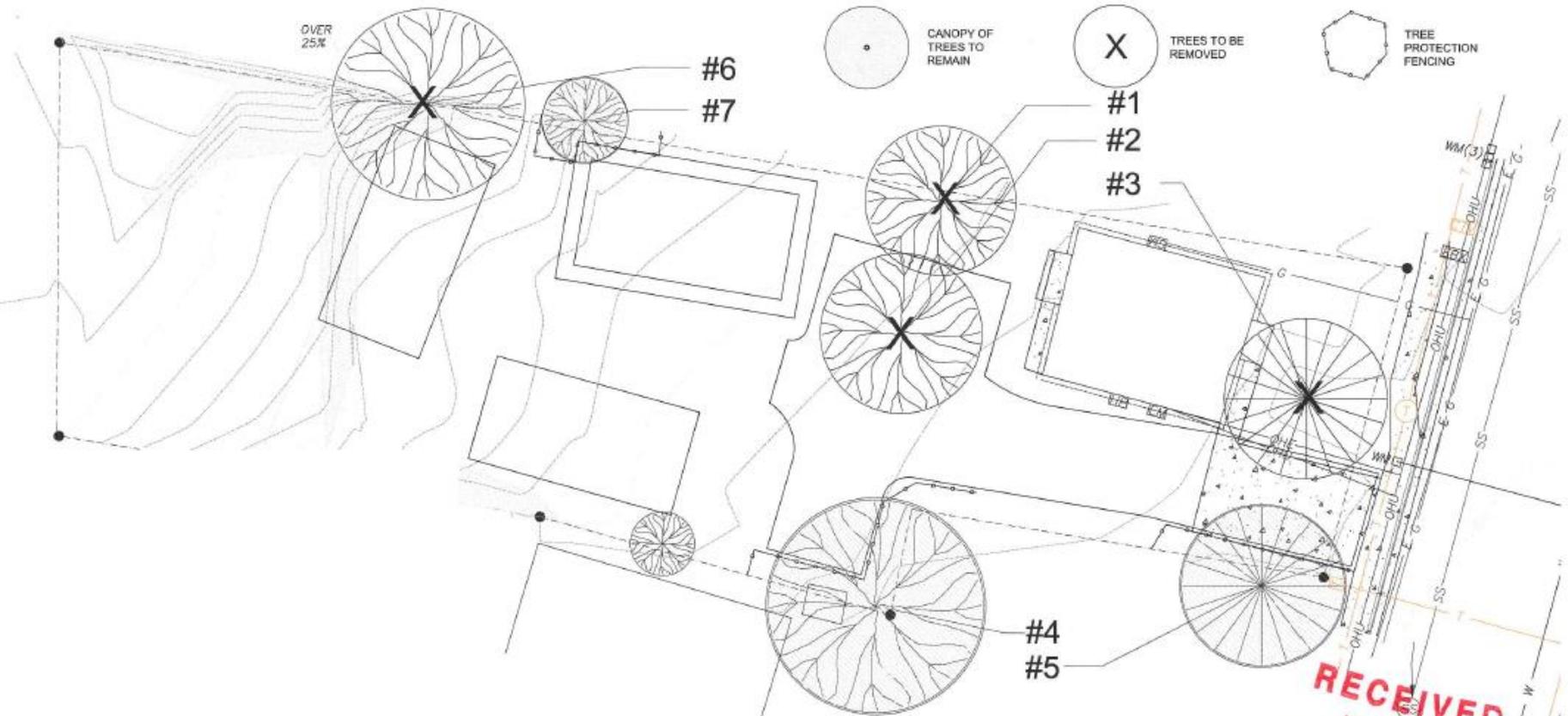
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# Salty Rogue Cottages

## Tree Removals



**RECEIVED**  
AUG 05 2019  
City of Ashland

# Salty Rogue Cottages

## Tree Removals

The diagram is a site plan for 'Salty Rogue Cottages'. It features several circular tree symbols. A legend indicates that a solid circle represents the 'CANOPY OF TREES TO REMAIN' and a circle with an 'X' represents 'TREES TO BE REMOVED'. The plan shows trees #1, #2, and #3 marked with 'X' (to be removed), and trees #6 and #7 marked with solid circles (to remain). A note 'OVER 25%' is present near tree #6. A photograph of a building is shown on the right side of the plan, with a blue arrow pointing to a tree near it.

OVER 25%

#6  
#7

CANOPY OF TREES TO REMAIN

X TREES TO BE REMOVED

#1  
#2  
#3

40-inch d.b.h. Black Walnut

14-inch d.b.h. Ash

16-inch d.b.h. Box Elder

22-inch d.b.h. Cedar

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City of Ashland

- Tree Commission recommended approval of the application as submitted.

