

# CITY PLANNING DEPARTMENT



## Memorandum

**To:** City Plan Commission  
**From:** Jamie Ray | Planner Technician  
**Date:** August 4, 2026  
**RE:** 309 Station Street – Assessor's Plat 3, Lot 72  
**Application for Use Variance**

**Owner /Applicant:** Eddy Pena  
**Location:** 309 Station Street  
**Neighborhood:** Park View/South Elmwood  
**Zoning:** M-2 – (General Industry)  
**FLUM Designation:** Special Redevelopment Area

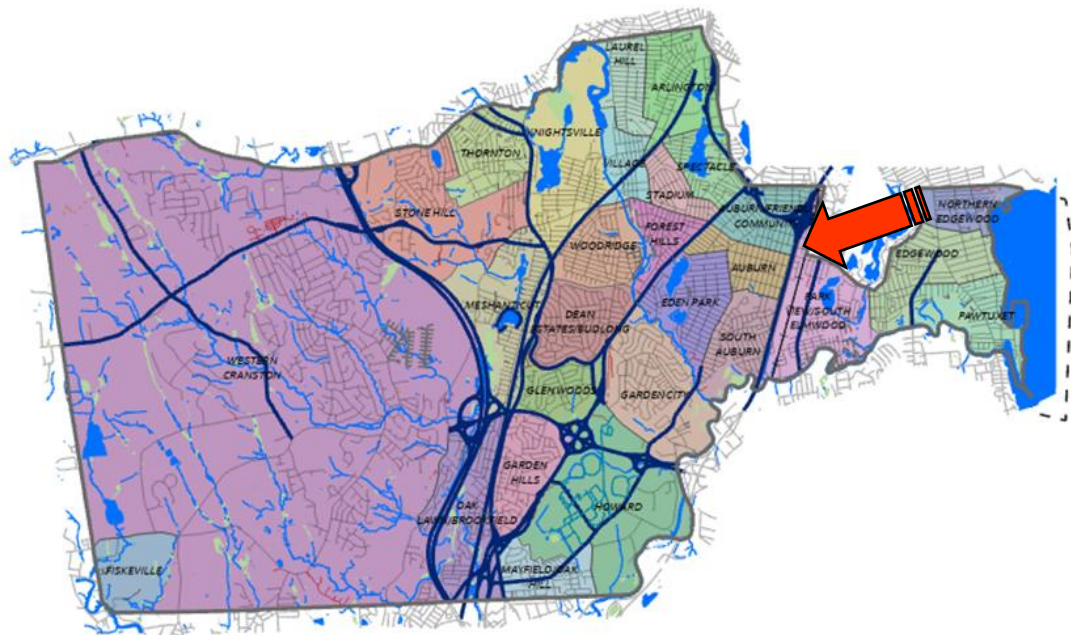
### Subject Property:

The subject property is located at 309 Station Street, identified as Plat 3, Lot 72 and has a land area of 0.1148 ± acres, (5,000 sf).

### Request:

The applicant has applied for permission to convert an existing legal, non-conforming single-family dwelling into a two-family dwelling. Applicant seeks relief by 17.92.010- Variance; Section 17.20.030 Schedule of Uses; Section 17.20.120 Schedule of Intensity Regulations.

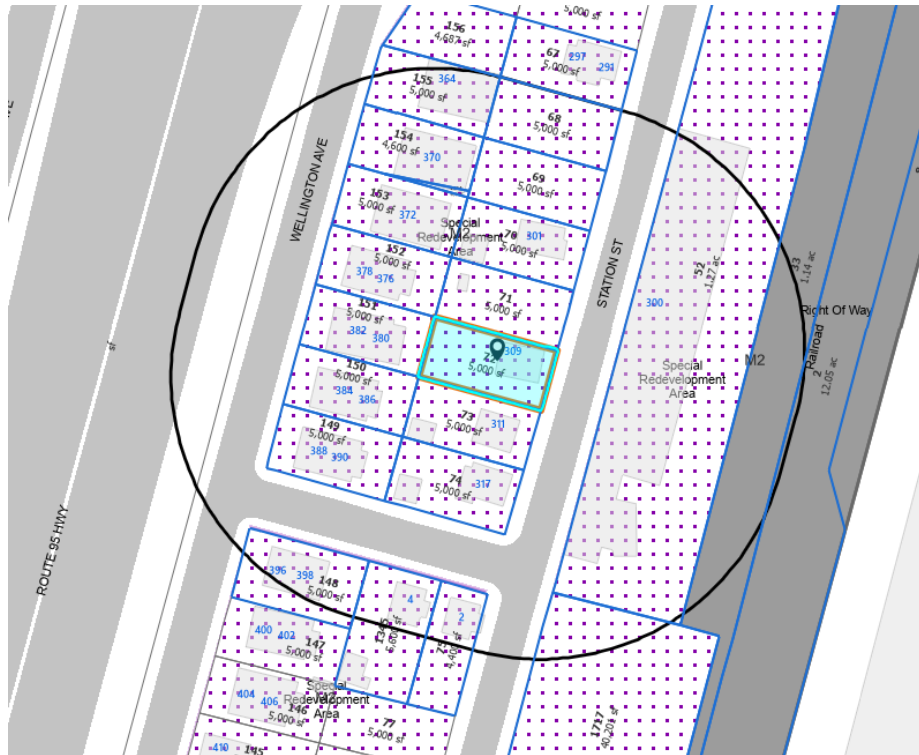
### LOCATION MAP



## ZONING MAP

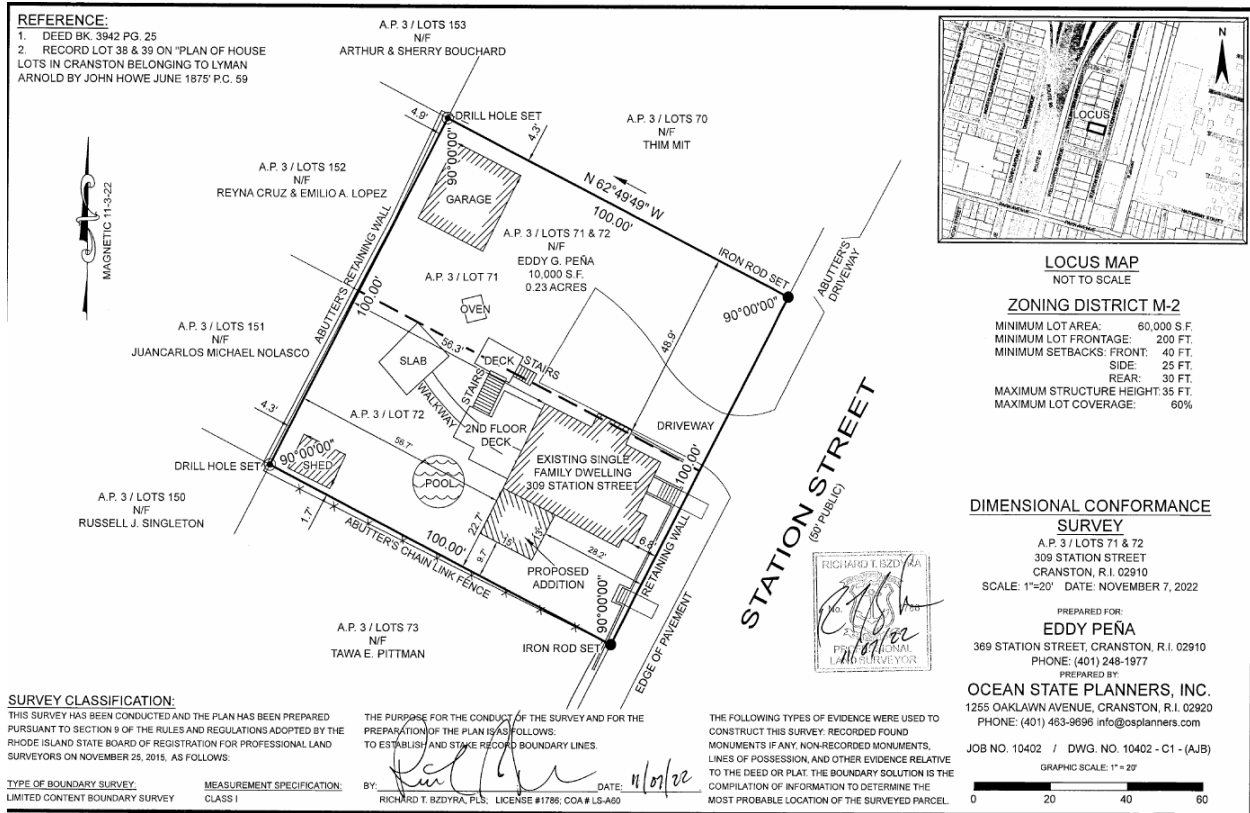


## FUTURE LAND USE MAP



## A photograph of a two-story green house with a white door and a small porch, situated on a grassy lot next to a paved driveway. A silver pickup truck is parked in the driveway, and a boat is visible in the background.

