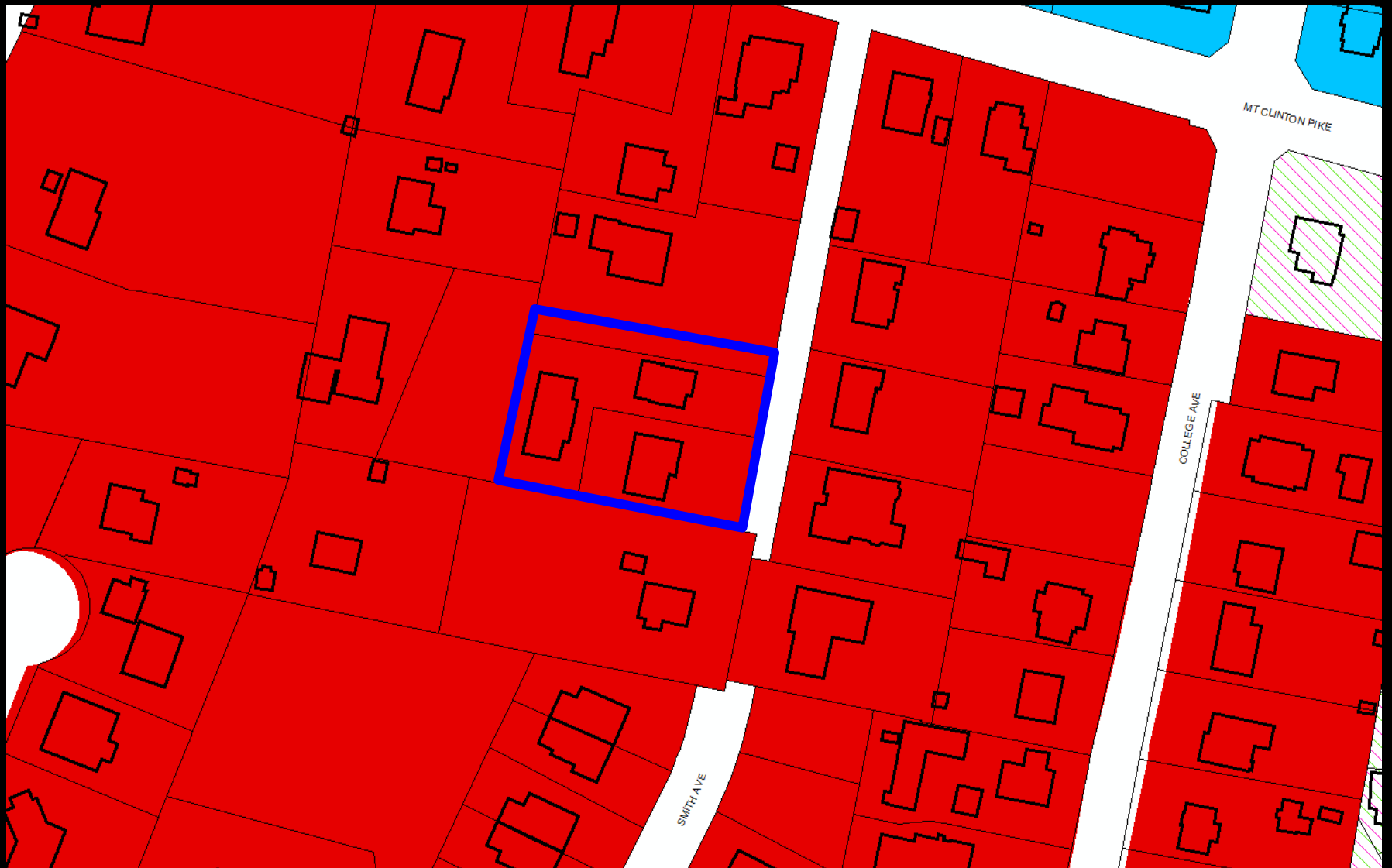


Rezoning and SUP – Smith Avenue R-2 to R-3C and to allow multi-family



Rezoning and SUP – Smith Avenue R-2 to R-3C and to allow multi-family



Rezoning and SUP – Smith Avenue R-2 to R-3C and to allow multi-family





SMITH AVE

1071

1087

1087

1087

1087

1089

1061



1067

Unit 8 – 2 bedrooms

Unit 9 – 2 bedrooms

Unit 10 – 4 bedrooms

(applicant desires to convert
Unit 10 into two 2-bedroom
units)



1051 (left)

Unit 1 – 1 bedroom

Unit 2 – 2 bedrooms

Unit 3 – 2 bedrooms

Unit 4 – 1 bedroom

1069 (right)

Unit 5 – 2 bedrooms

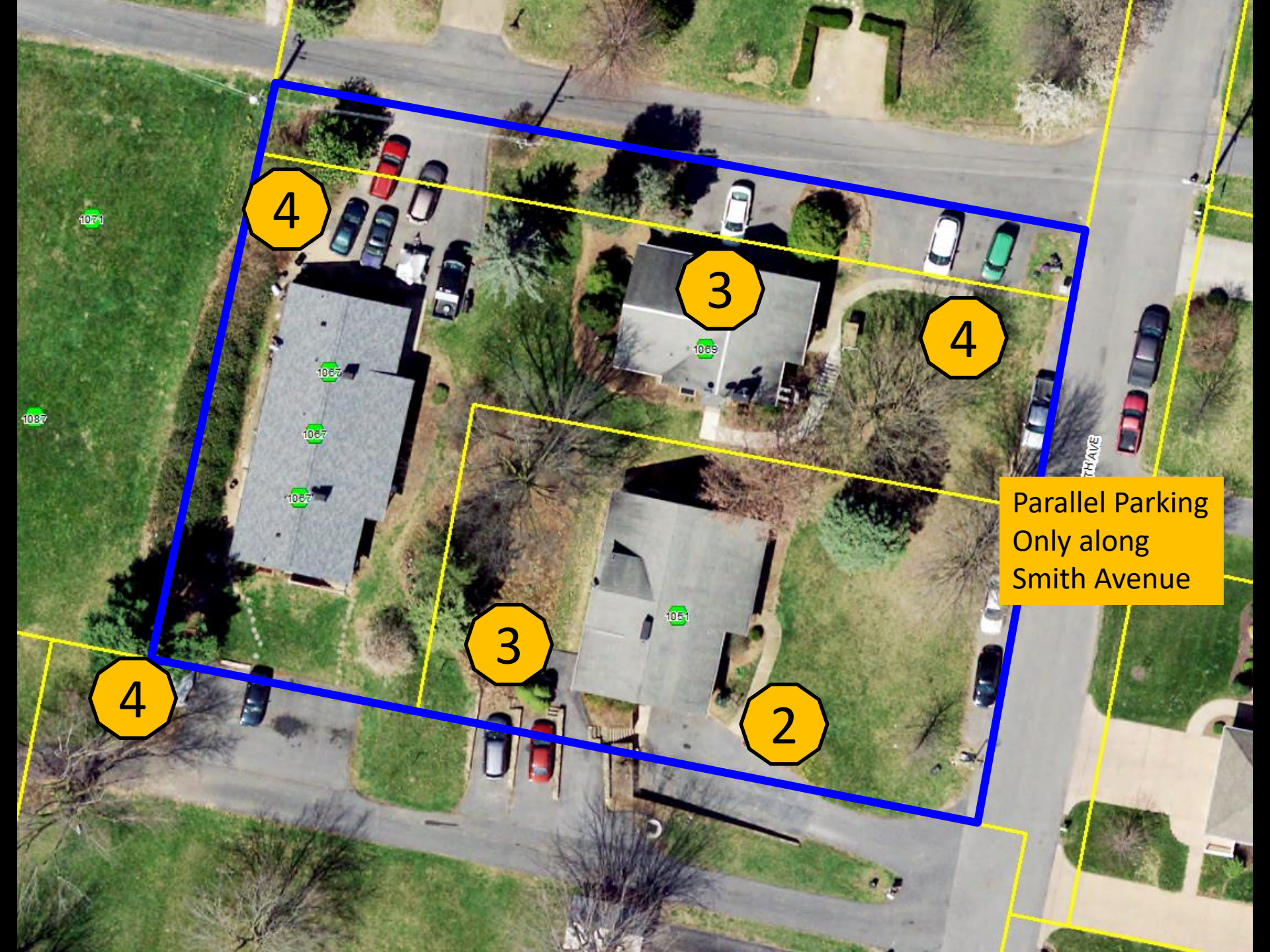
Unit 6 – 2 bedrooms

Unit 7 – 1 bedroom

1069

Proffers

1. The property shall only be used for residential dwellings, except that any allowed special use permits shall be permitted as approved by City Council.
2. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
3. Dwelling units shall provide 1.5 – parking spaces per unit.



4

3

4

3

2

4

Parallel Parking
Only along
Smith Avenue

1071

1087

1087

1087

1087

1089

1081

Summary of Section 10-3-48.6 (e)

1. There is existing multi-family development located in close proximity to the development;
2. There is adequate vehicular, transit, pedestrian and bicycle facilities or that the facilities are not needed because of the circumstances of the proposal;
3. The multi-family development's design is compatible with adjacent existing and planned single-family, duplex, and townhouse development; and
4. The site is environmentally suitable for the multi-family development.

Proffers

1. The property shall only be used for residential dwellings, except that any allowed special use permits shall be permitted as approved by City Council.
2. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
3. Dwelling units shall provide 1.5 – parking spaces per unit.

Suggested SUP Condition

1. The SUP shall be limited to the existing structures and no more than 11 multiple family dwelling units. (Note: Small additions to the existing structure for housing improvements may be allowed at the discretion of the Zoning Administrator.)

Recommendation

Staff and Planning Commission (7-0) recommends approval of the rezoning and the SUP request with the suggested condition.