

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Kenneth R. Kirkland MPA, MRP, AICP; Asst. City Planning Director
Date: April 3, 2024
RE: M.A. Britton Plat: 763 Atwood Avenue – Assessors Plat 12/2, Lot 555
Application for Dimensional Variance

Owner / Applicant: Flagship Properties, LLC / Flagship Properties Management, Inc.
Location: 763 Atwood Avenue
Zoning: C2 – Neighborhood Business
FLUM Designation: Highway Commercial / Services

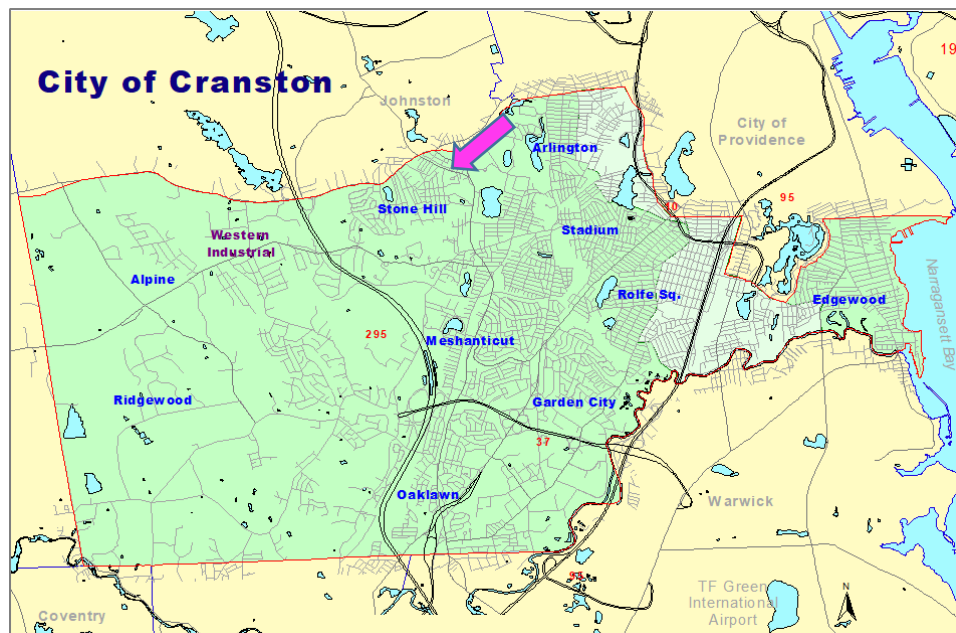
Subject Property:

The subject property is located in the M.A. Britton Plat at 763 Atwood Avenue, identified as Plat 12/2, Lot 555, and each has a land area of 0.14± acres, (6,250± sq. ft.,) with frontage on Atwood Avenue and Clemence Street.

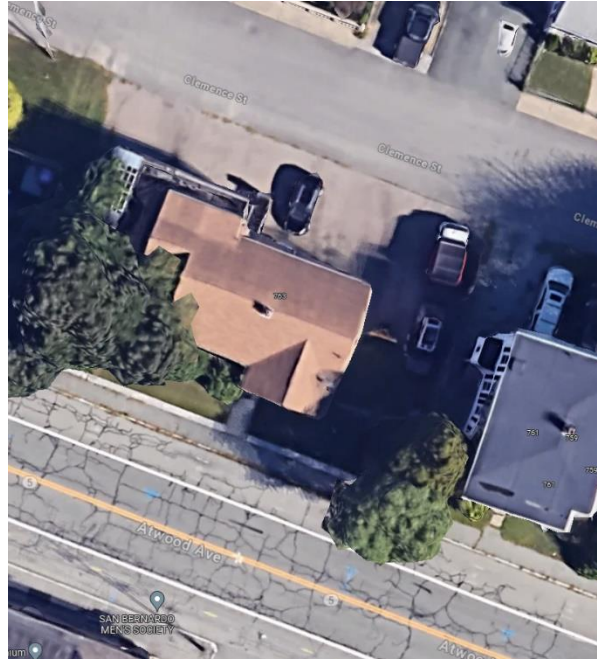
Request:

To permit the conversion of a single-family to a two-family dwelling on a 6,250 sq. ft. lot where 8,000 sq. ft. is required in an C2 zone, (17.92.010 – Variances; 17.20.030 – Schedule of Intensity Regulations; and 17.20.090 – Specific Requirements.

