

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Clerk of Council, City Departments
Date: March 1, 2012
Re: Staff Report for 3818-3822 Glenna Avenue –Method of Zoning Change

Item #5 – 3818-3822 Glenna Avenue –Method of Zoning Change (Project ID # 201202210011)

Application: Method of Zoning Change
Location: 3818-3822 Glenna Avenue
Applicant: Carol and Gary Eisnaugle
Current Zoning: R-2 (Single Family Residence)
Proposed Zoning: D-1 (Doubles, Twin Singles and Duplex)
Current Use: Twin Single Residential
Proposed Use: Twin Single Residential

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is requesting approval to rezone parcel 040-003020, 3818-3822 Glenna Avenue, from R-2 Single Family Residential to D-1 Twin Single Residential. A twin-single residence currently exists on the lot; however the lot is zoned for single family. The requested rezoning would bring the existing use into conformance. The applicant's property is bordered by properties zoned R-2 to the north, west, and south, and by property zoned SD-1 to the east.

Because other properties within the same neighborhood, less than 700 feet from the applicant's property, are zoned D-1 bordered by R-2, staff does not feel that the proposed rezoning will impact the use of adjacent properties. Furthermore, the structure has the appearance of a single family residence; therefore staff does not feel that the rezoning will harm the character of the area.

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