

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: August 4, 2026
RE: 89 & 0 Auburn Street – Assessor's Plat 5, Lots 124 & 125
Application for Dimensional Relief

This memo pertains to two jointly submitted applications for lots currently merged under zoning

Owner /Applicant: LOC Construction, LLC
Location: 89 & 0 Auburn Street
Neighborhood: Auburn
Zoning: B-1 – (Single and Two-family Residential)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

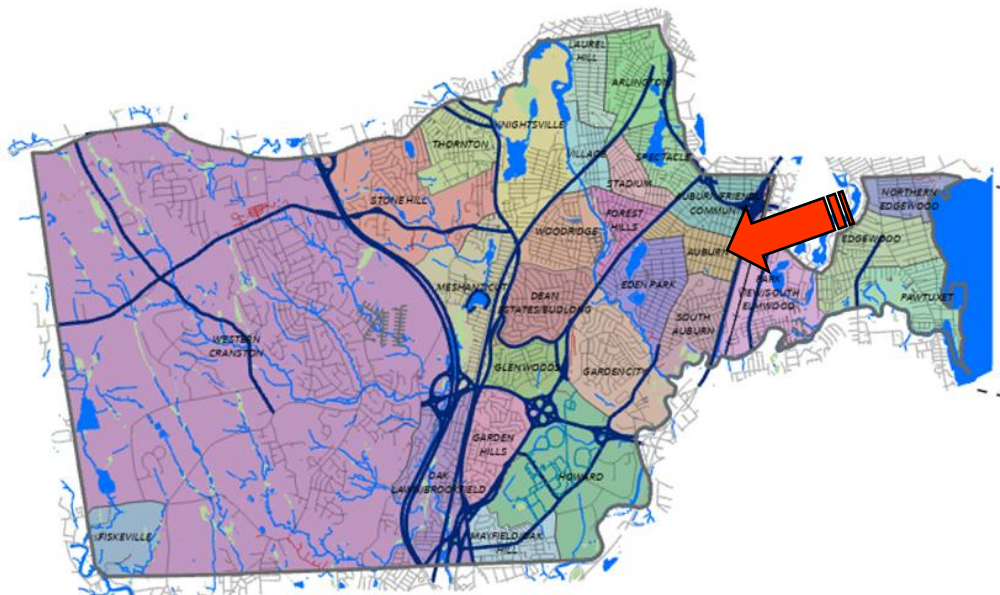
Subject Property:

The subject properties are located at 89 & 0 Auburn Street, identified as Plat 5, Lots 124 & 125 and have a land area of 0.1148 ± acres, (5,000 sf) for each of the two lots.

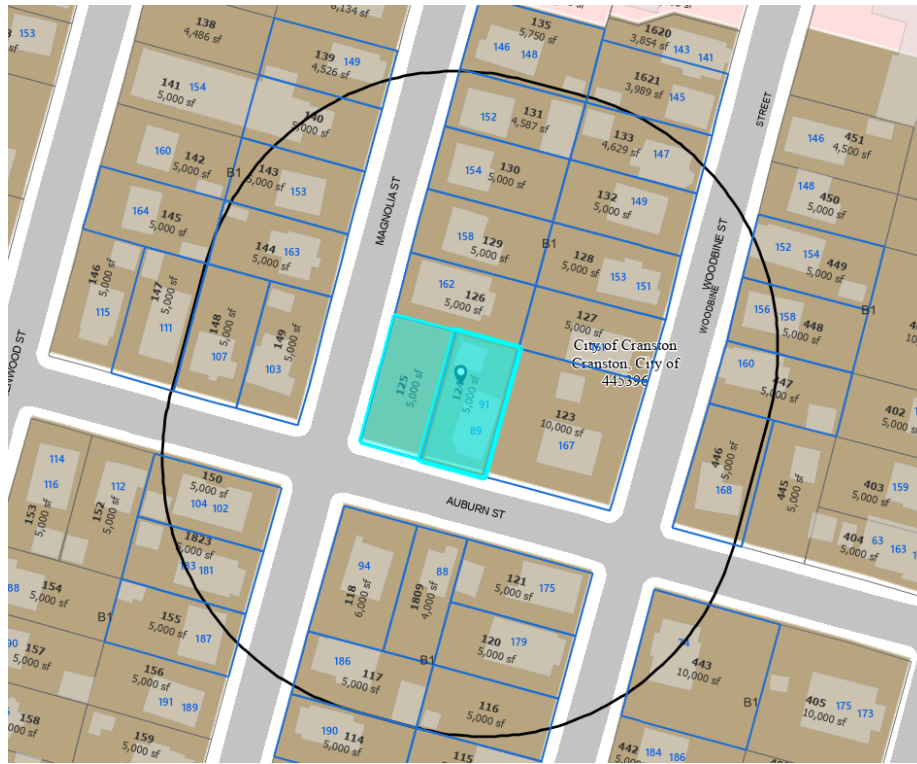
Request:

The applicant has applied for permission to leave an existing two-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at 89 Auburn Street. They are also applying to construct a new single-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at 0 Auburn Street. Applicant seeks relief by 17.92.010 - variance; section 17.20.120 - schedule of intensity regulations; 17.88.010 substandard lots of record and lot mergers.

