

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Kenneth R. Kirkland MPA, MRP, AICP; Asst. City Planning Director
Date: December 5, 2023
RE: Oaklawn Park: 72 Lincoln Park Avenue – Assessors Plat 18/4, Lot 331
Application for Dimensional Variance

Owner / Applicant: Gaensly & Erika Luceus
Location: 72 Lincoln Park Avenue
Zoning: A6 – Single-Family Residential, (6,000 sq. ft.)
FLUM Designation: Single-Family Residential 7.26 to 3.64 Units / Acre

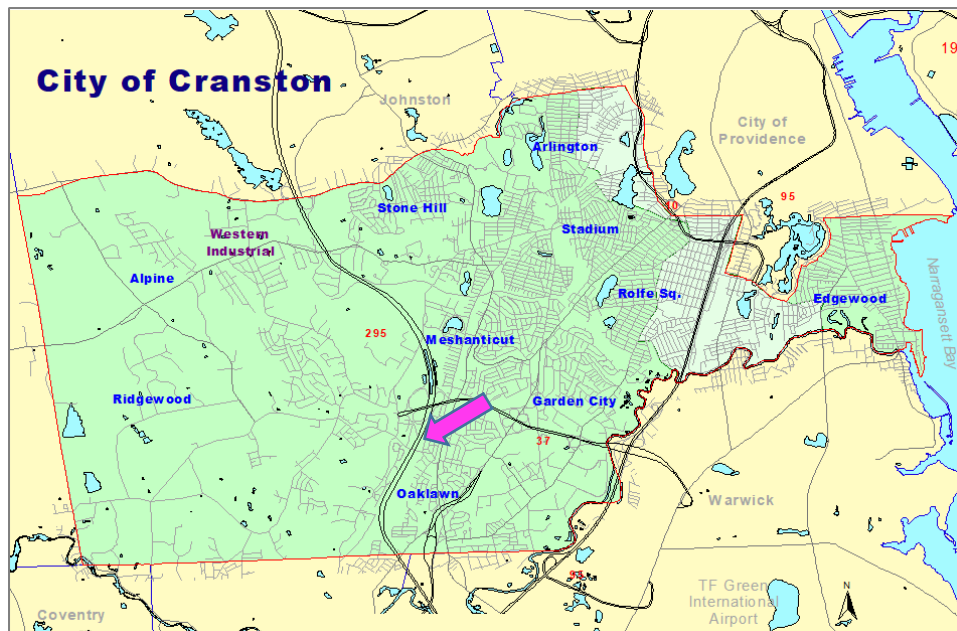
Subject Property:

The subject property is located in Oaklawn Park at 72 Lincoln Park Avenue, identified as Plat 18/4, Lot 331, and has a land area of 0.20± acres, (9,000± sq. ft.,) with frontage on Lincoln Park Avenue.

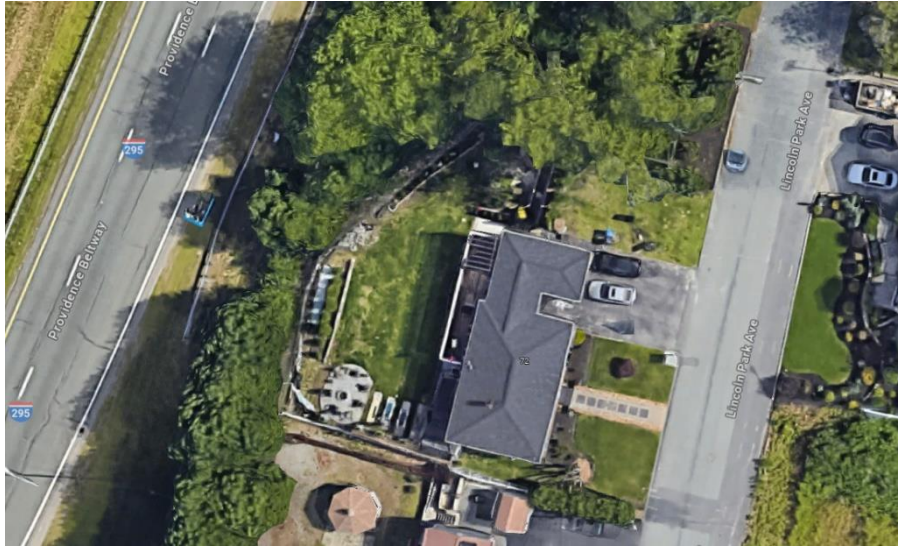
Request:

To allow the construction of a 12'x12' attached accessory dwelling unit which will have a front yard setback of 13.5' where 25' is required in an A6 zone, (17.20.120 – Schedule of Intensity & 17.92.010 – Variances)

