

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: May 22, 2024
RE: 12 Howard Street – Assessors Plat 7/4, Lot 1128
Application for Dimensional Variance

Owner / Applicant: Cesar H. Gonzales Gonzales
Location: 12 Howard Street
Zoning: B2 – Single-family, two-family and multi-family dwellings
FLUM Designation: Residential Less than 10.39 Units Per Acre

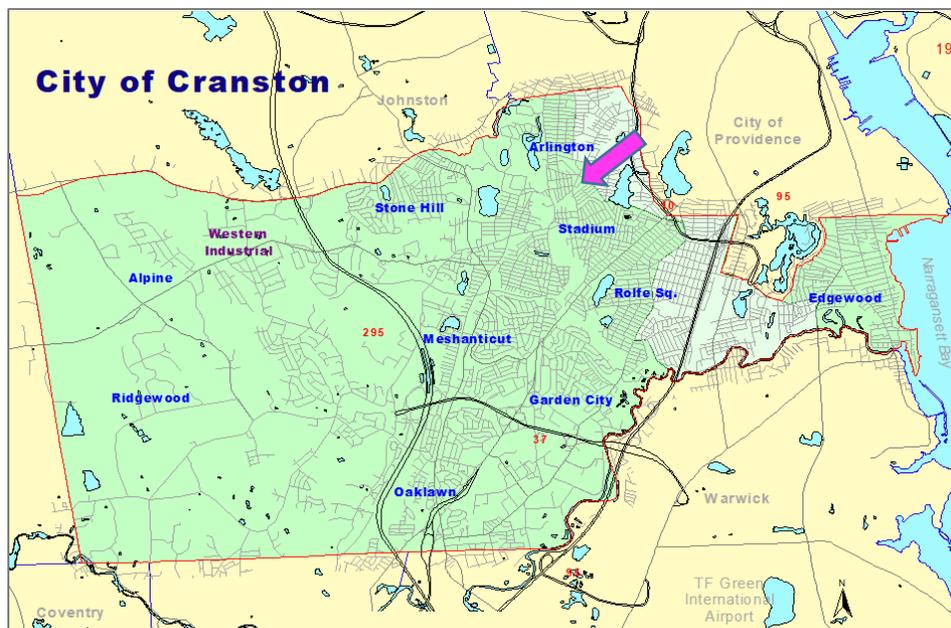
Subject Property:

The subject property is located at 12 Howard Street, identified as Plat 7/4, Lot 1128, and has a land area of 0.1382± acres, (6,021± sq. ft.) with frontage on Howard Street.

Request:

To allow relief from parking requirements and lot size requirements for additions to a single-family home that would convert it to a three-family home in a B2 zone (17.92.010 – Variances, 17.20.090 - Specific requirements, 17.20.120 – Schedule of Intensity Regulations, and 17.64.010 – Off-street Parking)

