

RESOLUTION NO. R-1314-6

ITEM NO. 10a

---

**STAFF REPORT**

**ITEM:** Gene Lavastida requests amendment of the NORMAN 2025 Land Use and Transportation Plan (LUP-1314-1) from Low Density Residential Designation to Medium Density Residential Designation for property located at 1420 George Avenue.

**SUMMARY OF REQUEST:** The applicant is requesting a 2025 Land Use and Transportation Plan amendment from Low Density Residential Designation to Medium Density Residential Designation to allow the construction of a duplex on this lot. The applicant recently purchased this lot with the intent of constructing a triplex. However, due to the constraints of the size of the lot, the maximum density allowed is for a duplex. The current land use designation will only allow single-family use so the applicant must request a more intense land use.

**ANALYSIS:** The NORMAN 2025 Land Use and Transportation Plan identifies two criteria that must be examined before a land use designation change is approved.

- 1. There has been a change in circumstances resulting from development of the properties in the general vicinity, which suggest that the proposed changes will not be contrary to the public interest.* The area around this lot has gradually changed over the years. There is now a multi-family use to the southeast of this corner lot, commercial directly east and institutional uses to the east and south. The change in the number of owner-occupied in comparison to rental properties should be taken into consideration as well.
- 2. There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity.* The area is predominantly designated as single-family use with some higher density designations closer to Lindsey Street. The design of the structure and the single access on George Avenue and a separate access on Stinson Street eliminate the appearance of a large parking area, consistent with the current design of the neighborhood.

**STAFF RECOMMENDATION:** This proposal is an appropriate use of this lot. This lot has been sold five times since 1993 with no new construction ever moving forward. This neighborhood has had some changes over the years and this proposal will fit with the neighborhood.

Staff supports the request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Medium Density Residential Designation.

Staff recommends approval of Resolution No. R-1314-6.