

CITY PLANNING DEPARTMENT



Memorandum – DRAFT

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: February 26, 2025
RE: 0 Whiting Street– Assessors Plat 12, Lots 2890
Application for Dimensional Variance

Owner/Applicant: Jesus Colon
Location: 0 Whiting Street
Zoning: A-6 – Single-family residential (6,000 SF)
FLUM Designation: Single Family Residential 7.26 To 3.64 Unit Per Acre

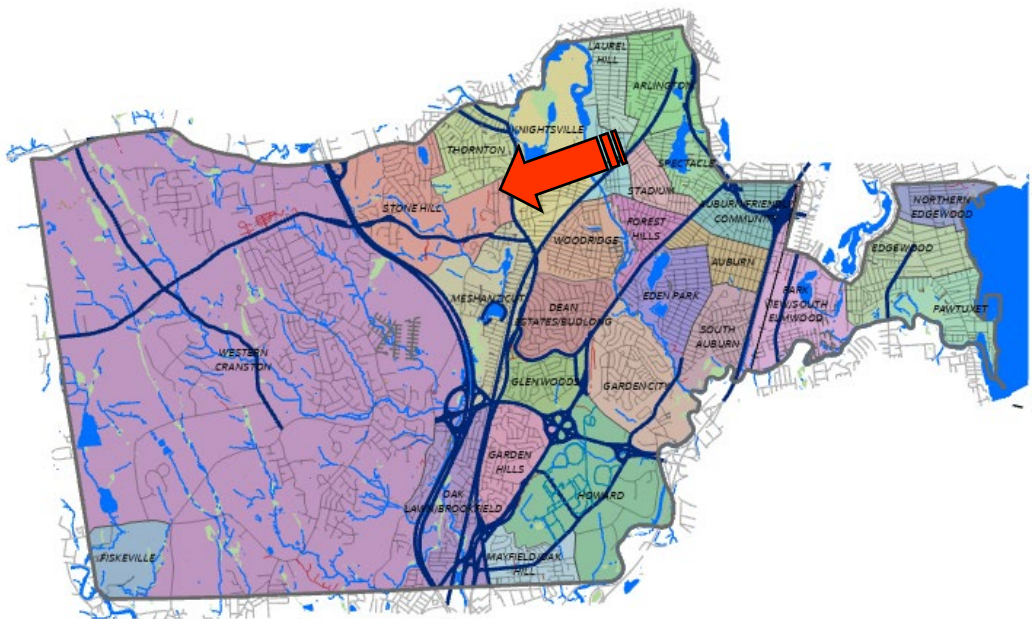
Subject Property:

The subject property is located at 0 Whiting Street, identified as Plat 12, Lots 2890, and has a land area of 0.1087± acres, (4,736± sq. ft.) with frontage on Whiting Street. The property owner owns the adjoining substandard lot of record, AP 12, Lot 2893 (129 Cornell Street) therefore Lot 2890 requires either a determination that it is not subject to merger under 17.88.010 or it would be considered merged.

