

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Clerk of Council, City Departments
Date: October 31, 2014
Re: Staff Report for 4170-4174 Broadway – Method of Zoning Change (PSO to A-1)

Item #8 – 4170-4174 Broadway – Method of Zoning Change (PSO to A-1) (PID # 201410020059)

Application: Method of Zoning Change
Location: 4170-74 Broadway
Applicant: E.W. Weimer
Current Zoning: PSO
Proposed Zoning: A-1
Current Use: Duplex
Proposed Use: Duplex, Detached residential structure in rear

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is proposing to rezone 4170-4174 Broadway (parcel 040-00806) from PSO to A-1. The site is currently used for residences, with a duplex fronting Broadway and an additional detached structure in the rear of the lot. The applicant intends to make improvements to the structure in the rear of the lot to utilize for a residence. The site is bordered by properties zoned PSO to the north, west and south, and by single-family residences (R-2) to the east.

Staff does not believe the proposed zoning will harm the character of the area or affect the use of adjacent properties, as there are residential properties in close proximity of the property to be rezoned. The site has been used for residential purposes in the structure fronting Broadway and the structure in the rear was previously utilized as a veterinary office. Zoning the property residential will allow the existing use on the site to come into conformance and allow the property owner to renovate the structure in the rear for residential use.

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.