

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: August 4, 2026
RE: 1594-1596 Broad Street – Assessor's Plat 2, Lot 2624
Application for Dimensional Relief

Owner: Jorge Jorge
Applicant: Truman Herrera
Location: 1594-1596 Broad Street
Neighborhood: Northern Edgewood
Zoning: C-1 – (Office Business)
FLUM Designation: Neighborhood Commercial/Services

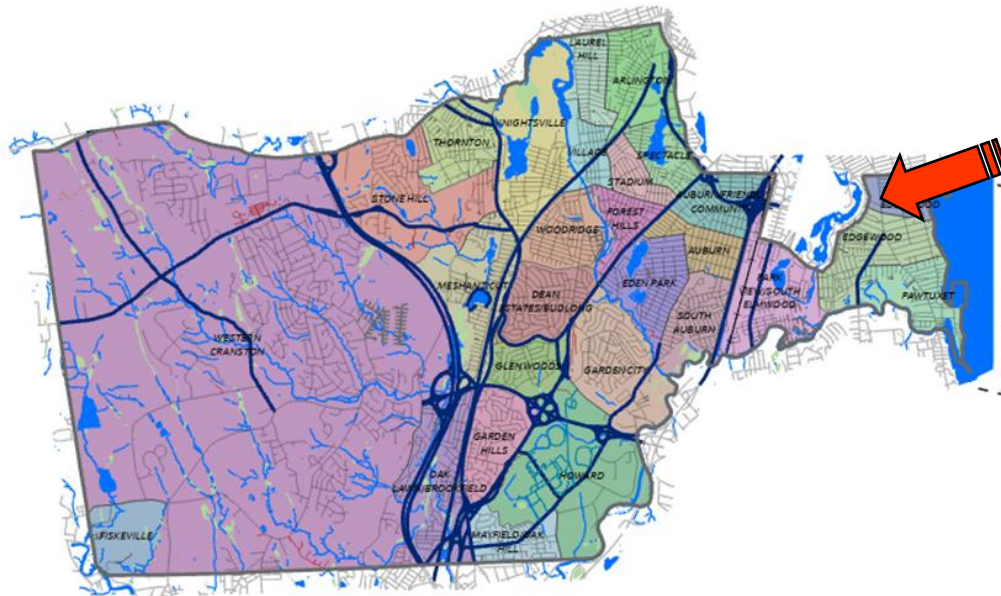
Subject Property:

The subject property is located at 1594-1596 Broad Street, identified as Plat 2, Lot 2624 and has a land area of 0.0945 ± acres, (4,118 sf).

Request:

The applicant has applied for permission to convert a legal, non-conforming mixed-use building into a three-family dwelling. Applicants seek relief per Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements; Section 17.64.010 Off-street parking.

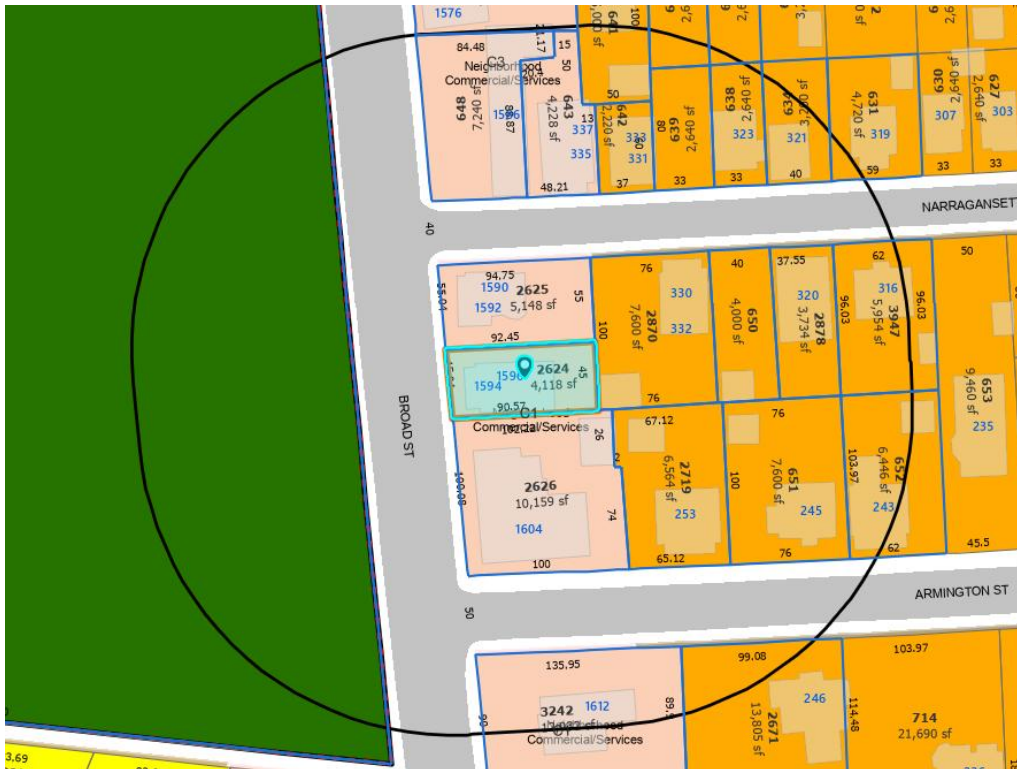
LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW

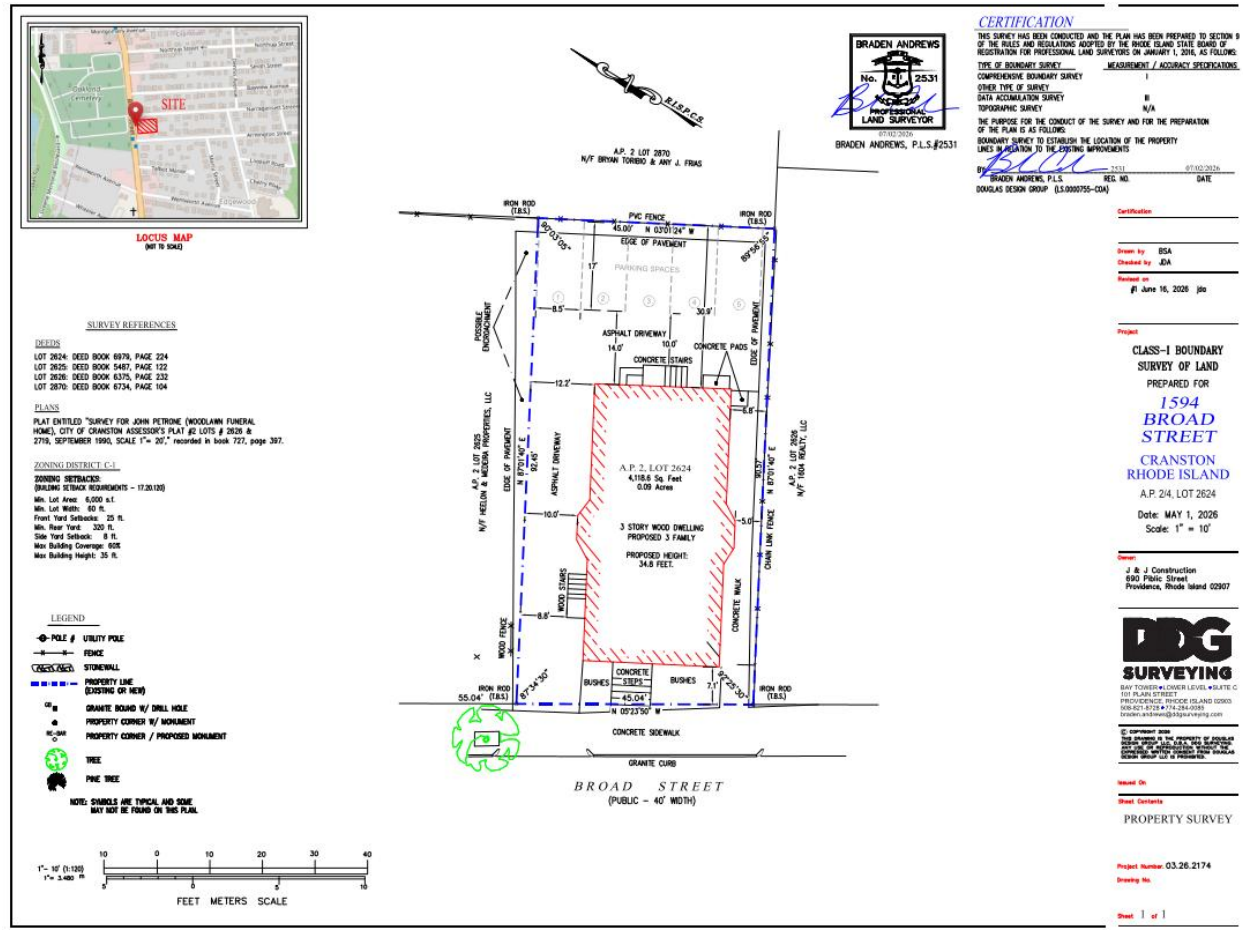


STREET VIEW



(GOOGLE IMAGES SEPTEMBER 2025)

SITE PLAN



Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.120 – Schedule of Intensity Regulations
- 17.64.010 – Off-street parking
- 17.20.090 – Specific Requirements

Relief Sought:

C-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	14,000 sf for Three-Family Dwellings	4,118 sf	9882 sf
Off-street Parking	6 Spaces	5 Spaces	1 Space

Staff Analysis:

Consistency with the Surrounding Area:

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 uses on this site or within the surrounding area. The subject property and the surrounding area

are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- Staff analyzed the lot sizes of three family dwellings in the northern Edgewood Neighborhood. Results showed that the median lot size for three families in this area is 5,280 sf. About a quarter of the dwellings that were analyzed, were on smaller lots than the proposal in this application.
 - Many of these three-families are located on smaller residential streets. The subject lot is located on Broad Street, a mixed-use transit corridor where development is expected to be denser.
- Parking needs will become less intensive after this conversion to an additional residence. The current use, a dentist's office, generates more demand for parking than one extra residential unit.
 - The proposed plan only falls short of the off-street parking requirement by one spot.

Additional Figures

Number of residential lots within 200':	17 Lots*
Number of residential lots smaller than proposed in the application:	4 Lots*
Number of residential lots equal to proposed in the application:	0 Lots*
Number of residential lots larger than proposed in the application:	13 Lots*
<i>* Excluding the subject lots</i>	
Existing subject parcels density:	21.15 U/a
Proposed subject parcels density:	31.73 U/a
200' Radius density:	16.5 U/a
Neighborhood Zone density:	10.4 U/a

Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as "*Neighborhood Commercial/Services*"
 - Per the Comprehensive Plan, the C-1 zoning district is an appropriate zoning classification for multi-family residential land designation and development.
 - Staff finds that the Application is consistent with the Future Land Use Map designation.
- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential development support the approval of this Application:
 - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
 - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - Policy H-6: Maintain a varied housing stock, with units of different age, size, and type that are affordable to a wide range of incomes.
 - Policy H-11: Reduce the burden of zoning and building regulations, to enable two- and three-family unit dwellings to be easily modified, maintained and improved within the existing neighborhoods.

Summary

Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, and supports the goals and policies of the Comprehensive Plan which promote approval of a wide variety of housing types and flexibility in our development standards. Specifically, the Comprehensive Plan seeks to enable incremental development and enable the expansion of housing options in the City to meet demand, without disrupting the fabric of existing neighborhoods.

Recommendation:

ZBR-26-26 (1594-1596 Broad Street):

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommend 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,

James S. Ray

Jamie Ray
Administrative Officer | Planner Technician