# Salty Rogue Cottages

## Ashland Modified Floodplain





# Salty Rogue Cottages

View of the floodplain



# Salty Rogue Cottages

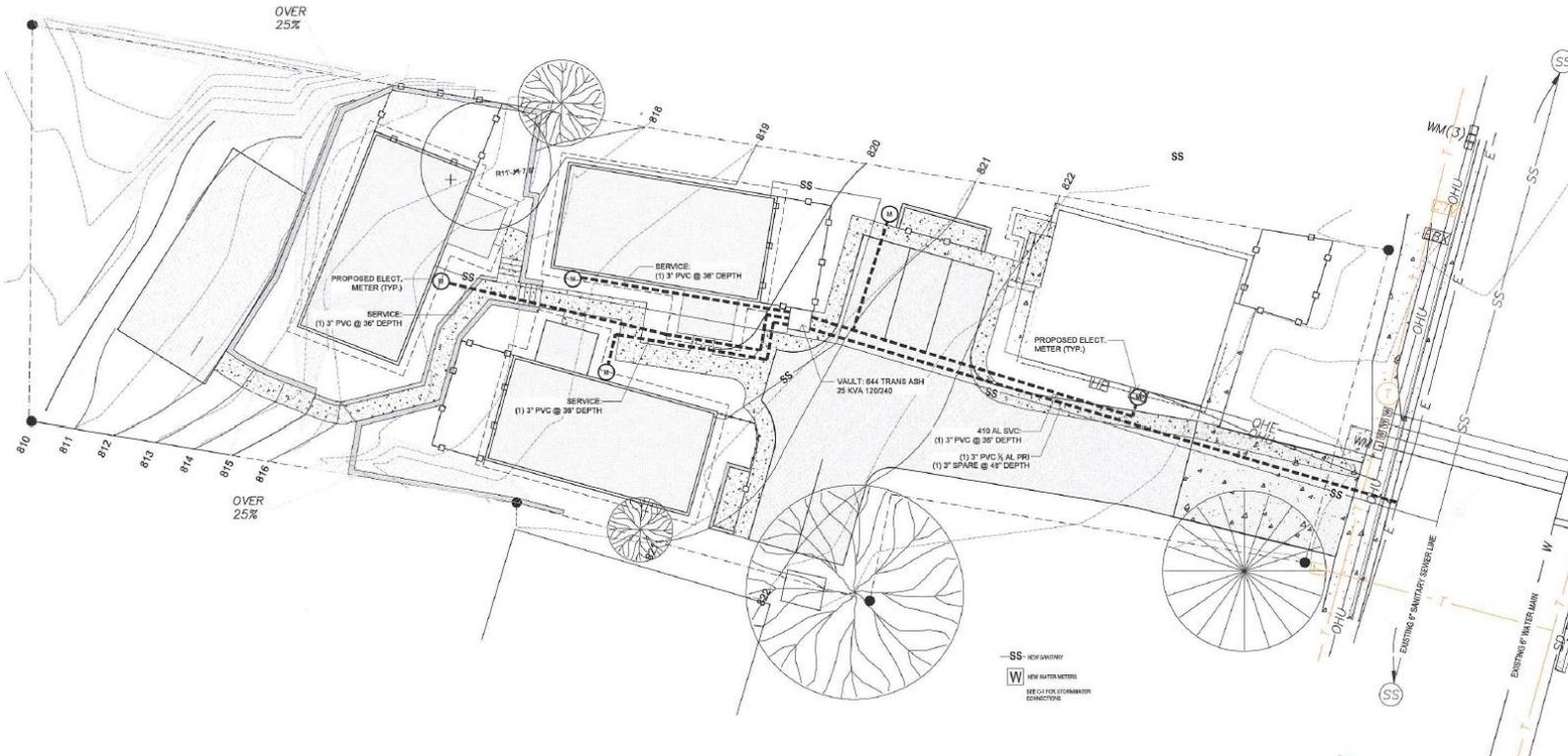
## Landscape Plan



# Salty Rogue Cottages Utilities



# Salty Rogue Cottages Utilities



- Public Works has indicated that the development has adequate capacity to accommodate all four units on site.
- The applicant has proposed pumping storm drainage up to Oak Street, unless an easement can be obtained for sheet flow drainage across the floodplain to the Parks property.
  - Public Works has indicated it can work with both options and a condition is included in the findings.

# Salty Rogue Cottages

## Staff Recommendation...

- 2<sup>nd</sup> Application under the **Cottage Housing Ordinance**.
- All cottages are interior to the property and the proposal meets Site Design Review and Cottage Housing Standards.
- Innovative alternative use of the floodplain as open space and as a connection to Ashland Creek Park, and minimizes impact under the Physical and Environmental Constraints chapter.

The project considered as a whole is *the type of development the Commission and Council sought to encourage with the Cottage Housing ordinance*, and staff believes that the proposal on the whole meets the standards. We recommend that it be approved with the conditions detailed in your packets.