



# ZONING MAP



# FUTURE LAND USE MAP



## AERIAL VIEW

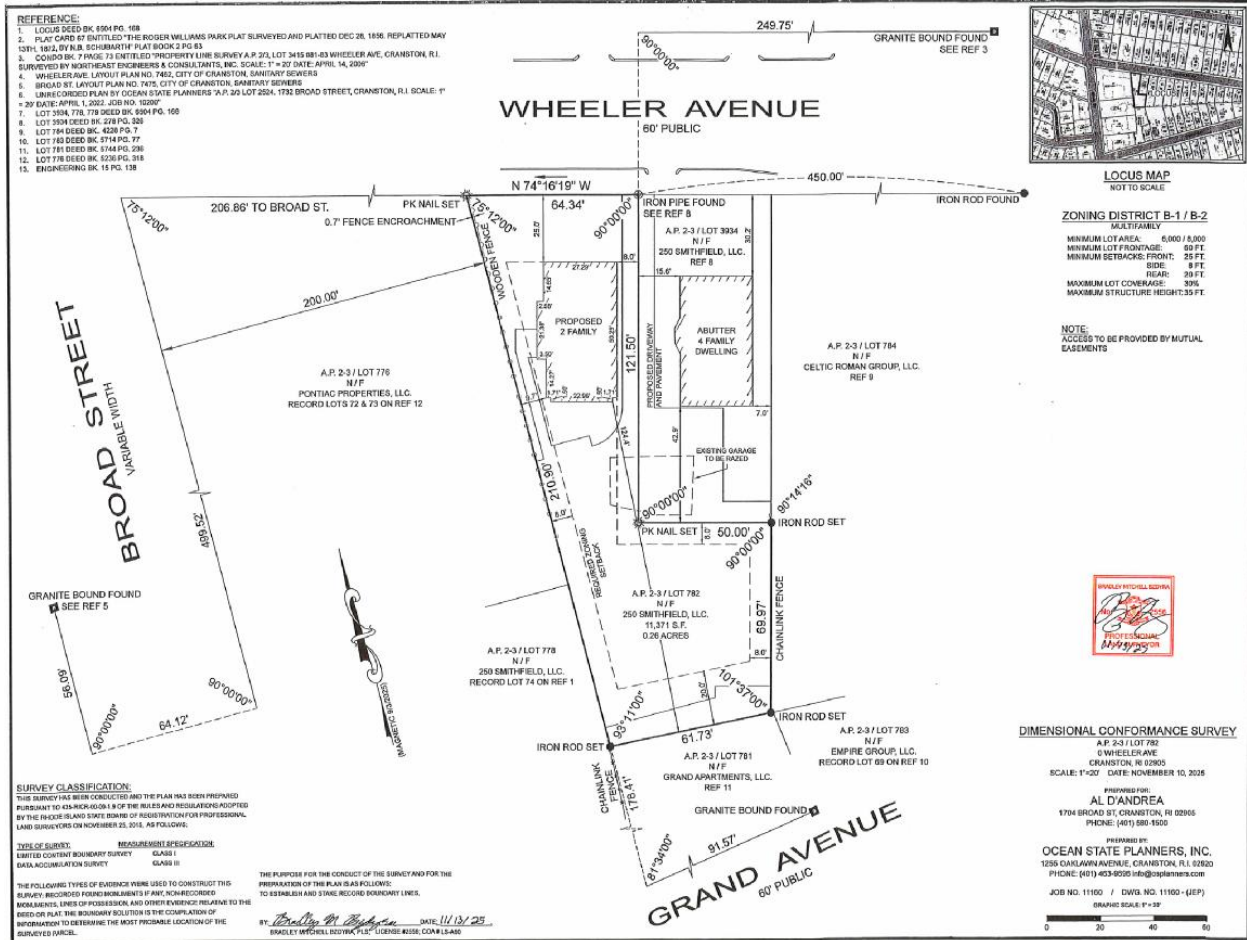


## STREET VIEW



(Google Imagery June 2025)

# SITE PLAN



**Findings of Fact:**

The Applicant has requested specific relief in their application, namely:

- 17.92.010 - Variance;
- 17.20.120 - Schedule of Intensity Regulations
- 17.88.010 - Substandard lots of record and mergers.
- 17.20.090 - Specific Requirements

Relief Sought:

Existing 4-unit Dwelling at 90 Wheeler Avenue:

B-1 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	18,000 sf for 4-Family Dwellings	6,075 sf	11925 sf
Minimum Lot Frontage	60 feet	50 feet	10 feet
Minimum Side Yard Setback	8 feet	7 feet	1 foot
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

	deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.		
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*Proposed New House at 0 Wheeler Avenue:*

<b>B-1 Zone</b>	<b>Required</b>	<b>Proposed</b>	<b>Relief Sought</b>
Minimum Lot Frontage	60 feet	50 feet	10 feet
Substandard lots of Record and Lot Mergers	A "substandard lot of record" is a lot which does not satisfy one or more dimensional requirements set forth in Section 17.20.120, but which was shown on a plat or deed recorded prior to January 1, 1966 or an approved plat recorded after January 1, 1966 which has otherwise been legally created and which has not been altered to become more nonconforming since its creation, except by approval of the city plan commission.	Unmerging of the two substandard lots of record	Variance from the substandard lots of record and merger provision.

## Staff Analysis:

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 uses on this site or within the surrounding area. The subject 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.

- Staff have found that the development in this area is not restricted to one type of housing, consistent lot sizes, or density ranges. The proposed development is consistent with the neighborhood's density, scale, and character. Figure 1 illustrates these points.
- The undeveloped subject lot is the only undeveloped residential land in this area. This indicates that the parcel is currently being underutilized in a desirable residential neighborhood.



- The requested zoning variances are minimal and fit neighborhood character. Over 70% of lots on this block have 50 feet of frontage or less, which is consistent with the proposal.
- The plan shows that the existing garage will be razed. The driveway will be located between the existing dwelling and the proposed dwelling. The driveway leads to a shared parking lot that will be untouched by this development, and which currently has 14 parking spaces. This easily satisfies the off-street parking requirements for a 4-family dwelling and a two-family dwelling which only require 10 spaces.

## Consistency with the Comprehensive Plan

- The Future Land Use Map (FLUM) designates the subject property as “*Single/Two Family Residential Less Than 10.89 Units Per Acre.*”
  - Per the Comprehensive Plan, the B-1 zoning district permits two-family residential land designation and development.
  - Staff find that the proposed two-family use is consistent with the Future Land Use Map designation.

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential development support the approval of this Application:
  - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
  - 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-5: Maintain the stability of established neighborhoods in connection with continued economic development and revitalization.
  - 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.

### **Summary**

Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, and supports the goals and policies of the Comprehensive Plan which promote approval of a wide variety of housing types and flexibility in our development standards. Specifically, the Comprehensive Plan seeks to enable incremental development and enable the expansion of housing options in the City to meet demand, without disrupting the fabric of existing neighborhoods.

### **Recommendations:**

#### ZBR-26-29 (90 Wheeler Avenue):

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 recommend 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.

#### ZBR-26-30 (0 Wheeler Avenue):

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 recommend 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,

*James S. Ray*

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Jamie Ray  
Administrative Officer | Planner Technician