

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: June 21, 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

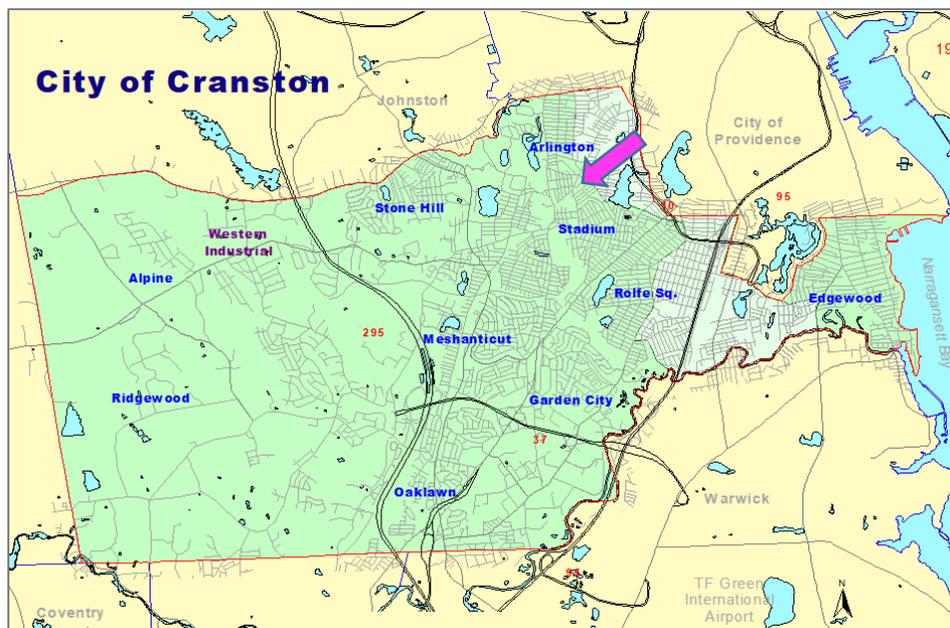
Subject Property:

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 two-family home in a B2 zone (17.92.010 – Variances, 17.20.090 - Specific requirements, and 17.20.120 – Schedule of Intensity Regulations)

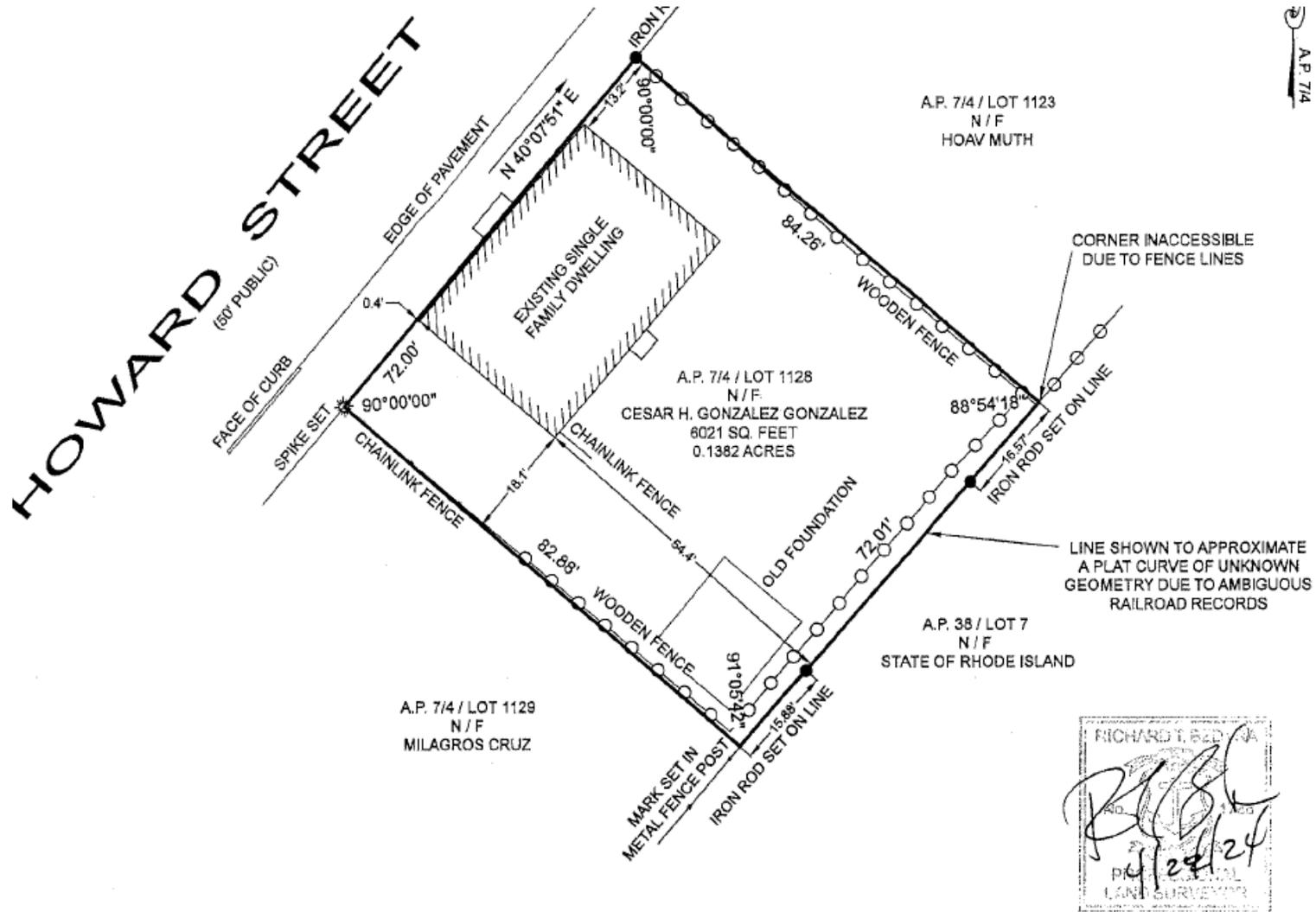
LOCATION MAP



AERIAL PHOTO

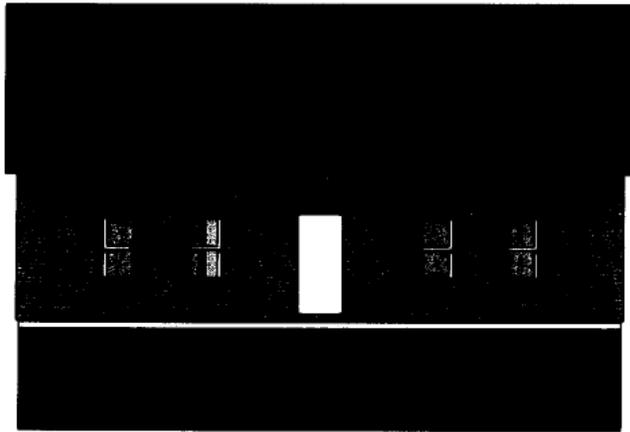


BOUNDARY SURVEY

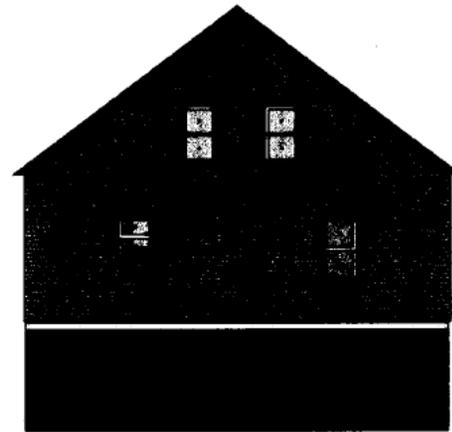


CLASSIFICATION:

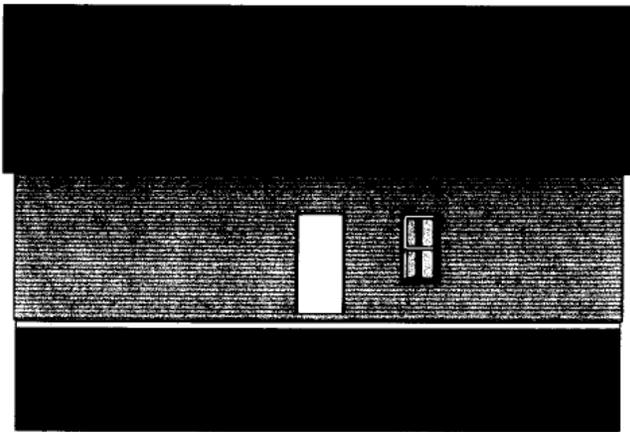
ELEVATIONS – EXISTING



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 2 units: 8,000 sq ft
 - Site lot area: 6,021 sq ft
 - Relief needed: 1,979 sq ft

- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood 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 proposed use (multifamily residential) is consistent with the Comprehensive Plan.
 - The subject property is a conforming lot size for a single-family residence, but noticeably undersized for a two-family residence.
 - Staff finds that the proposed density (14.5 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, 3.7 units/acre less than the proposal.
 - 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 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 two-family on the subject property exceeds the density and lot sizes of other two-family properties but proposes significantly less density than comparative 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 two-family residential land designation and development.
 - Staff finds that the proposed density (14.5 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, but determine that this proposal has addressed the issue of inconsistency in the following ways:
 - The immediate neighborhood exceeds the designated FLUM density number of 10.36 unit/acre. While the property exceeds the median density of the neighborhood, it is not uncharacteristic for the neighborhood as several multifamily properties in the area exceed the density number even more, with the median density of all three-family units being ~19 units/acre. The proposed density is within a reasonable range from the neighborhood density of 10.8 units/acre.
 - Other two-family properties on undersized lots are present on Howard Street, including the property across the street.
 - The proposal provides plentiful parking.
 - The expansion of the building's footprint is minimal enough to fit in with the surrounding area.

- 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.
 - 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 **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,



Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer

Cc: City Planning Director
File