LOCATION MAP



AERIAL PHOTO



STREET VIEW

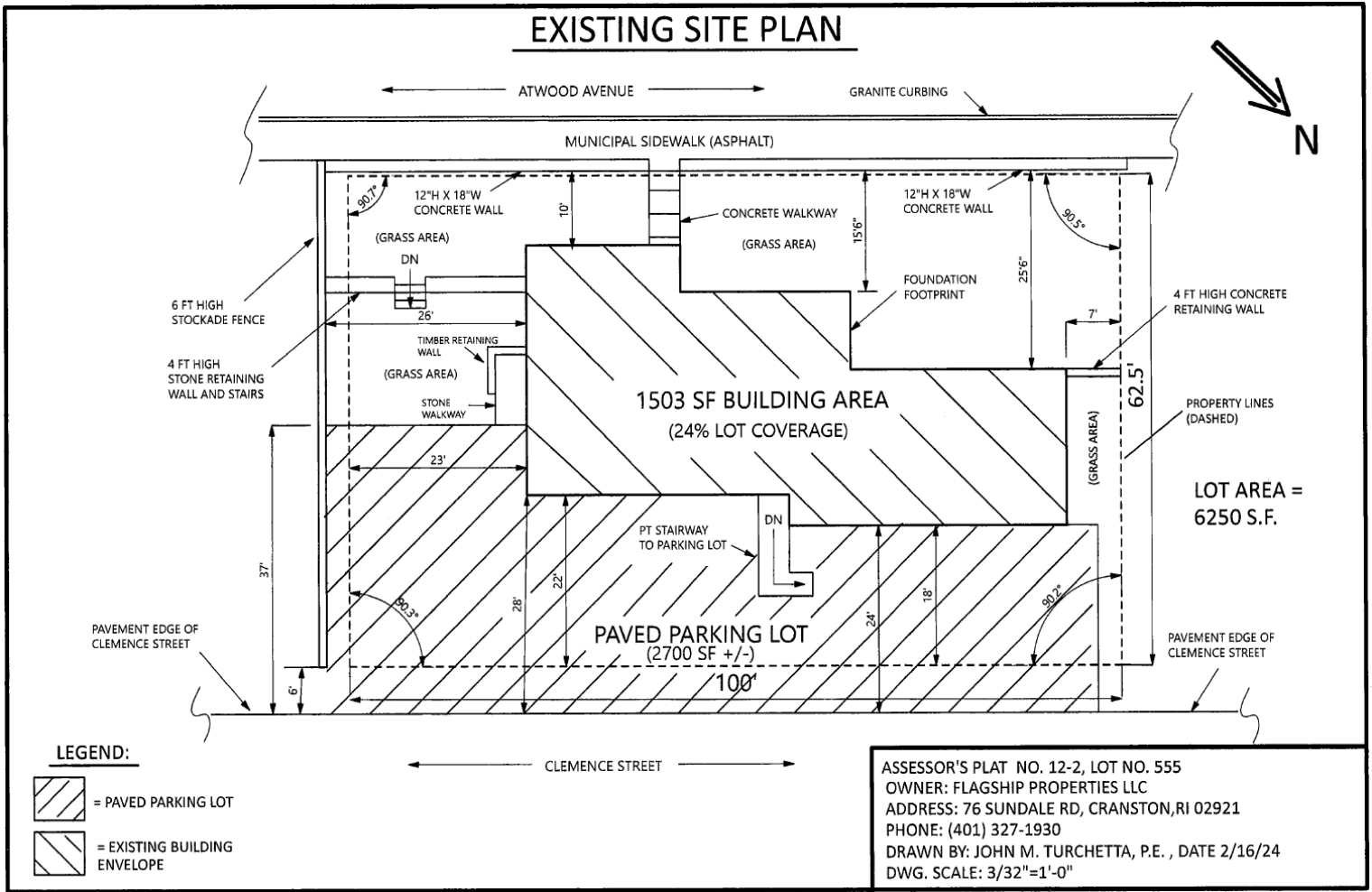


