

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 1, 2011
Re: Staff Report for 3795 Broadway –Method of Zoning Change

Item #4 – 3795 Broadway –Method of Zoning Change
(Project ID # 201103170006)

Application: Method of Zoning Change
Location: 3795 Broadway
Applicant: Roger W. Reisinger & Christina S. Littler
Current Zoning: D-1 (Doubles, Twin Singles, and Duplex)
Proposed Zoning: R-2 (Single Family Residence)
Current Use: Single Family Residence
Proposed Use: Single Family Residence

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is requesting approval to rezone parcel 040-003780, 3795 Broadway, from D-1 to R-2. A single family residence currently exists on the lot; however the lot is currently zoned for doubles, twin singles and duplexes. The requested rezoning would bring the existing use into conformance. The property is bordered to the south and west by single family residential (R-2) properties, to the north by multi-family residential (A-1), and office (PSO) to the east.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted