## MEMORANDUM

| TO:      | Planning Commission   |
|----------|---|
| FROM:    | Alexis DiLeo, City Planner                                      |
| SUBJECT: | Rezoning Study of West Davis Avenue and West Hoover Street Area |
| DATE:    | December 11, 2018   |

As directed by City Council Resolution R-18-361 on September 4, 2018, the area of West Davis Avenue, West Hoover Avenue, Wilder Place, Edgewood Place and South Main Street has been studied for rezoning from R4C (Multiple-Family Dwelling) to R1D (Single Family Dwelling) or R1E (Single Family Dwelling). We present our preliminary findings here and will prepare a formal staff report for your review in January 2019.

## Study Area

The study area identified by City Council included the blocks on West Davis Avenue and West Hoover Avenue between South Main Street and South Fifth Street – see Figure 1.

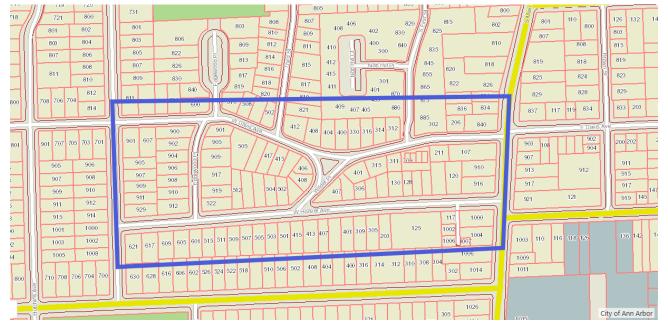


Figure 1 - Study Area

The study area generally corresponds to the an area called out in the Master Plan: Land Use Element where the zoning designation should be changed to protect existing lower-density development.

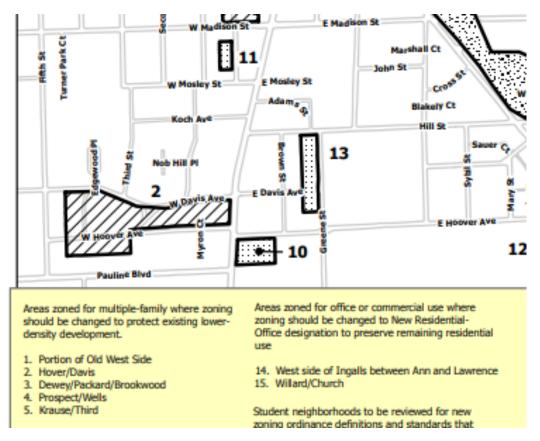


Figure 2 – Master Pan Land Use Element Area-Specific Recommendation Snip

## **Data Analysis**

There are 70 lots in the study area (55 in the site-specific recommendation area), with 61 single-family homes and 9 multiple-family buildings.

The average size of all 70 buildings is 1,839 square feet and 1,233 square feet for only the single-family homes. The average year built for all buildings is 1938.

Nine of the lots currently conform to the R4C zoning standards (13%). The remaining 61 (87%) are nonconforming lots.

## **Tentative Recommendation**

Staff tentatively recommends the area shaded blue in Figure 6 (below) be rezoned from R4C to R1D and the area shaded green be rezoned from R4C to R1E. With the recommended rezoning,

- 7 lots remain R4C
- 59 lots rezoned from R4C to R1D
- 4 lots rezoned from R4C to R1E

These rezonings will result in:

- 9 lots still conforming
- 36 lots made conforming
- 25 lots still nonconforming
- 0 lots made nonconforming

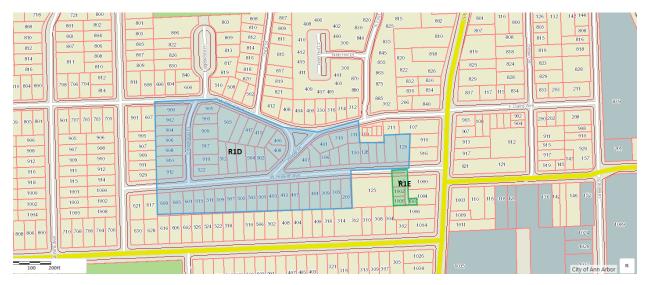


Figure 6 - Recommended Rezoning Plan