LOCATION MAP



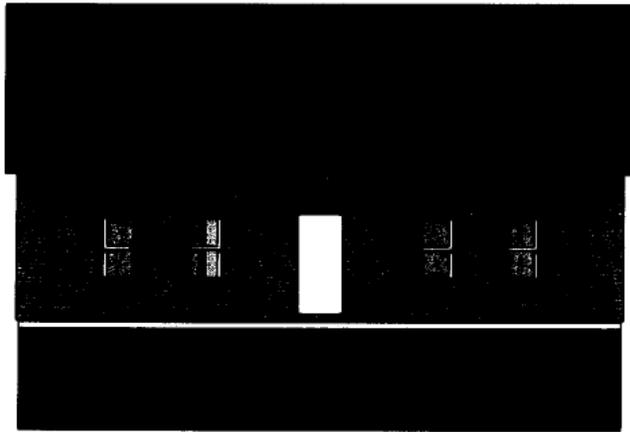
AERIAL PHOTO



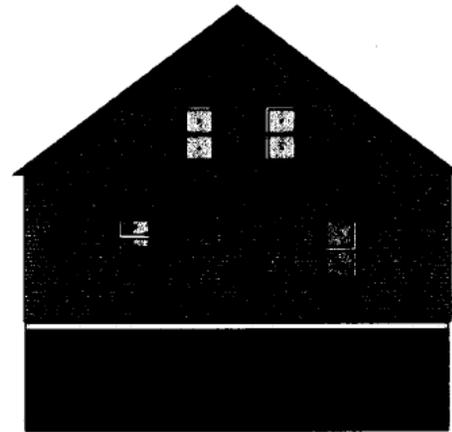
STREET VIEW



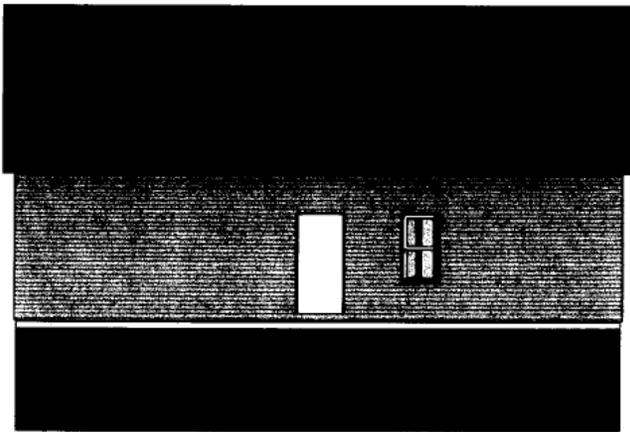
ELEVATIONS – EXISTING



1 Front Existing Elevation
Scale: 1/4" = 1'-0"



2 Right Existing Elevation
Scale: 1/4" = 1'-0"



3 Rear Existing Elevation
Scale: 1/4" = 1'-0"



4 Left Existing Elevation
Scale: 1/4" = 1'-0"

ELEVATIONS – PROPOSED



1 Front Elevation
Scale: 1/4" = 1'-0"



2 Right Elevation
Scale: 1/4" = 1'-0"



3 Rear Elevation
Scale: 1/4" = 1'-0"



4 Left Elevation
Scale: 1/4" = 1'-0"

Findings of Fact:

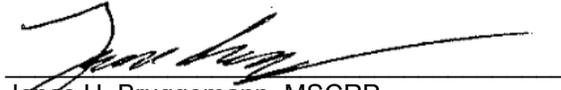
- The Applicant has requested specific relief in their Application, namely:
 - 17.20.090 - Specific requirements & 17.20.120 - Schedule of intensity regulations
 - B-2 Multifamily:
 - Required minimum lot area for 3 units: 14,000 sq ft
 - Site lot area: 6,021 sq ft
 - Relief needed: 7,979 sq ft
 - 17.64.010 – Off-Street Parking
 - Section 17.64.010.I.13 Multi-family dwelling structures: Two spaces for each dwelling unit
 - Existing: 0
 - Proposed: 4 parking spaces
 - Required with additional units: 3 units = 6 parking spaces
 - Total relief needed: 2 parking spaces
- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood and while the request does not impose undue nuisances, the proposal is out of character beyond any other uses on this site or within the surrounding area.
 - The property and the surrounding area are residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
 - The proposed use (multifamily residential) is consistent with the Comprehensive Plan.
 - The subject property is a conforming lot size for a single-family residence, but significantly undersized for a three-family residence.
 - Staff finds that the proposed density (21.7 units/acre) does not conform to the Future Land Use Map density designation of *Residential Less than 10.39 Units/Acre*.
 - Staff analysis found that the average density per lot in the immediate neighborhood of the property (Howard Street and the connected block on Cranston Street) is 10.8 Units/Acre, half of the proposed density of the project.
 - Of the 30 residential properties in that area, 12 are single family units. 8 are two-family, 5 are three-family, and 2 properties are greater than three-family.
 - Howard Street features only 2 three-family properties and 5 two-family properties. The rest are small single-family properties on around 6,000 sq ft.
 - All two-family buildings are on undersized lots, with the median lot size being 7,714 sq ft. Median density of the two-family lots is ~11 units/acre.
 - All three-family buildings in the neighborhood are on undersized lots, with the median lot size being ~6,840 sq ft and median density being ~19 units/acre. A three-family on the subject property proposes noticeably (though not excessively) greater density on a smaller lot size compared to other three-family buildings in the area.
- The Future Land Use Map (FLUM) designates the subject property as “*Residential Less than 10.39 Units/Acre*.”
 - Per the Comprehensive Plan, the B-2 zoning district is an appropriate zoning classification for a multi-family residential land designation and development.
 - Staff finds that the proposed density (21.7 units/acre) does not conform to the Future Land Use Map density designation of *Residential Less than 10.39 Units/Acre*.
 - Staff finds that the Application is inconsistent with the Future Land Use Map designation.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)development support the approval of this Application:
 - Housing Goal 2: Permit a variety of residential development types to achieve multiple community objectives.
 - Housing Goal 4: Promote housing opportunity for a wide range of household types and income levels.

- Housing Policy 4.1: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)development DO NOT support the approval of this Application:
 - Land Use Goal 9: Protect and stabilize existing residential neighborhoods.
 - Land Use Policy 9.3: Preserve the existing density of established neighborhoods.

Recommendation:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application inconsistent with the goals and purposes of the Comprehensive Plan and is not compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **NEGATIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,



Jonas U. Bruggemann, MSCRP
Senior Planner

Cc: City Planning Director
File