

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Brianna L. Valcourt, M.Arch; Senior Planner
Date: May 29, 2024
RE: 389 Laurel Hill Avenue– Assessors Plat 7, Lots 3860, 3859, & 512
Application for Use and Dimensional Variance

Owner / Applicant: Versatile Investment Group LLC
Location: 389 Laurel Hill Avenue
Zoning: B-1 – Single/Two Family Residential, (6,000 sq. ft/8,000 sq. ft.)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

Subject Property:

The subject property is located at 389 Laurel Hill Avenue, identified as Plat 11, Lot 3860, and has a land area of 0.5± acres, (22,000± sq. ft.,) with frontage on Laurel Hill Avenue and Farmington Avenue.

Request:

To allow the construction of a second-floor apartment, on parcel 11-3860, that exceeds a use and dimensional standard within the zoning code for a B-1 zone (17.20.090A – Specific Requirements, 17.20.120 – Schedule of Intensity Regulations, 17.92.010 – Variances, 17.92.020 – Special Use Permit).

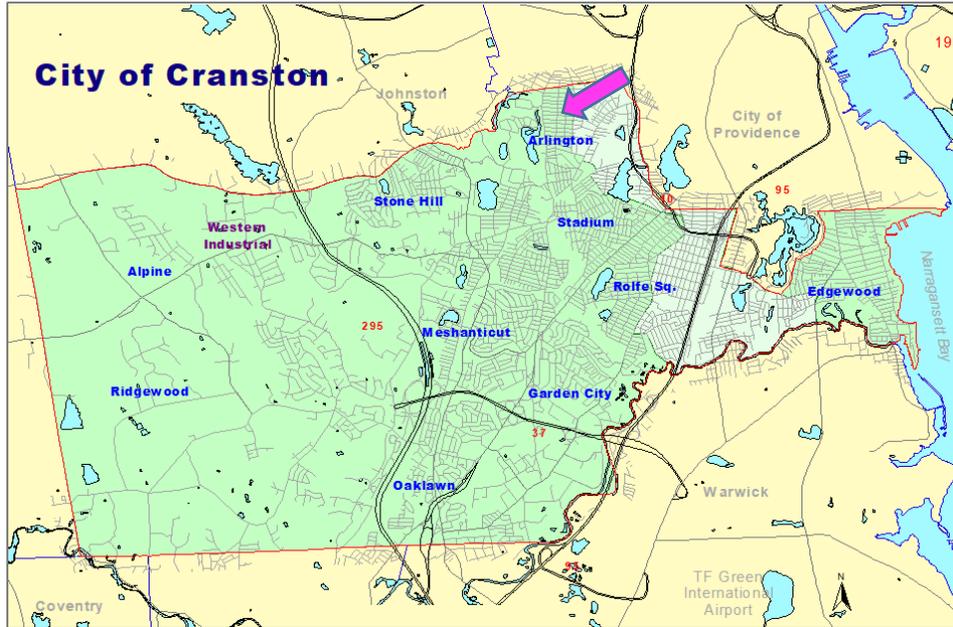
Relief from 17.20.090A – Specific Requirements:

- Minimum Land Area for (6) six units
 - Required: 26,000 sq. ft.
 - 6,000 sq. ft. + (4,000 sq. ft. x 5 units) = 28,000 sq. ft.
 - Proposed: 22, 062 sq. ft.
 - 22, 062 sq. ft. – 6,000 sq. ft. (1st unit) = 16,062 sq. ft. / 4,000 sq. ft. (subsequent units) = 4.02 + 1 = 5.02 units = 5 units allowed by right; 6 units proposed
 - Relief Requested: 3,938 sq. ft. or 1 unit

Relief from 17.92.020 – Special Use Permit:

- Designated Use: Single/Two Family Dwellings
 - Current Use: Five Unit Multi-Family Dwelling
 - Proposed Use: Five Unit Multi-Family Dwelling with an Accessory Dwelling Unit above a Garage

