

Rezoning – 628, 648, 658 Virginia Ave (R-2 to R-8)







There shall be no driveway entrances along the frontage of 658 Virginia Avenue (TM 39-Z-17).



	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Duplex Density
Duplex in R-2	5,500 sq. ft./unit	30 ft./unit	100 ft.	3 structures (6 units)
Duplex in R-8	1,800 sq. ft./unit	25 ft./unit	60 ft.	12 structures (24 units)



Goal 5. To strengthen existing neighborhoods and promote the development of new neighborhoods that are quiet, safe, beautiful, walkable, enhance social interaction, and offer a balanced range of housing choices.

Objective 5.2 To develop approaches to increase the percentage of single-family detached and duplex housing units.

Goal 6. To meet the current and future needs of residents for affordable housing.

Objective 6.1 To promote affordable housing options, including affordable rental properties and affordable homes for ownership.

Objective 6.2 To promote home ownership to increase the proportion of owner-occupied units in the City.

Recommendation

**Staff and Planning Commission (6-0)
recommends approval of the rezoning.**