

Docket Item #4.1 & 4.2

CD-CPC-2026-00041 & -00039

2922 Summit Street Rezoning and Area Plan Amendment

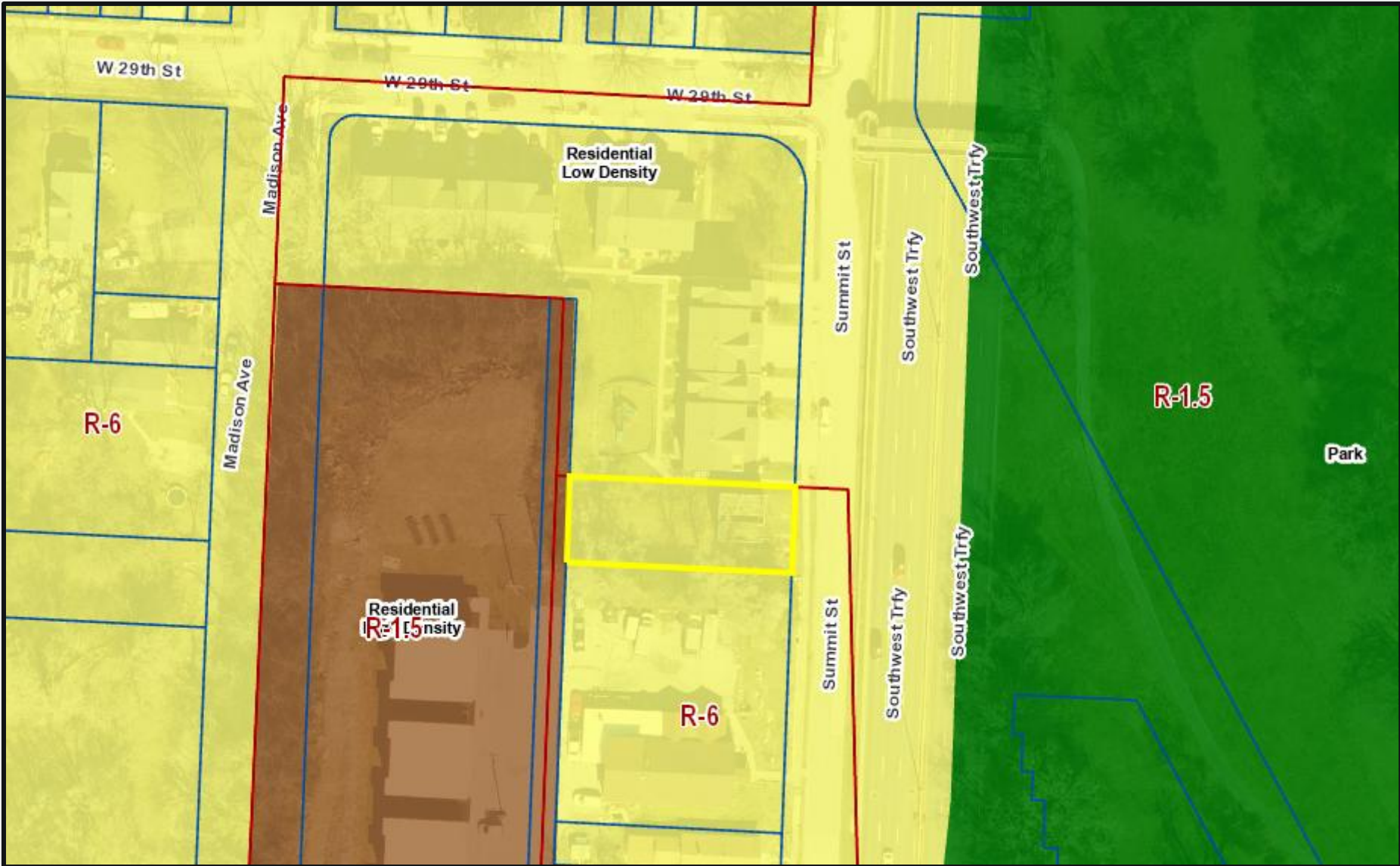
June 3, 2026

City Plan Commission





- Rezoning from **R-6** to **R-1.5**.
- Amend the Greater Downtown Area Plan to **Residential High Density**.



Case/Site History

- **CRSF-201710335** – A residential building plan review, applied for August 15, 2016. Inactive Status.
- **CRSF-201710825** – A residential building plan review, applied for February 1, 2017. Inactive Status.

