



Legislation Text

File #: 12-1203, **Version:** 1

Resolution to Direct Planning and Development Services Staff to Initiate the Rezoning of Six Parcels Fronting on Seneca Avenue, Onondaga Street and Geddes Avenue from R1B (Single-Family Dwelling District) to R1C (Single-Family Dwelling District)

Approval of this resolution will direct Planning and Development Services staff to initiate the rezoning of six parcels currently zoned R1B (Single-Family Dwelling District) to R1C (Single-Family Dwelling District). This rezoning has been requested by property owners in this block.

The block bordered by Geddes Avenue on the north, Onondaga Street on the east, Seneca Avenue (originally named Madellion Street) on the south and Oswego Street on the west is all part of the original J.D. Baldwin Eastern Addition plat of 1866. The entire block was platted into 66' by 132' parcels (one chain by two chains). Since the original platting, the lots along Oswego Street were further subdivided, one lot on Seneca was joined to a lot on Geddes and two lots were joined with two other lots on Geddes. Although the block was originally entirely composed of 8,712 square foot lots, when the zoning boundaries were set, the lots along Oswego Street were zoned R1C and the remainder of the lots in this block were zoned R1B.

The current zoning and lot configurations result in three of the R1B-zoned lots being nonconforming due to their area being less than the 10,000 square feet required and their width being less than the 70' required for the R1B district. The proposed rezoning to R1C would bring the entire block under the same R1C zoning and bring the three nonconforming lots into conformance with the area and width requirements of R1C (7,200 square foot lot area and 60 foot lot width). Additionally, this change would allow for the three existing double lots to be divided at some time in the future to create additional single-family lots.

The Master Plan: Land Use Element recommends single- and two-family residential uses for this block.

Attachment: Zoning Map

Sponsored by: Councilmember Derezinski

Whereas, Certain residents owning property in the block bounded by Seneca Avenue, Onondaga Street and Geddes Avenue have requested that portions of the area currently zoned R1B (Single-Family Dwelling District) be rezoned from to R1C (Single-Family Dwelling District) to be consistent with other parcels on the same block; and

Whereas, The Master Plan: Land Use Element recommends single- and two-family residential use for this block; and

Whereas, The rezoning of six parcels from R1B to R1C would bring three non-conforming lots into compliance with the lot area and width requirements;

RESOLVED, That the Mayor and City Council hereby direct the Planning and Development Services

staff to initiate the rezoning of the R1B-zoned portions of the block bounded by Seneca Avenue, Onondaga Street and Geddes Avenue to R1C; and

RESOLVED, That the City Planning Commission consider the proposed rezoning and forward a recommendation to City Council by January 21, 2013.