LOCATION MAP



ZONING MAP



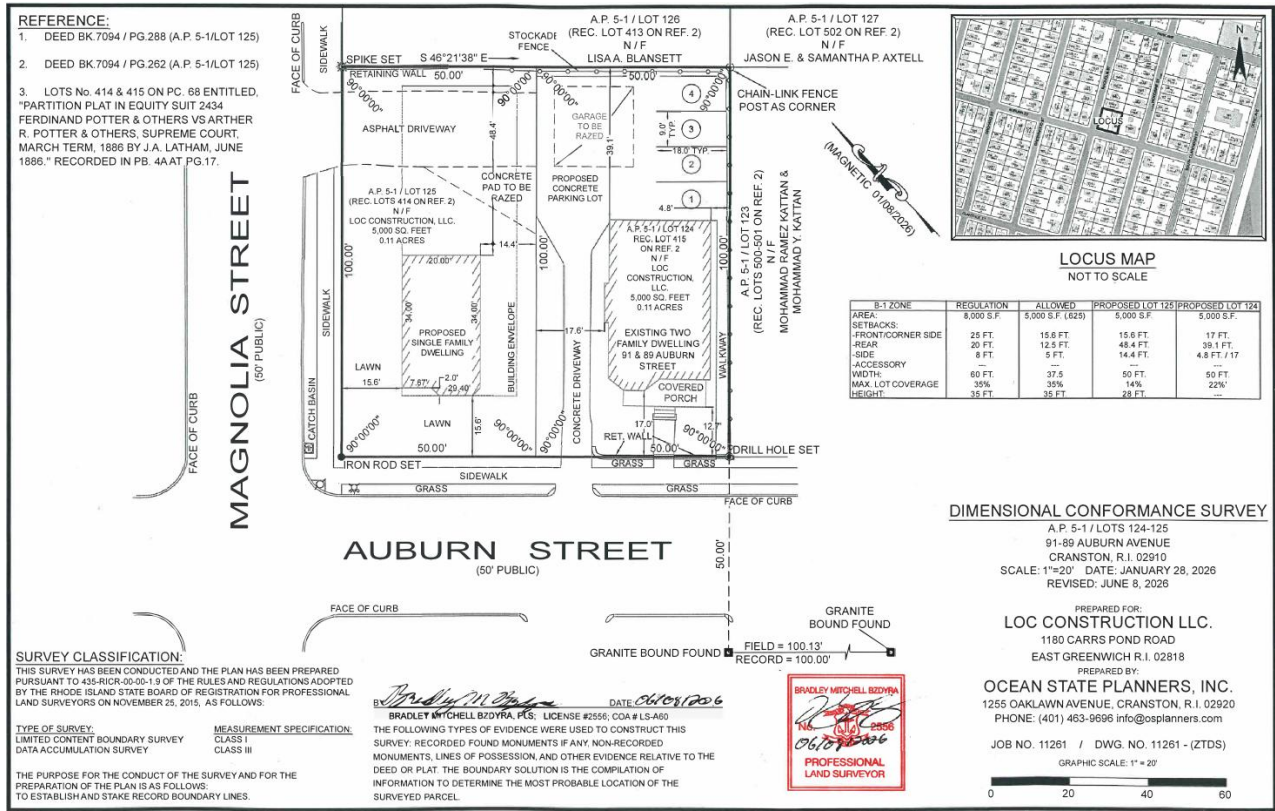
FUTURE LAND USE MAP



A street view image showing a two-story house with a porch, a driveway with a car, and a large lawn. The house is light-colored with white trim. A sidewalk leads from the street to the driveway. Power lines are visible overhead. The image is watermarked "© 2025 Google".

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SITE PLAN



Findings of Fact:

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

- 17.20.120 – Schedule of Intensity Regulations
- 17.88.010 – Substandard lots of record and lot mergers

Relief Sought:

Existing Two-Family Dwelling at 89 Auburn Street:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	8,000 sf for Two-Family Dwellings	5000 sf	3000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation,	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

	except by approval of the city plan commission.		
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Proposed New House at 0 Auburn Street:

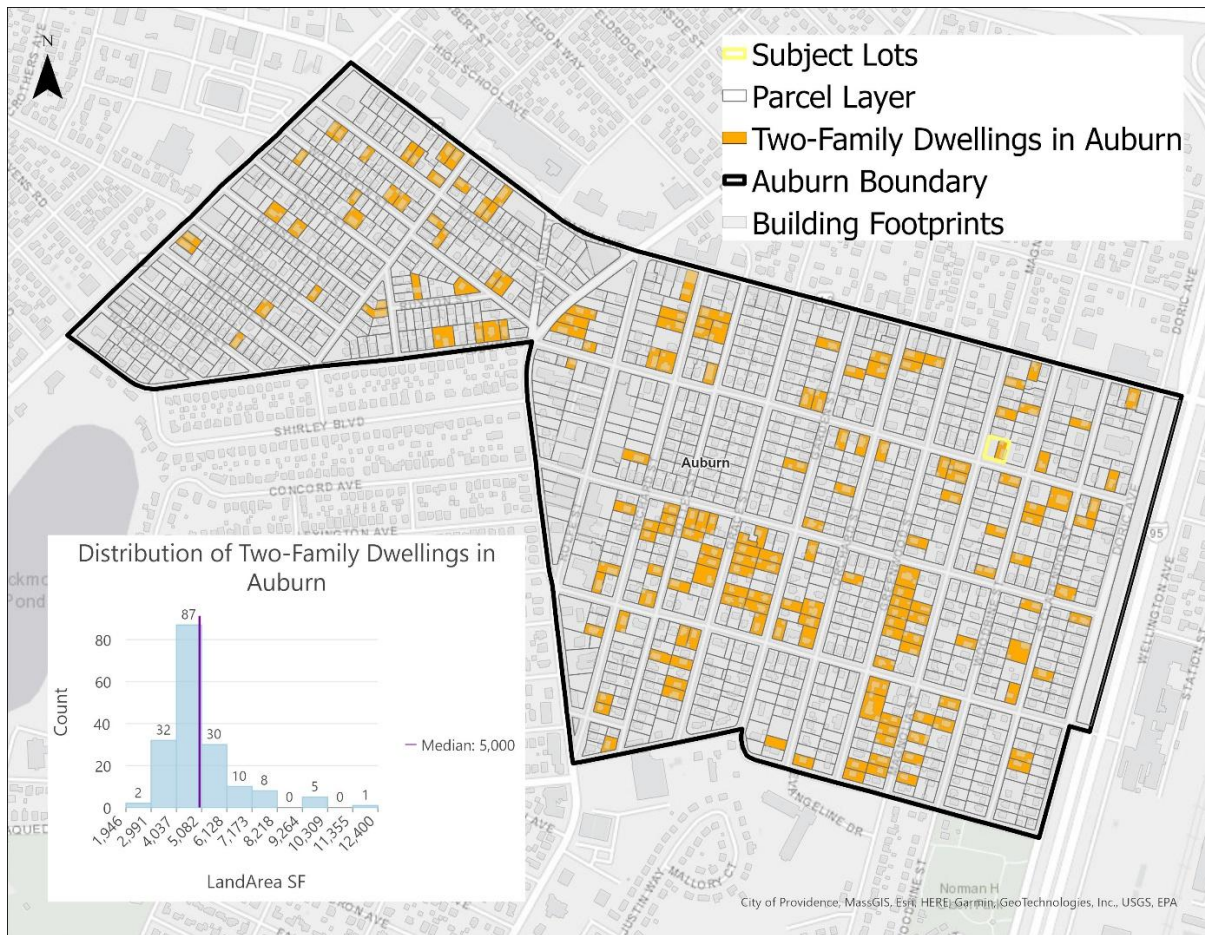
B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	6,000 sf for Single-Family Dwellings	5000 sf	1000 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Minimum Front Yard Setback	25	15.6	9.4
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

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 found that despite the uniformity of the lot sizes in this neighborhood, there is significant diversity in housing types and density.
 - Auburn has a high number of two and three family dwellings, which are predominantly placed on 5,000 sf lots.
 - A significant majority of lots in Auburn were platted with 50-foot by 100-foot dimensions.
- Auburn Two-Family Dwellings are generally built on 5,000 sf lots, in keeping with the rest of the neighborhood.
- Therefore, Staff find that the proposal is consistent with the general character of the surrounding neighborhood.



(Figure 1: Neighborhood Consistency Analysis)

Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as “*Single/Two Family Residential Less Than 10.89 Units/Acre.*”
 - Per the Comprehensive Plan, the B-1 zoning district is an appropriate zoning classification for single-family residential land designation and development.
 - Staff finds that the proposed project density (13.06 units/acre) does not conform to the Future Land Use Map density designation of *Single Family Residential Less Than 10.89 Units/Acre.*
 - Despite the project density exceeding the FLUM designation, Staff found that the density of the surrounding area exceeds both the FLUM and the proposed density of the subject lots. The 200-foot density is currently 17.3 units/acre. Density would increase negligibly with the addition of one unit.
 - 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.

- Action LU-29: Protect and stabilize existing residential neighborhoods by making zoning conform to existing uses.
 - A data analysis revealed that only **4.57%** of the 175 two-family dwellings in Auburn are built on lots that are equal or greater in size than 8,000 sf.

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.

Recommendations:

ZBR-26-28 (89 Auburn 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.

ZBR-26-31 (0 Auburn 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