STREET VIEW

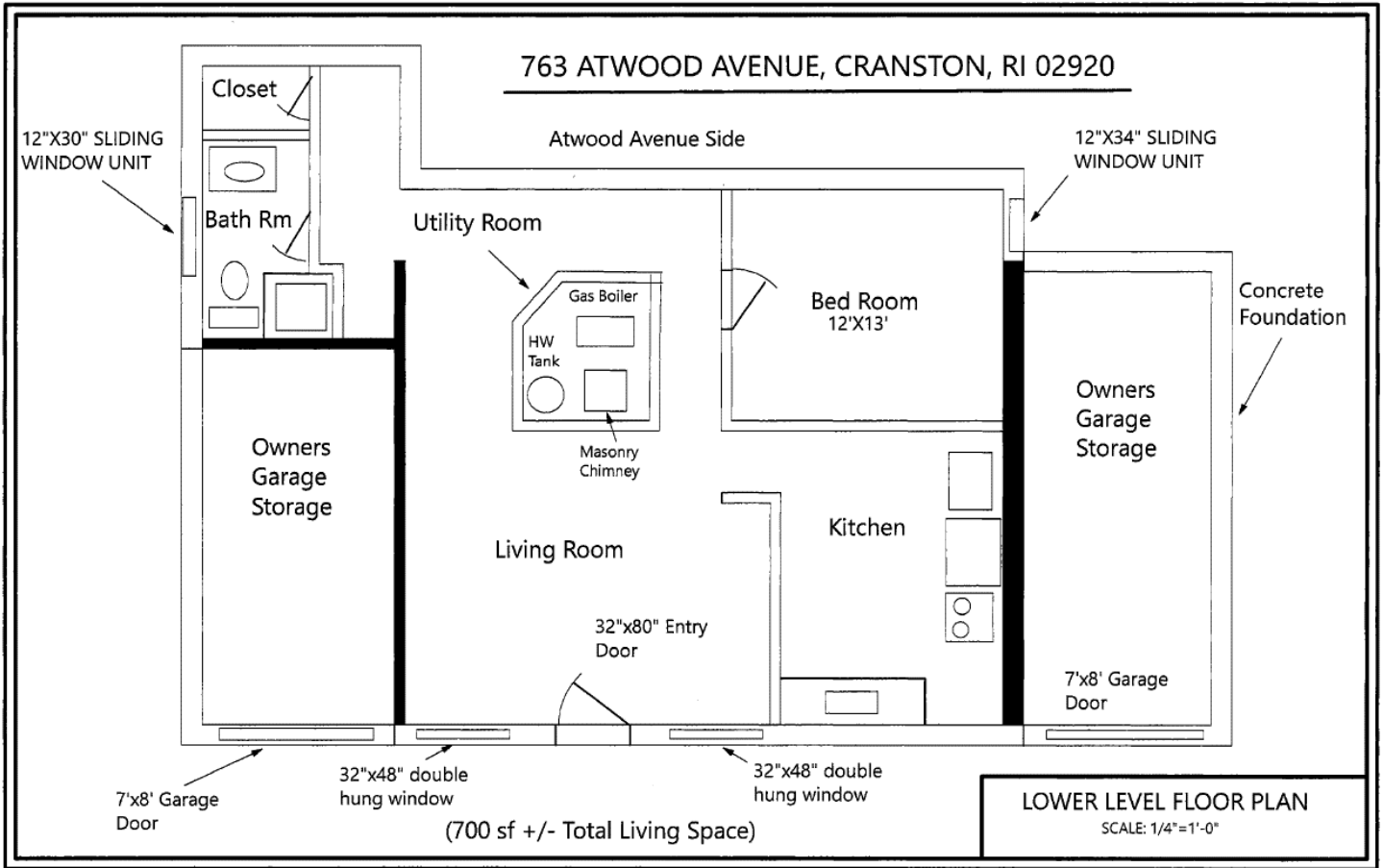


SITE PLAN

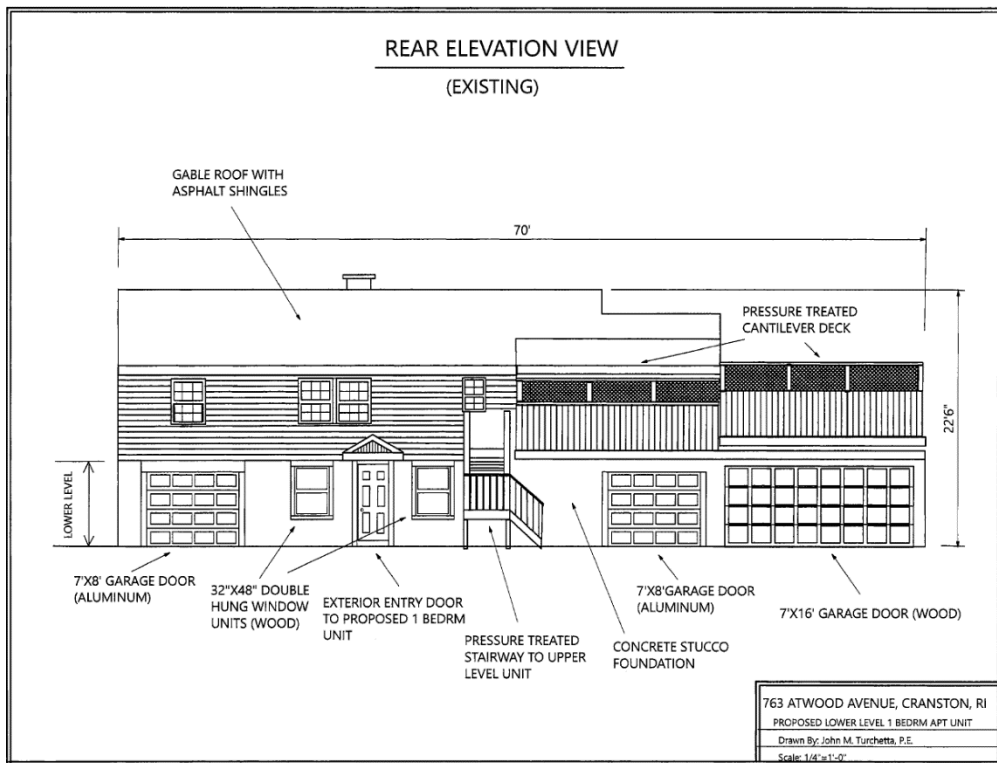
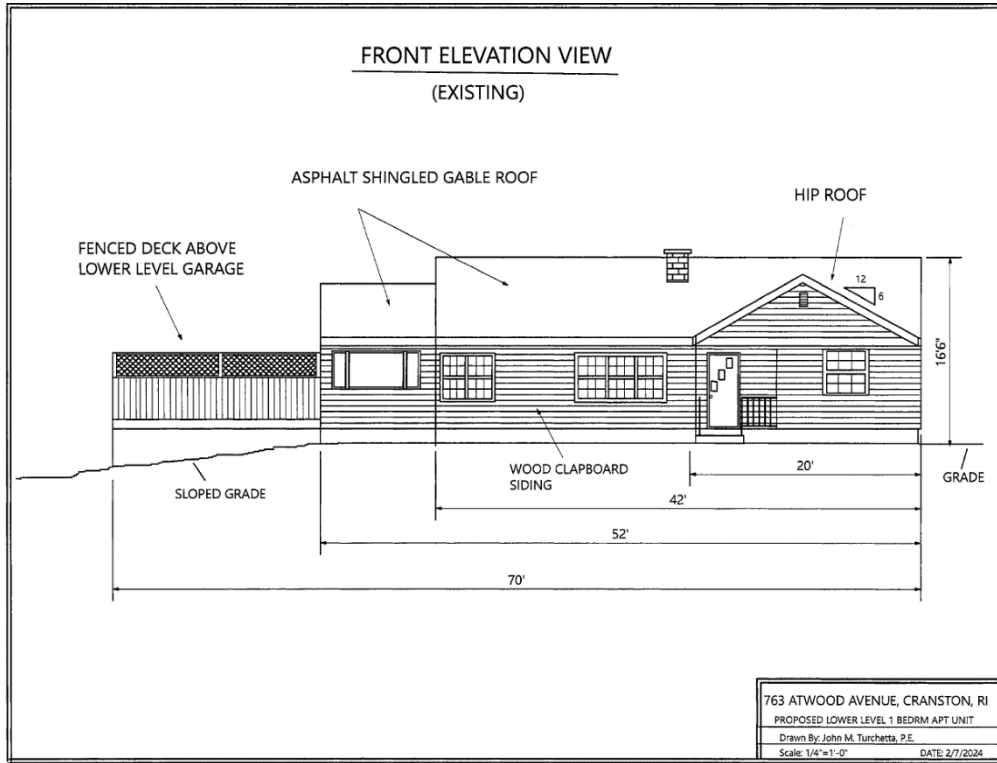
EXISTING SITE PLAN