LOCATION MAP



AERIAL PHOTO



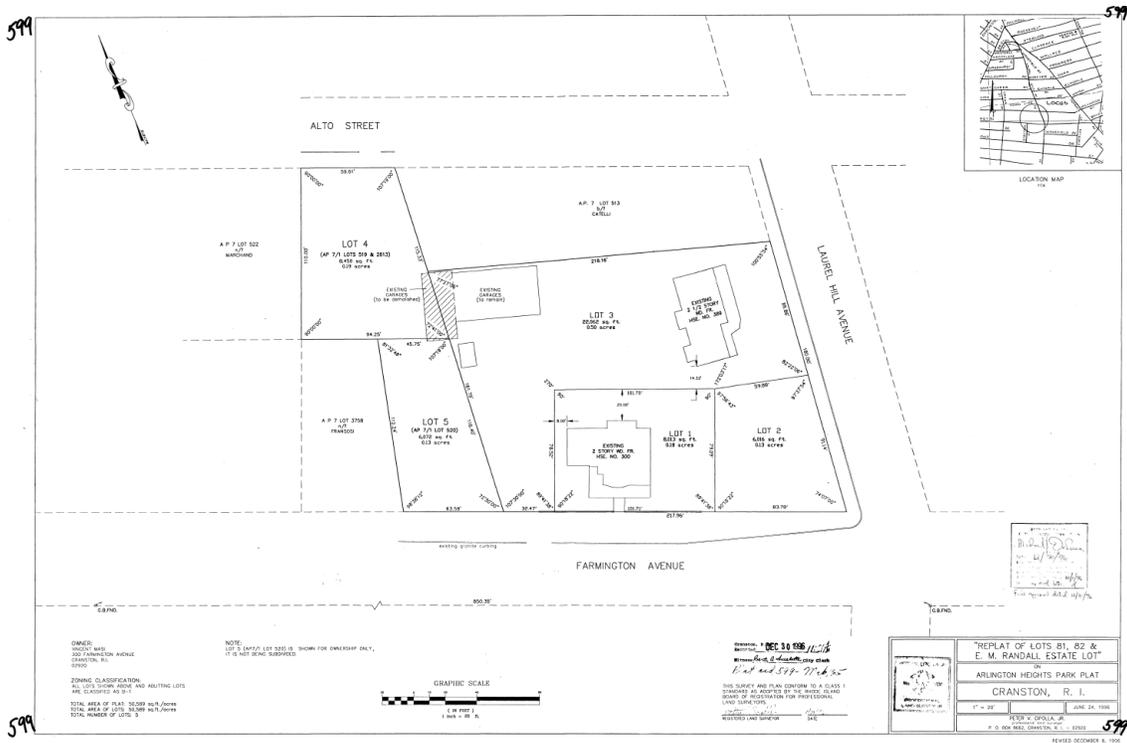
STREET VIEWS



1879 SITE PLAN – RECORD LOTS



1996 SITE PLAN – SUBDIVISION



Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.090A – Specific Requirements
 - 17.20.120 – Schedule of Intensity Regulations
 - 17.20.030 – Schedule of Uses
 - 17.92.010 – Variances

- Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area and the request does not impose undue nuisances and is not 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 Future Land Use Map (FLUM) designates the subject property as “*Single/Two Family Residential Less Than 10.89 Units Per Acre.*” The proposed density is **11.8** units per acre.
 - Per the Comprehensive Plan, the B-1 zoning district is an appropriate zoning classification for single-family and two-family residential land designation.
 - Staff finds that the Application is generally consistent with the Future Land Use Map designation as it relates to density.

- The Comprehensive Plan outlines goals, policies, and action items pertaining to accessory residential development which Staff find to support the approval of this Application, specifically:
 - 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.
 - Housing Policy 4.3: Promote regulations that facilitate the development of affordable housing.
 - Housing Policy 4.7: Promote the development of special housing alternatives for the elderly and handicapped.

Recommendation:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally consistent with the goals and purposes of the Comprehensive Plan and is 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 **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,

Brianna L. Valcourt

Brianna L. Valcourt, M.Arch
Senior Planner

Cc: City Planning Director
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