# SITE PLAN



## Findings of Fact:

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

- 17.20.030 Schedule of Uses
- 17.20.120 Schedule of Intensity Regulations

## Relief Sought:

§17.20.040C.1 "Changes of use which result in a required increase in minimum lot area per Sections 17.20.090, Specific requirements and 17.20.120, Schedule of intensity regulations shall require conformance with minimum lot area and lot width and frontage."

| M-2 Zone                   | Required                                                                                               | Proposed            | Relief Sought                                              |
|----------------------------|--------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------|
| Minimum Lot Size           | 60,000 sf                                                                                              | 10,000 sf           | 50,000 sf                                                  |
| Minimum Lot Width/Frontage | 200 feet                                                                                               | 100 feet            | 100 feet                                                   |
| Use Variance               | Two-Family Dwellings are not permitted in the M-2 Zone (Existing Single-Family is also non-conforming) | Two-Family Dwelling | A conversion from a Single-Family to a Two-Family Dwelling |

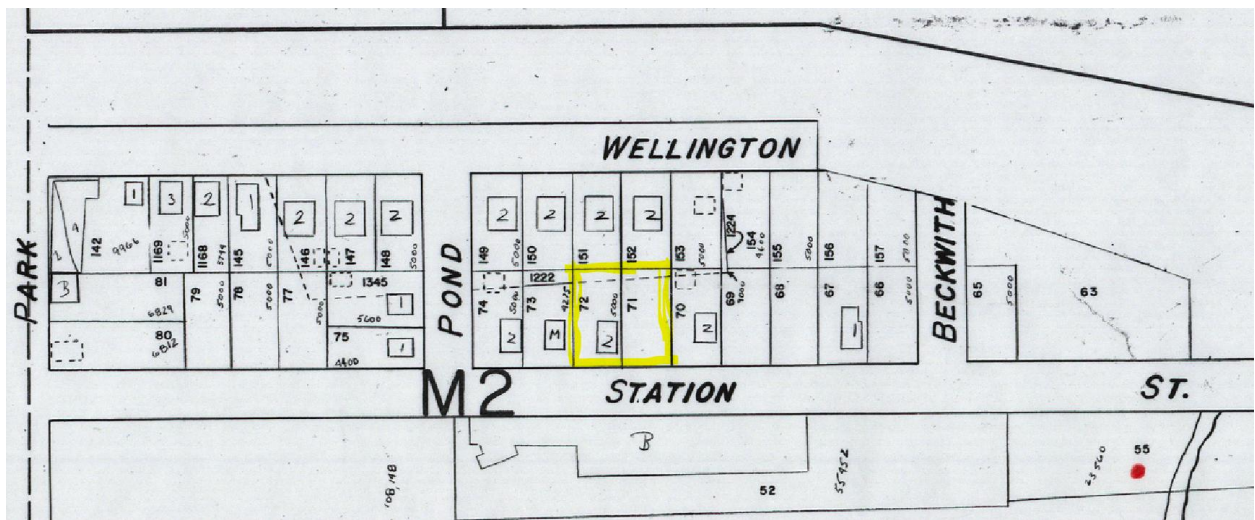
## Project Narrative provided by Applicant:

This property was previously a legal two-family home. I would like to restore it back to a two-family. The current layout and utility hookups remain in place. The only thing that it needs is the utility meter for the second floor and a permit to connect it back to the existing panel.

### Staff Analysis:

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.

- The residences surrounding 309 Station Street are historic remnants of the Auburn neighborhood that were separated from it by the construction of I-95.
- 1965 Zoning Plats show that this sliver of land wedged between the railroad and the highway, is made up of mostly two-family homes.
  - The subject property was previously designated as a two-family dwelling.
- The applicant is not proposing any significant changes to the lot or the structure. Existing lot size and frontage are in excess of requirements for two-family dwellings in zones where they are permitted. Applying the M-2 zoning requirements would be inconsistent with the surrounding neighborhood and the historic use of the lot.
- The Future Land Use Map acknowledges that this industrial zone should be changed to allow for redevelopment. This area may be suitable for industrial uses, but the existing residential buildings are here to stay. Continuing the residential use will not interfere with current or future industrial operations in the area.



1965 Zoning Plat

### Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as “*Special Redevelopment Area*”
  - Staff finds that the proposed project density (8.71 units/acre) conforms to the Future Land Use Map density designation of *Single/Two Family Residential Less Than 10.89 Units/Acre*, which is the density standard for districts where two-families are permitted.
  - Staff finds that the Application is consistent with the Future Land Use Map designation.
    - Special Redevelopment areas are defined as areas in which “the city has identified sites where the existing zoning is not appropriate or where the city anticipates undertaking redevelopment through mixed-planned development.”
- 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-26-34 (309 Station 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