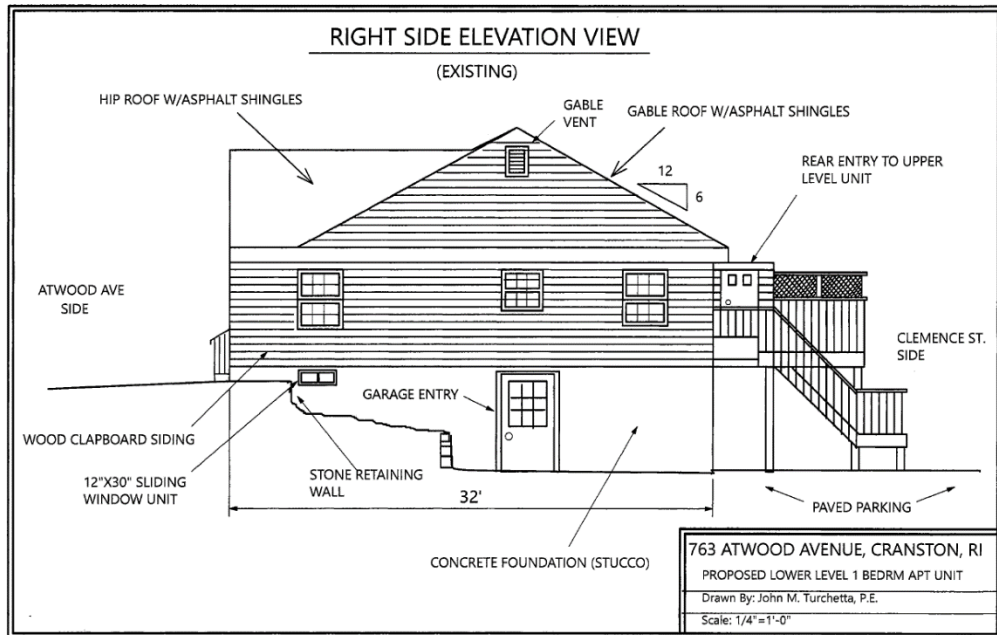
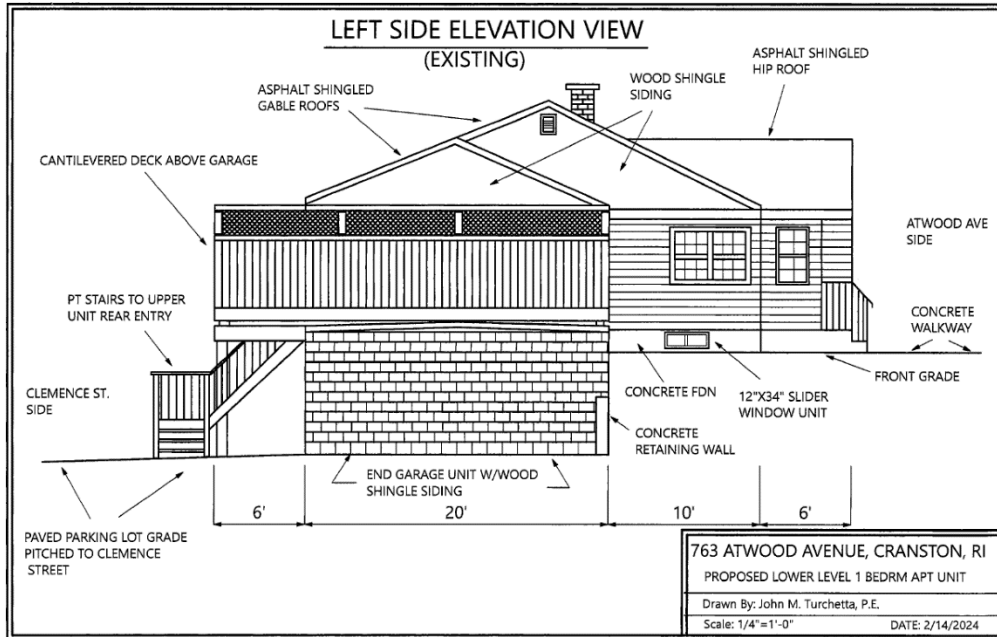
FLOOR PLAN



