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ORDINANCE NO. O-1314-20

ITEM NO. 6b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Bill Woods
REQUESTED ACTION	Rezoning to R-2, Two-Family Dwelling District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling East: C-1, Local Commercial South: R-2, Two-Family Dwelling West: R-1, Single Family Dwelling
LOCATION	1418 George Avenue
SIZE	0.159 acres, more or less
PURPOSE	Single Family Home with an addition to create a duplex
EXISTING LAND USE	Single Family Dwelling
SURROUNDING LAND USE	North: Low Density Residential East: Commercial and Medium Density Residential South: Medium Density Residential West: Low Density Residential
LAND USE PLAN DESIGNATION	Low Density Residential

**SYNOPSIS:**

The applicant is requesting rezoning from R-1, Single Family Dwelling District, to R-2, Two-Family Dwelling District, to develop a duplex. The proposal is to attach an additional unit on the west side of the existing single family dwelling unit. The new dwelling unit will be located on the west side of the existing structure. The driveway for the existing structure will remain to serve the existing residence. The additional unit will share driveway access through a cross-access agreement with the adjoining lot to the south.

**ANALYSIS:**

The current site is a single family residence that abuts the corner lot to the south which recently has been rezoned to R-2 and proposed for a duplex. The proposal for this site is to attach a single story unit on the west side of the existing structure to form a duplex. The new addition is proposed in the rear yard. The applicant requires rezoning to allow a two-family dwelling unit on the parcel. The applicant is in the process of obtaining a lot line adjustment to combine lots 41 and 42 of block 5 in the Hardie-Rucker Addition and moving the lot line two feet to the south to meet the 7,000 sq. ft. area regulation requirement in R-2 for a duplex. The egress/ingress for the new unit will be on the south side of the existing and proposed structure. The abutting properties will share a cross-access agreement to protect the driveway access. This use is compatible with existing zoning in the general vicinity; there are duplexes to the immediate southeast and directly east is commercial and multi-family. The general infrastructure in the immediate area is adequate to support a duplex especially with the widening of Lindsey Street to the north and the newly installed traffic control signal at Stinson and Jenkins.

**RECOMMENDATION:** Staff recommends approval of Ordinance No. O-1314-20 based on new development, increased infrastructure and approximate location to multi-family dwelling units in the general vicinity.