

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jonas Bruggemann, MSCRP
Date: June 27, 2025 – Amended "Request" section June 30, 2025
RE: 0 Doane Street – Assessor's Plat 7, Lot 2073
Application for Dimensional Relief

Owner / Applicant: Valentino and Kelly Cairo
Location: 0 Doane St.
Neighborhood: Stadium
Zoning: B-1 – Single- and two-family residential
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

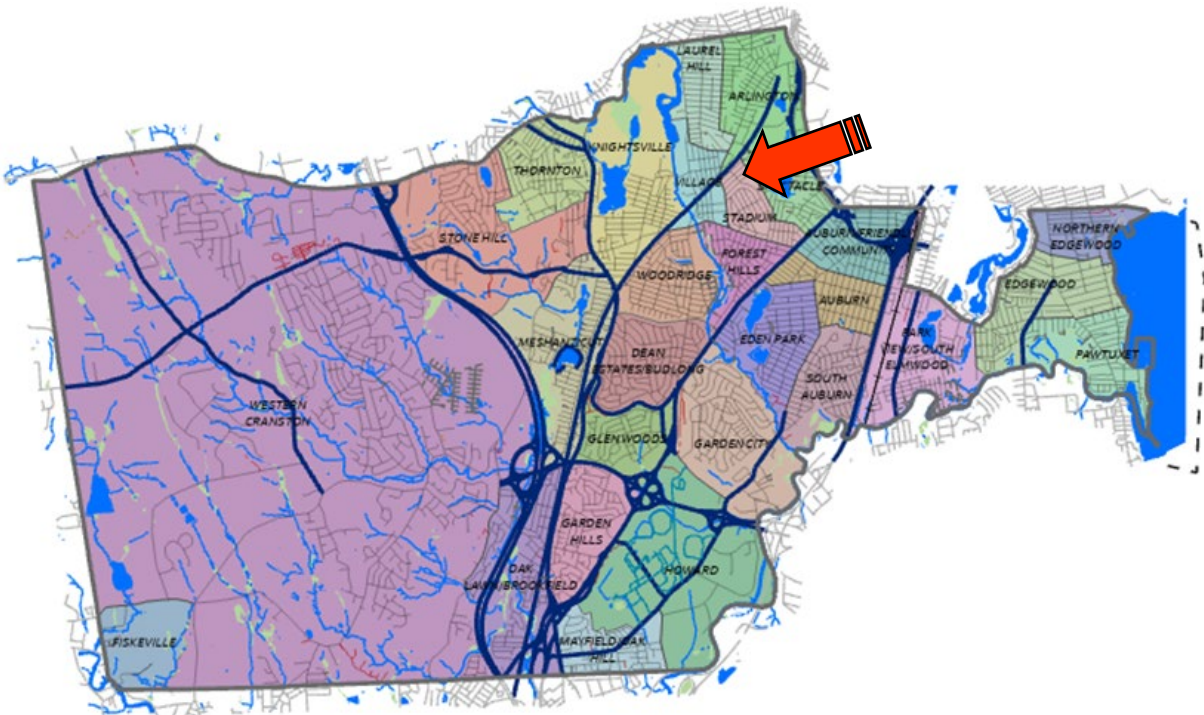
Subject Property:

The subject property is located at 0 Doane Street, identified as Plat 7, Lot 2073, and has a land area of 0.2264± acres, (3,200± sq. ft.) with frontage on Doane Street.

Request:

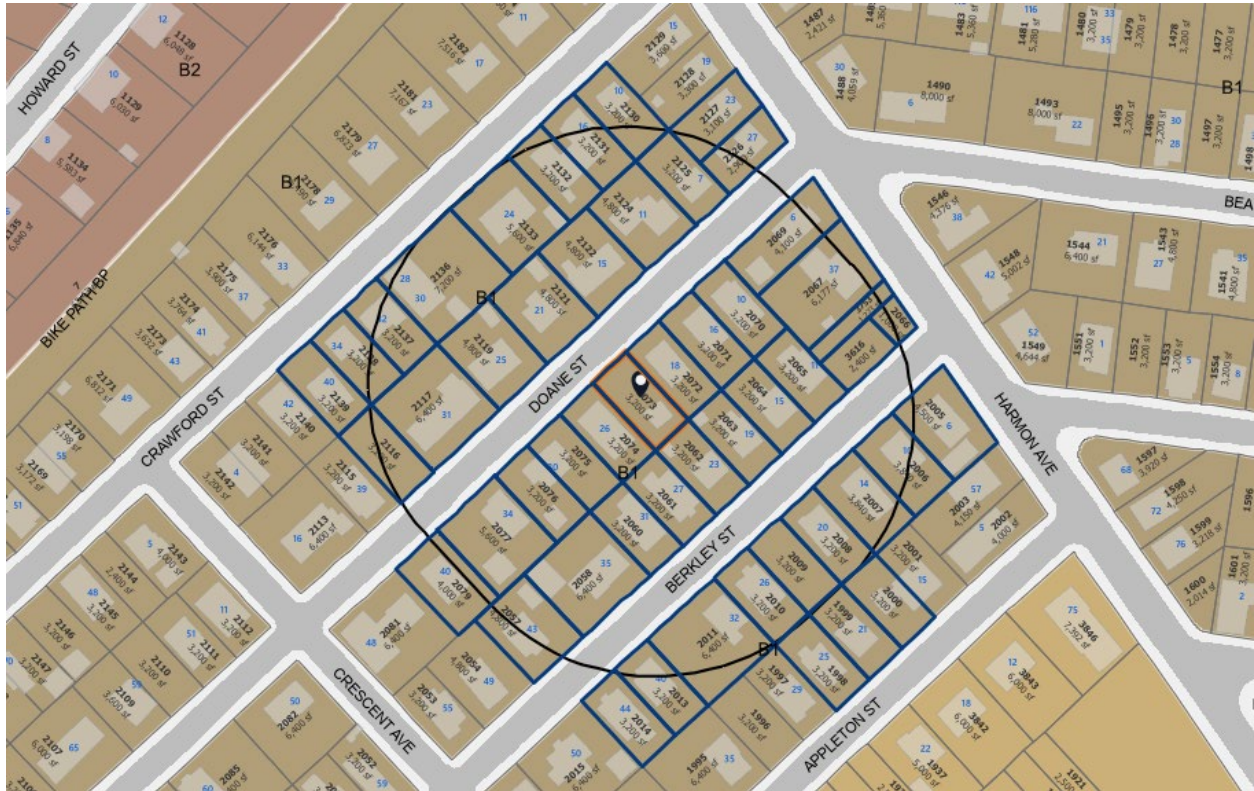
To construct a single-family home on a substandard lot of record (Section 17.20.030 – Schedule of Uses and 17.92.010 - Variances).

