

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: August 4, 2026
RE: 547 Park Avenue – Assessor's Plat 3, Lot 1141
Application for Dimensional Variance

Owner: Yolanda Rosa
Applicant: Nery Cruz
Location: 547 Park Avenue
Neighborhood: Park View/South Elmwood
Zoning: B-2 – (single-family, two-family and multi-family residential)
FLUM Designation: Residential Less Than 10.39 Units Per Acre

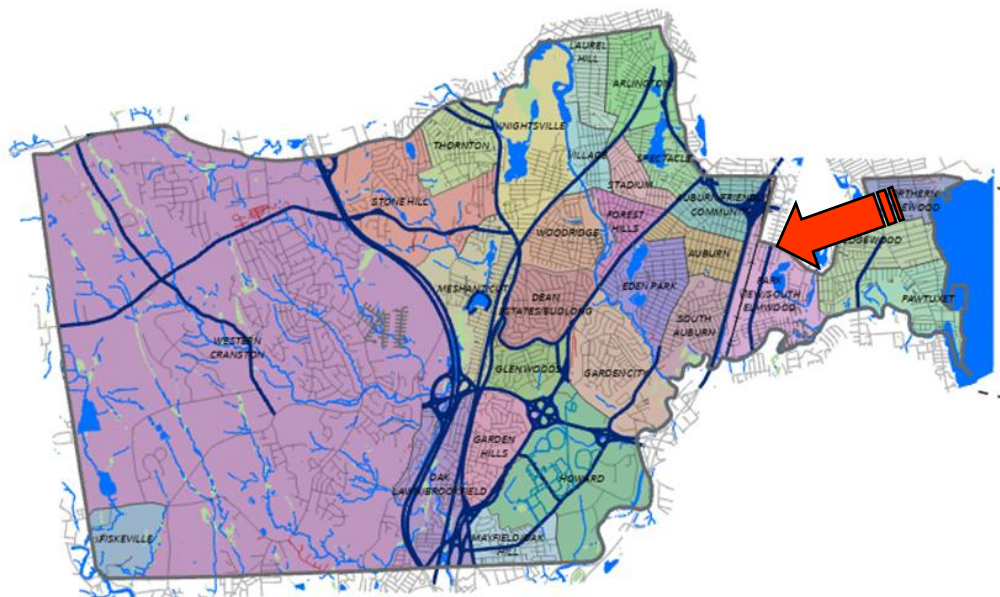
Subject Property:

The subject property is located at 547 Park Avenue, identified as Plat 3, Lot 1141 and has a land area of 0.1375 ± acres, (5,989 sf).

Request:

The applicant has applied for permission to convert the basement of a legal, non-conforming three-family dwelling into a fourth unit. Applicants seek relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements.

LOCATION MAP



[illegible]

AERIAL VIEW

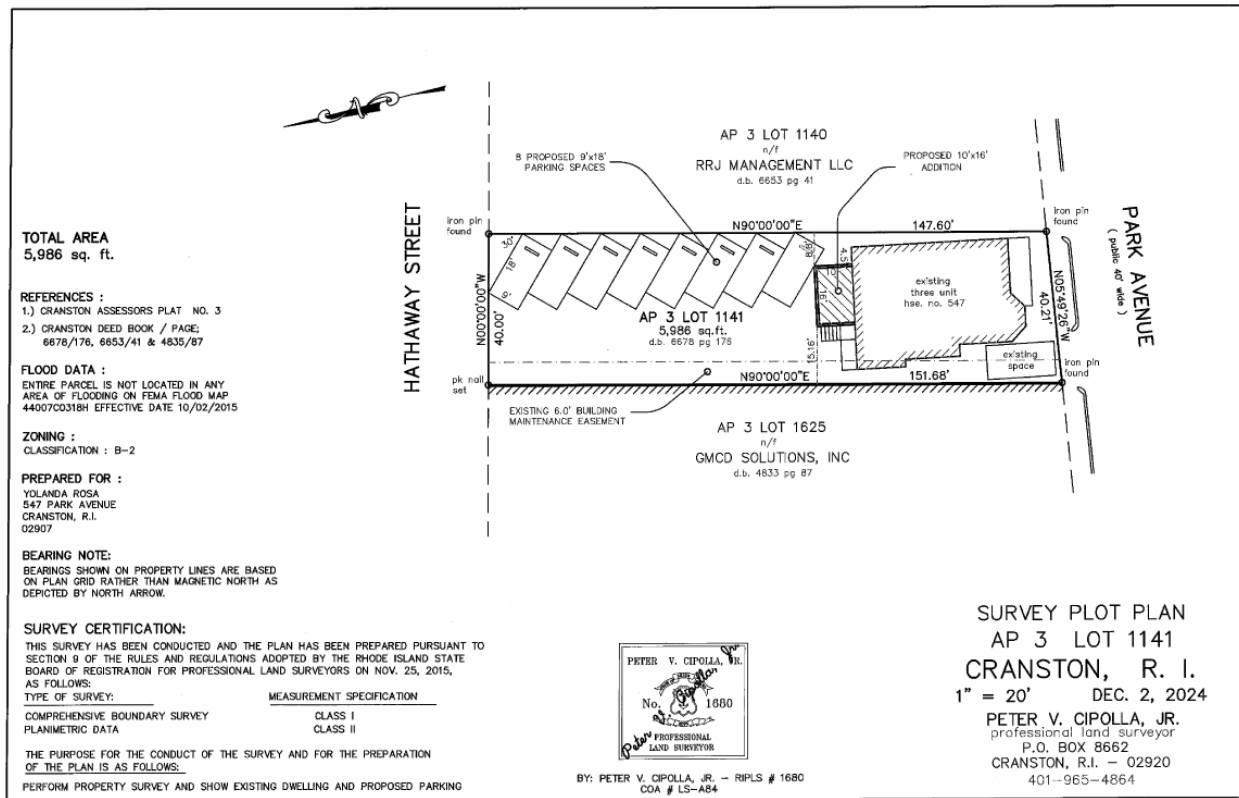


STREET VIEW



(GOOGLE STREET VIEW JUNE 2025)

SITE PLAN



Findings of Fact:

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

- 17.20.120 Schedule of Intensity Regulations
- 17.20.090 Specific requirements

B-2 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	18,000 sf	5,986	12,014 sf

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

- This area contains a significant diversity of lot sizes and density ranges. Most of the housing in the area contains 2-5 units, which means that this four-family dwelling will not stand out as inconsistent with the neighborhood.
 - A 14-Unit apartment building stands directly across the street from the subject lot. These mixed development patterns reflect the purpose of the B-2 Zone.
- Adequate parking (8 spaces) is provided.
- This proposal is not looking to make any changes to the property that would be visible from the street.

Additional Figures

Number of residential lots within 200': 9 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: 5 Lots*

*** Excluding the subject lots**

Existing subject parcels density: 21.81 U/a

Proposed subject parcels density: 29.09 U/a

200' Radius density: 13.67 U/a

Neighborhood Zone density: 8.7 U/a

Consistency with the Comprehensive Plan and FLUM

- 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 multifamily residential land designation and development.
 - Staff finds that the proposed project density does not conform to the Future Land Use Map density designation.
 - Staff found that the FLUM density cap should be reconsidered for this zone. Only 20% of residential lots that were analyzed in the surrounding area are below the density cap. This means that conformance with the FLUM is out of character with the neighborhood.
 - The addition of one unit will negligibly raise the density of the area.
 - 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.

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-26-35 (547 Park Avenue):

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