- The current structure is an unfinished concrete structure intended originally for a 4-unit townhome.
- Applicant is proposing to finish the existing building as a 4-unit structure.
- **R-1.5** zoning better accommodates the lot size and frontage requirements of this parcel. The requested rezoning also creates consistency with adjacent R-1.5 properties.
- The Greater Downtown Area Plan currently designates the site as Residential Low Density; amending the area plan to **Residential High Density** will allow the lot to be better aligned with the Area Plan's intent.



	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
CONVENTIONAL DEVELOPMENT										
Lot Size										
» Min. lot area (sq. ft.)	80,000	10,000	7,500	6,000	5,000	4,000	3,000	3,000	3,000	2,500
» Min. lot area per unit (sq. ft.)	80,000	10,000	7,500	6,000	5,000	2,500	1,500	750	500 ²	300
» Min. lot width (ft.)	150	85	50	50	45	40	30	30	30	25

- The total area of the parcel is **6,421.405 sqft.**
- In the current R-6 zoning district this parcel is only allowed 1 unit.
- By rezoning the parcel to R-1.5 it would allow up to one unit per every 1,500 sqft equaling up to 4 units on the lot.



View looking west from Summit St at the properties to the north of the subject site.



View looking southwest on Summit St.



View looking east from Summit St at Southwest Trafficway ROW and Penn Valley Park.



SITE PLAN

b+a architecture

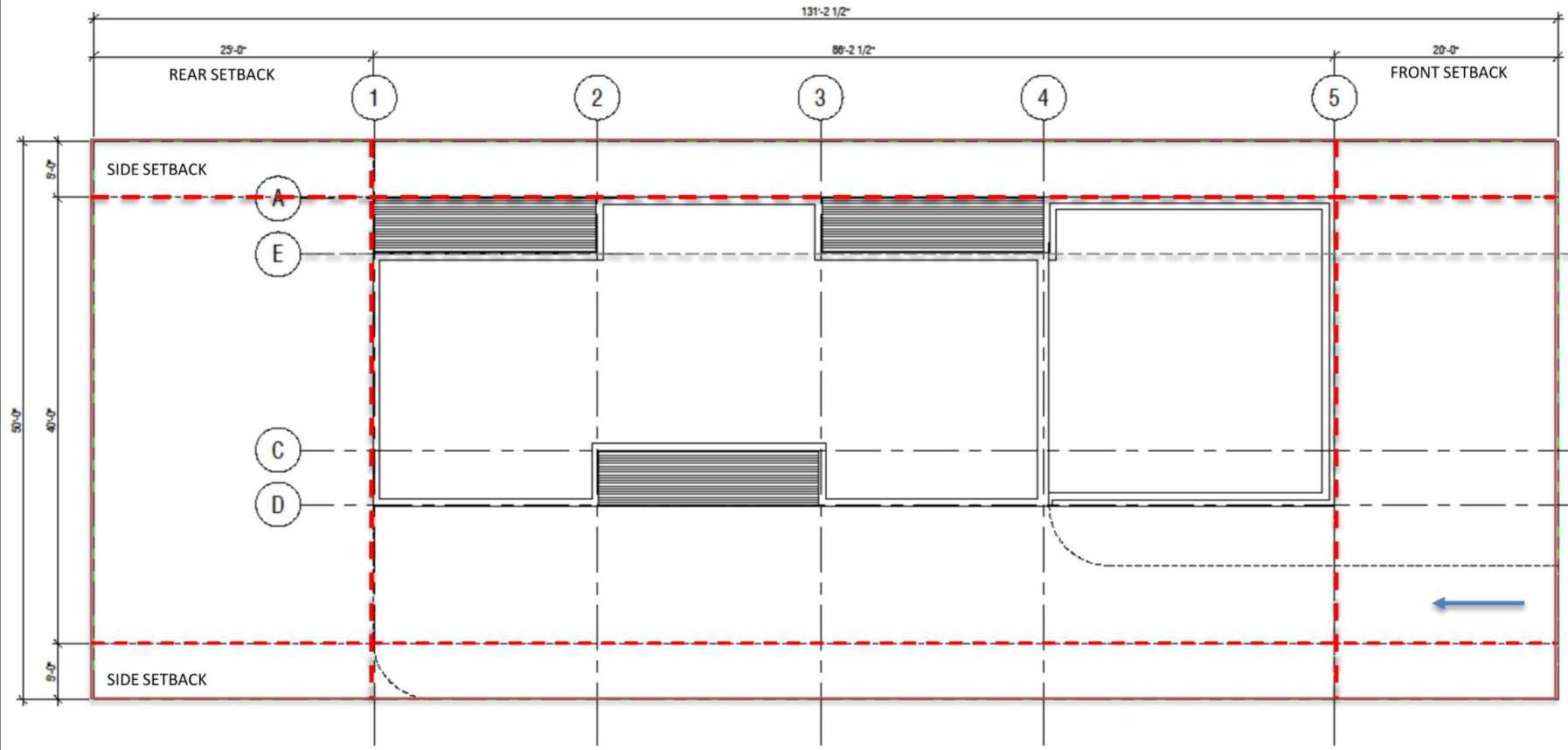
LOT & BUILDING STANDARDS:

Building Setbacks:

Front Setback: 20 FT.

Rear Setback: 30 FT

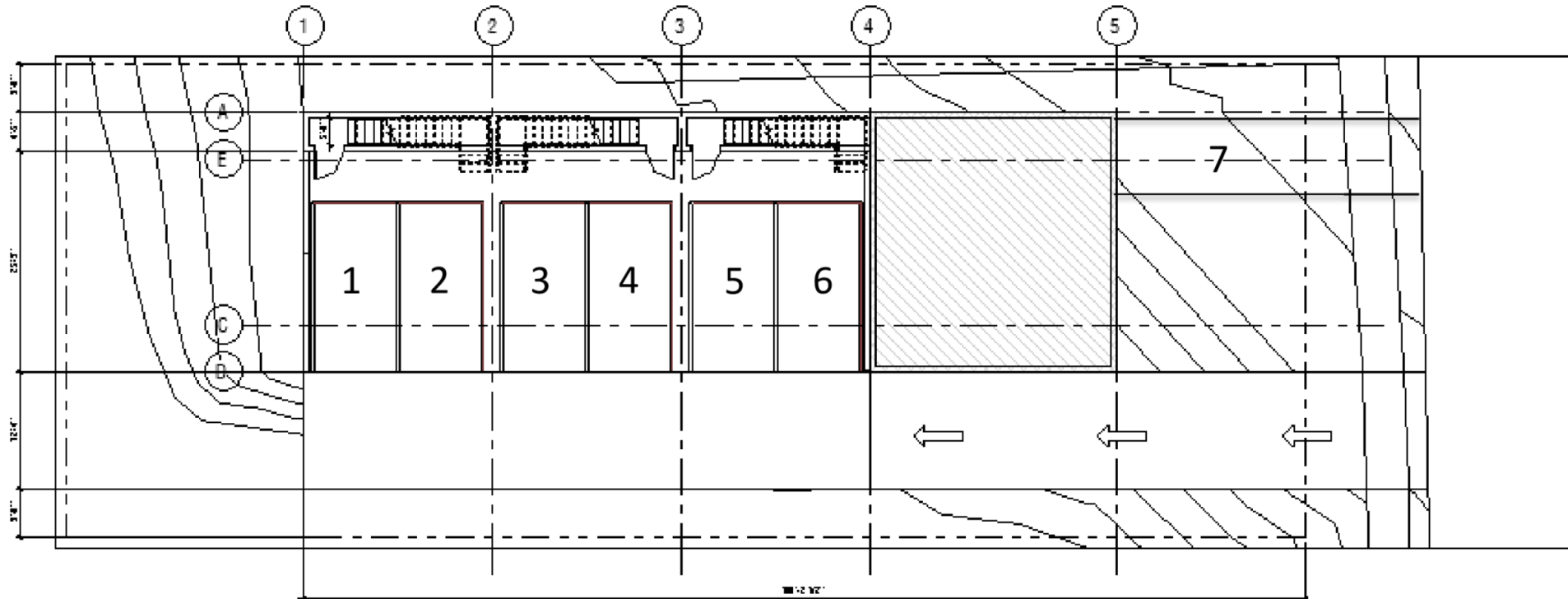
Side Setbacks: 5 FT



PARKING PLAN

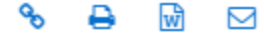
b+a architecture

- Required Parking: 4 (per 88-420-06 - PARKING RATIOS, Table 420-1)
- **Provided Parking: 7**



Review Criteria

88-515-08 - REVIEW CRITERIA



In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Staff Recommendation

Case #4.1	CD-CPC-2026-00041	Approval
Case #4.2	CD-CPC-2026-00039	Approval