LOCATION MAP



0 Doane Street

ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



STREET VIEW



DOANE STREET
40' WIDTH

PROPOSED CONSTRUCTION ENTRANCE SEE DETAIL

DRILL HOLE SET

GRANITE BRIND FOUND FIELD POSITION

REBAR SET W

TO BE REMOVED REBAR

PROPOSED DRIVEWAY

PROPOSED FOUNDATION

CONCRETE PAD TO BE REMOVED

AP 7 LOT 2074
N/F CIRCLE LLC.
EXISTING DWELLING # 2C

AP 7 LOT 2072
N/F TAYLOR R WILKEY

AP 7 LOT 2073
N/F VALENTINO &
KELLY CARO
3,200 SF.
EXISTING GARAGE
TO BE REMOVED

PROPOSED SILT FENCE
OR EQUIVALENT

REBAR SET
ON LINE 8.30' H

5 47°05'32" W

AP 7 LOT 2062
N/F ERICK A & BLANCA A PAZ

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft

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

- ## Analysis

Planning staff created a 200-foot analysis of the properties and found that the median lot size of the properties within 200ft is 3,200 square feet. As this is the same lot size as the subject lot, it is the opinion of the Planning staff that the subject lot should thereby not be subject to the merger provision. However, only the Zoning Official can determine if substandard lots are merged or unmerged. Therefore, Planning

staff are treating this application as if the lots were merged and the following will be an analysis of the proposal's compatibility with the neighborhood and the Comprehensive Plan.

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.

- A 200' analysis of the subject property demonstrates that there are 52 lots zoned B-1 in the surrounding area. Forty-one (41) contain single-family homes. Two (2) contain two-family homes. The median lot size within 200' is 3,200. ft. for all lots with 25 lots being 3,200 square feet or less.
- The Future Land Use Map (FLUM) designates the subject property as "Single/Two Family Residential Less Than 10.89 Units Per Acre." Presently, within a 200' radius of the subject property, there is a density of 10.23 units per acre. If this variance was approved, the density of the area would rise negligibly to 10.46 units per acre, falling within the density standards of the FLUM designation.
- The dimensions of the proposed single-family dwelling would be allowed by-right if the subject property were an unmerged substandard lot of record, as shown below:

Standard	Required Minimum	Actual/Proposed
Min. Lot Width/Frontage	32ft	40ft
Min. Front Setback	13ft	25.5ft
Min. Rear Setback	11ft	20.5ft
Min. Side Setback	4ft	8ft
Max. Lot Coverage	77%	27%

Consistency with the Comprehensive Plan

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)development 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-4: Provide housing resources to support the range of jobs that reflects the City's economic base, and encourage the development of housing at levels that are consistent with household purchasing power.
 - 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.
 - Policy H-11: Reduce the burden of zoning and building regulations to enable two- and three-family unit dwellings to be easily modified, maintained and improved within the existing neighborhoods.

Summary

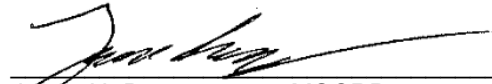
Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, and supports the goals and policies of the Comprehensive Plan which promote approval of a wide variety of housing types and flexibility in our development standards. 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. We

do also find that the project will maintain the density of the neighborhood as set by the Future Land Use Map. Furthermore, it is the Planning staff's opinion that the analysis shows that the lots should receive a determination that the lots are not merged, which would permit the proposal as of right in accordance with Zoning Ordinance.

III. Recommendations:

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,

A handwritten signature in black ink, appearing to read 'Jonas U. Bruggemann', is written over a horizontal line.

Jonas U. Bruggemann, MSCRP
Assistant Director / Administrative Officer