LOCATION MAP



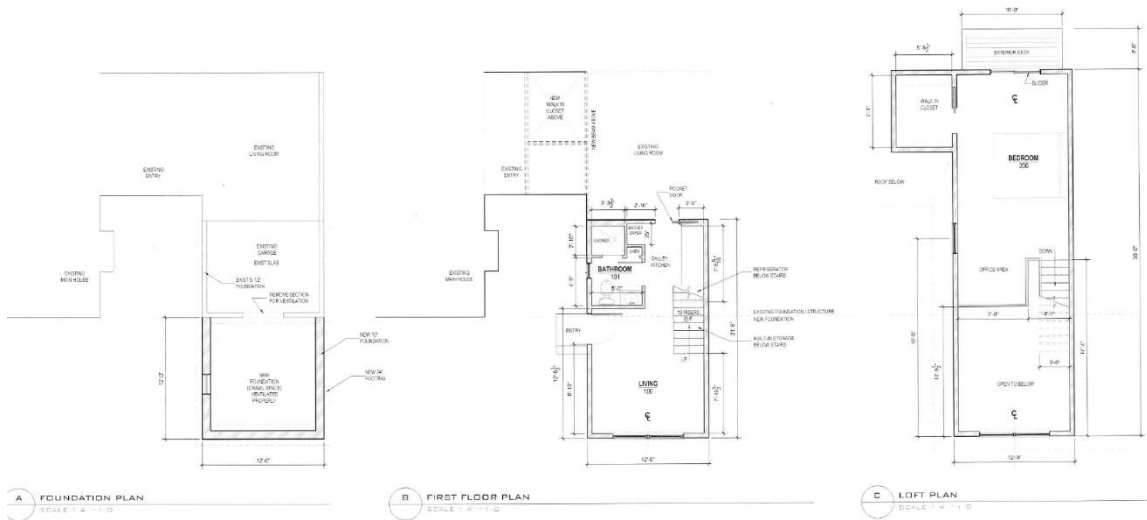
AERIAL PHOTO



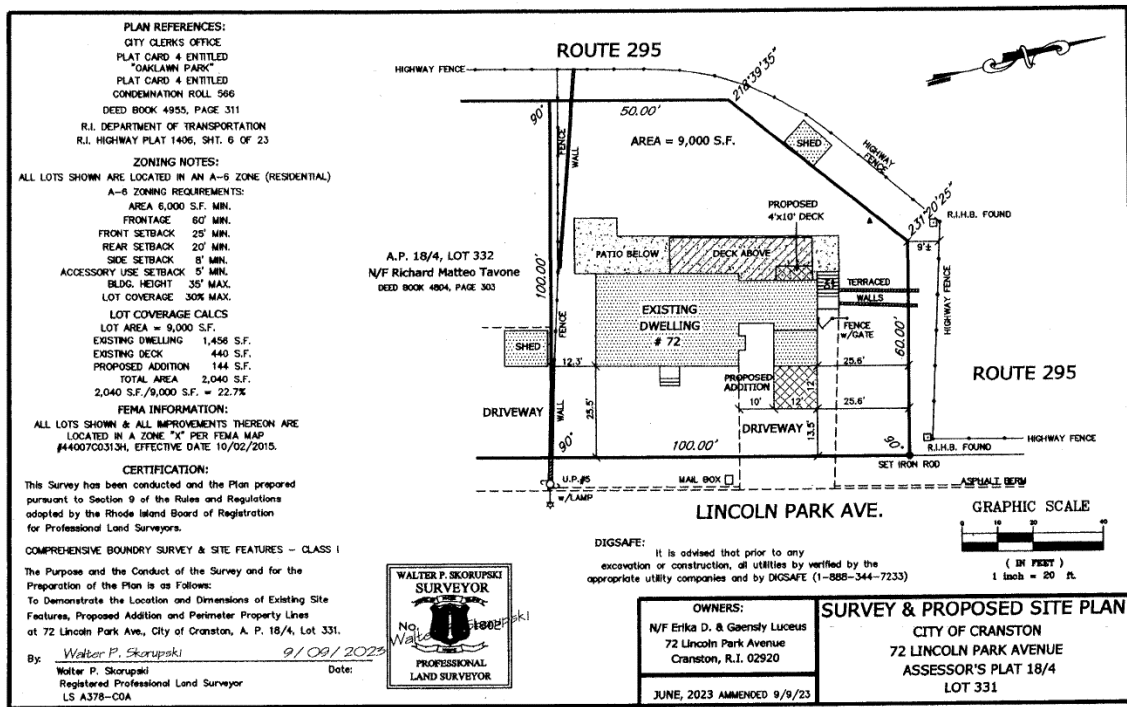
STREET VIEW



ARCHITECTURAL PLANS



SITE PLAN



Findings of Fact:

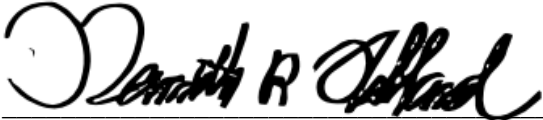
- The Applicant has requested specific relief in their Application, namely:
 - 17.20.100 – Schedule of Intensity
 - 17.92.010 – Variances
- Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area and the request does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.

- The property and the surrounding area are residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
- The Future Land Use Map (FLUM) designates the subject property as “*Single-family Residential.*”
 - Per the Comprehensive Plan, the A-6 zoning district is an appropriate zoning classification for single-family residential land designation.
 - Staff finds that the Application is directly consistent with the Future Land Use Map designation.
- The Comprehensive Plan outlines goals, policies, and action items pertaining to accessory residential development which Staff find to support the approval of this Application, specifically:
 - 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 4.7: Promote the development of special housing alternatives for the elderly and handicapped.

Recommendation:

In accordance with RIGL § 45-24-42(b)(3) and Section 17.92.020(A)(3)¶2 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,



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

Cc: City Planning Director
File