

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.

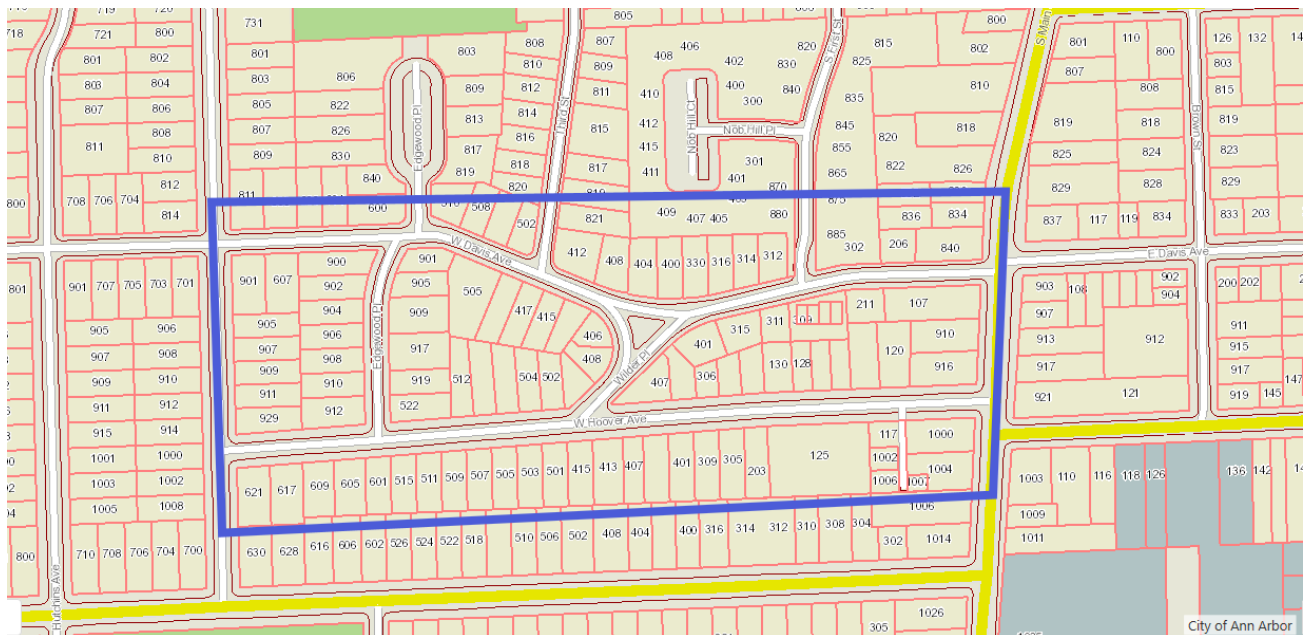


Figure 1 - Study Area

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.

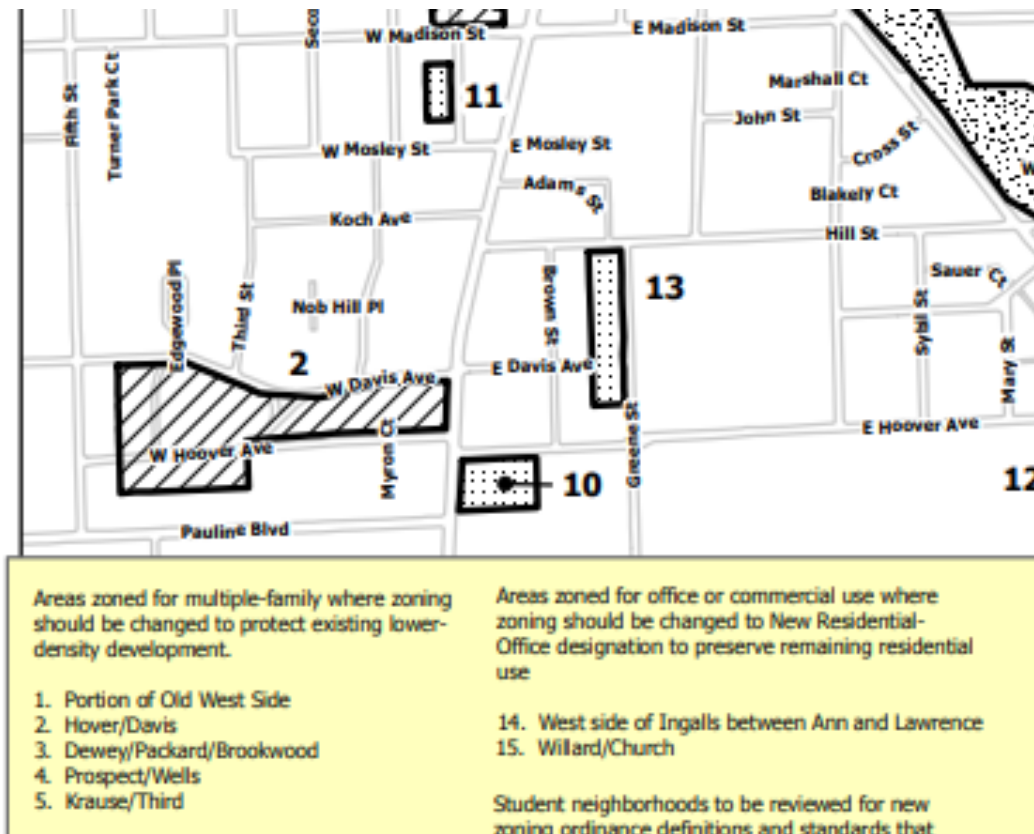


Figure 2 – Master Plan Land Use Element Area-Specific Recommendation Snip

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.

