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ORDINANCE NO. O-1314-2

ITEM NO. 10b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Gene Lavastida
REQUESTED ACTION	Rezoning to R-2, Two Family Dwelling District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1 East: C-1, RM-6 South: R-1 West: R-1
LOCATION	1420 George Avenue
SIZE	0.2 acres, more or less
PURPOSE	Duplex
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-Family East: Commercial and Multi-Family South: Parkland West: Single-Family
LAND USE PLAN DESIGNATION	Low Density Residential

**SYNOPSIS:** The applicant recently purchased this vacant lot intending to construct multi-family dwelling units, something similar to a permitted use in R-3, Multi-Family Dwelling District. The applicant's representative has met with City staff to review the development options for the site and it is clear the most intense zoning district the square footage of the lot will fit with R-2, Two-Family Dwelling District. This site is currently zoned R-1, Single-Family Dwelling District. Under the R-1 zoning there can only be one dwelling unit on this lot. To have anything more than one dwelling unit, whether it be a duplex or a garage apartment, the zoning will have to be changed to a more intense zoning district. This property has been sold five times since 1993 with no one ever building on the site.

## **ANALYSIS:**

- **SITE PLAN** The site plan submitted as part of this rezoning request identifies a development that meets the requirements for setbacks, coverage and standard parking guidelines for R-2, Two Family Dwelling District.

## **OTHER AGENCY COMMENTS:**

- **PARKS BOARD** There are no additional requirements for this proposal as the land is already platted and dedication of parkland was not required when this property was platted. The applicant will be charged the standard park fees, community and neighborhood, at the time a building permit is issued for the structure.
- **PUBLIC WORKS** There are no additional platting requirements for this lot. The applicant met with the Traffic Engineer to review the proposed drive access along Stinson Street; staff deemed the location approvable.

**STAFF RECOMMENDATION:** Staff has reviewed this application, the area, surrounding uses and considers this proposal as a suitable use of the site. The area is predominantly single-family with scattered garage apartments and lots that have been divided over the years to allow for the development of additional living structures. The area consists of rental properties as well as owner-occupied units. At the direction of City staff the applicant will keep the design of the development consistent with the residential component of the area and to not have a development that is too commercially designed.

Staff supports the request to rezone this property from R-1, Single Family Dwelling District to R-2, Two-Family Dwelling District and recommends approval of Ordinance No. O-1314-2.