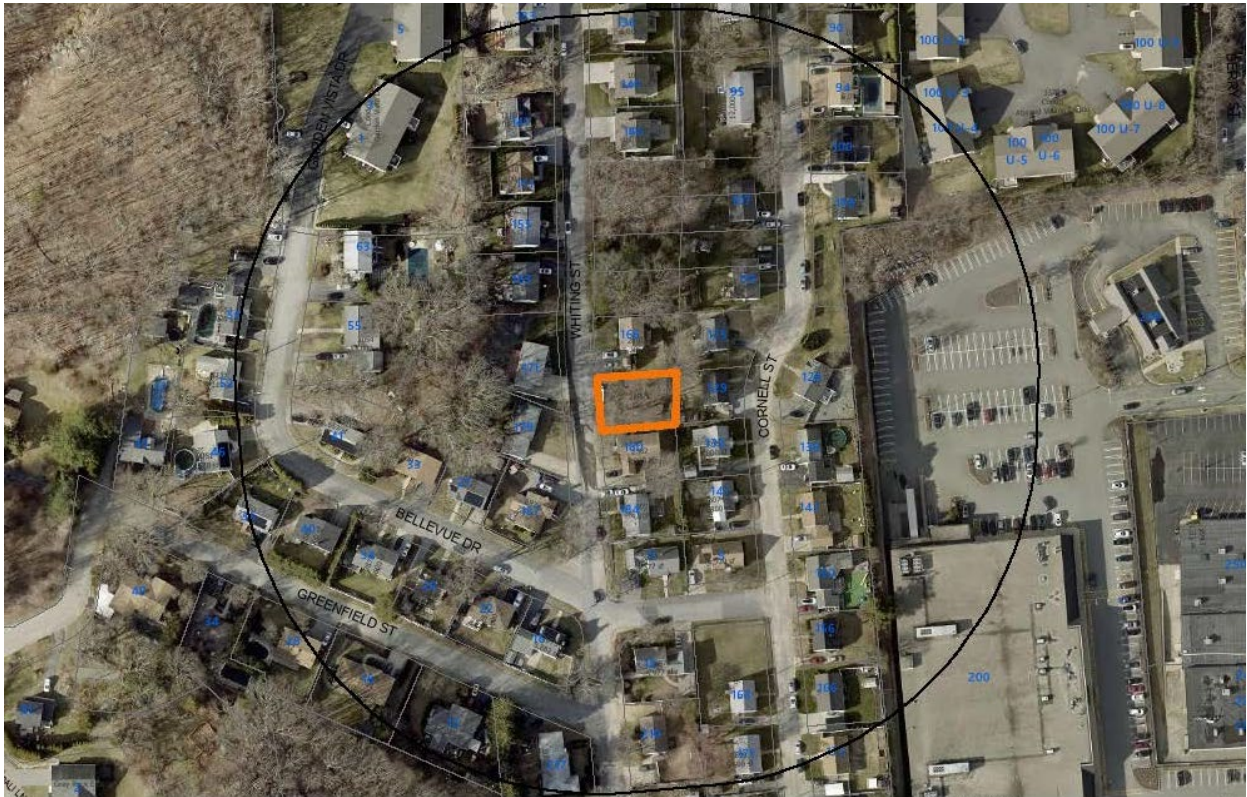
Request:

To construct a new single-family dwelling on a substandard lot of record merged with an adjoining substandard lot of record under Section 17.88.010 (Section 17.20.120- Schedule of Intensity Regulations and 17.92.010 – Variances).

LOCATION MAP



AERIAL PHOTO



STREET VIEW



View from Whiting Street (Source: Google Street View, October 2022)

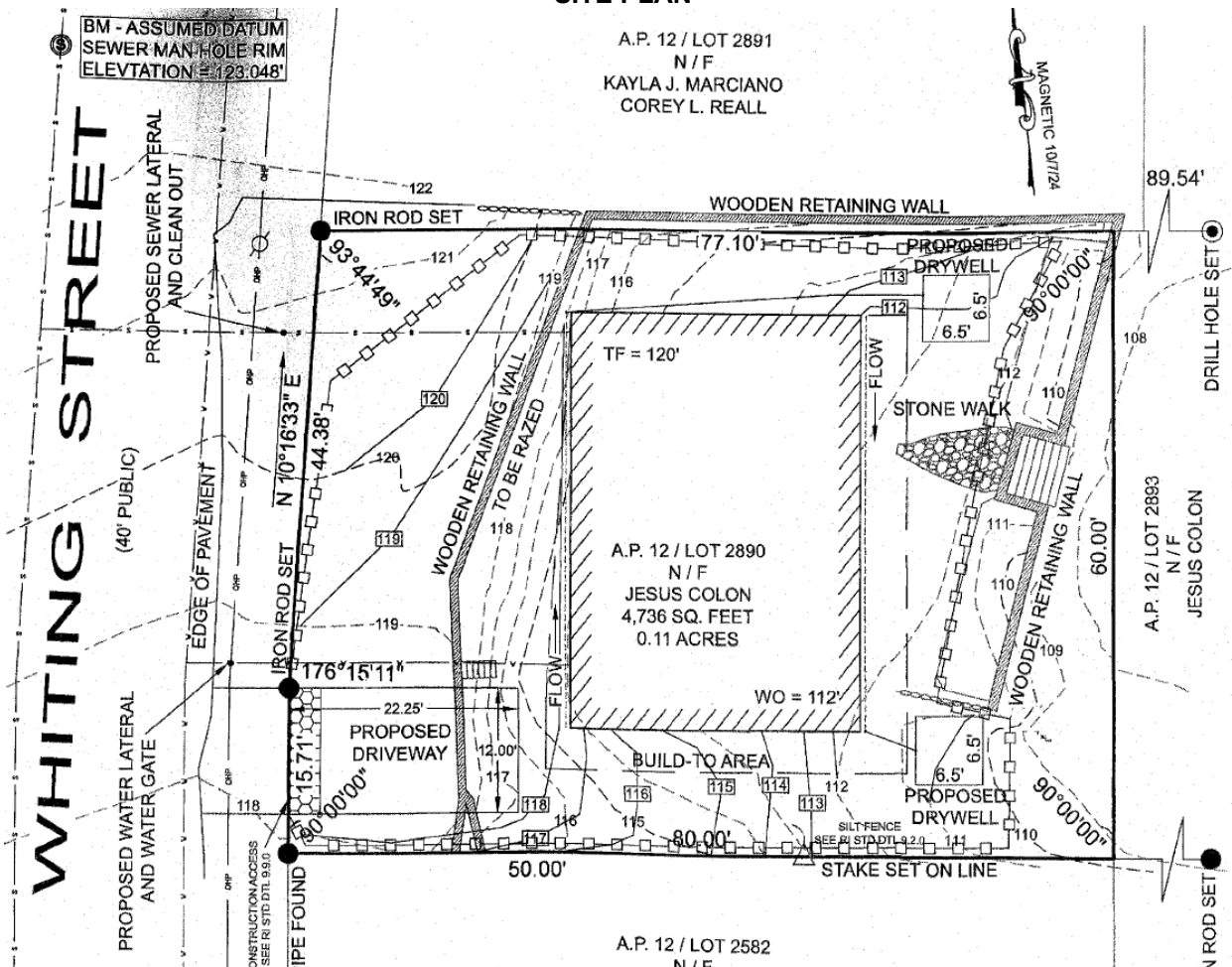
The map displays a residential subdivision with the following features:

- Streets:** Greenfield St, Bellevue Dr, Whiting St, Cornell St, and Good Vista Dr.
- Lot Numbers and Areas:** Numerous lots are numbered (e.g., 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823,

3D VIEW



SITE PLAN



0 Whiting Street

Findings of Fact:

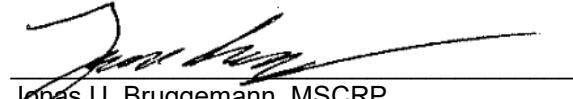
- The Applicant has requested specific relief in their Application, namely:
 - 17.20.120 – Schedule of Intensity Regulations
 - Minimum lot area required: 6,000 SF
 - Lot area provided: 4,736 SF
 - Relief needed: 1,264 SF
- A 200ft radius analysis comparable to the test use for determining if substandard lots of record are merged or not merged has shown that the area of subject lot is smaller than the median lot size of 5,941 SF. Therefore, an official determination would most likely show that the two lots are merged under 17.88.010.
- 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 other uses on this site or within the surrounding area.
 - The 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.
 - 8 of the buildable and non-merged lots in the immediate block surrounding the proposal are under 6,000 SF, with 7 of them being under 5,000 SF.
 - A GIS analysis of all A6-zoned lots within 400ft of the property showed that:
 - More than 1/3 of those lots are under 6,000 SF
 - 10 lots are under 5,000 SF and 7 of those lots are located on the same block within 200ft of the subject property
 - The median density within 400ft of the subject property is 7.26 units per acre.
 - The properties on the immediate block of the subject property have a median lot size of 4800 SF and a median density of 9.02 units per acre.
- The Future Land Use Map (FLUM) designates the subject property as “*Single Family Residential 7.26 To 3.64 Units Per Acre.*”
 - The proposed use (single family residential) is consistent with the FLUM designation.
 - The proposed density is 9.2 units per acre and thereby exceeds the prescribed density of the FLUM.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan support the approval of this Application:
 - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
 - Goal H-4: Promote housing opportunity for a wide range of household types and income levels.
 - 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.
- While the proposed use is inconsistent with the Future Land Use Map, it addresses the inconsistency in the following ways:
 - There are very few undersized vacant lots in the area that could be developed. Thereby, approval of this project is unlikely to create a wave of development that would significantly densify the area.
 - The proposal compatible with the general character of the neighborhood.
 - The goals and policies of the Comprehensive Plan promote approval of a wide variety of housing types and flexibility in our development standards. Infill housing falls within those categories.
 - Therefore, while the proposed density is not directly in line with the FLUM designation and the Zoning district, the Proposal is in character with the neighborhood and supported by the goals and policies of the Comprehensive Plan.

Recommendation:

This recommendation is contingent on the determination that Plat 12, Lots 2890 is a separate buildable lot. 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 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,



Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer

Cc: City Planning Director
File