ELEVATIONS



ELEVATIONS



Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.120 – Schedule of Intensity Regulations
 - 17.92.010 – Variances (Dimensional)
 - 17.20.090 – Specific Requirements

- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding area and the request does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.
 - Two-family residential development is a use by-right in the C-2 zoning district.
 - The C-2 zoning district is the last district in which residential as a principal use is allowed, indicating a transition to non-residential as a principal use.
 - The property and the surrounding area are a mix of low-intensity commercial and residential (single- and two-family) and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
 - Most residential uses in this area have dual frontage on Atwood Avenue as well as a neighboring residential street, many of which are accessed from the residential street and not Atwood Avenue. Development in the area appears to have followed a trend where commercial uses access Atwood Avenue, and residential uses access off the neighboring streets.

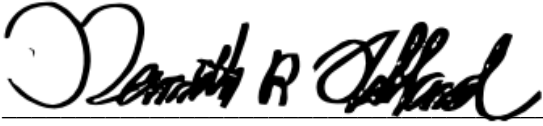
- The Future Land Use Map (FLUM) designates the subject property as “*Highway Commercial / Services.*”
 - Staff has reviewed the FLUM designation and finds that while that designation is appropriate for a majority of Atwood Avenue, the “Neighborhood Commercial” designation appears to be a more appropriate for this particular stretch, given the mixture of residential and smaller, less-intense commercial uses.
 - The Proposal is an example of the FLUM designation being imposed on existing neighborhoods and not exactly fitting with the built environment and development trends. To address this, zoning controls.

- The Comprehensive Plan outlines goals, policies, and action items pertaining to residential development which Staff find support the approval of this Application, specifically:
 - Housing Goal 2: Permit a variety of residential development types to achieve multiple community objectives.
 - Housing Goal 4: Promote housing opportunity for a wide range of household types and income levels.
 - Housing Policy 4.1: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.
 - Housing Policy 4.3: Promote regulations that facilitate the development of affordable housing.
 - Housing Policy 4.6: Promote the development of new housing that is affordable to average first-time buyers living in the City.
 - Housing Goal 5: Conserve housing resources, especially affordable housing units, to preserve the base housing stock, as the costs of locating and constructing new housing units are significant.
 - Housing Policy -5.2: Review zoning for existing residential neighborhoods to ensure the zoning matches, as closely as possible, the dimensions and unit types of what has already been built.

Recommendation:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends 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,

A handwritten signature in black ink, reading "Kenneth R. Kirkland". The signature is written in a cursive style with a large initial "K".

Kenneth R. Kirkland, MPA, MRP, AICP
Assistant City Planning Director

Cc: City Planning Director
File