

Ordinance #

CD-CPC-2025-00165

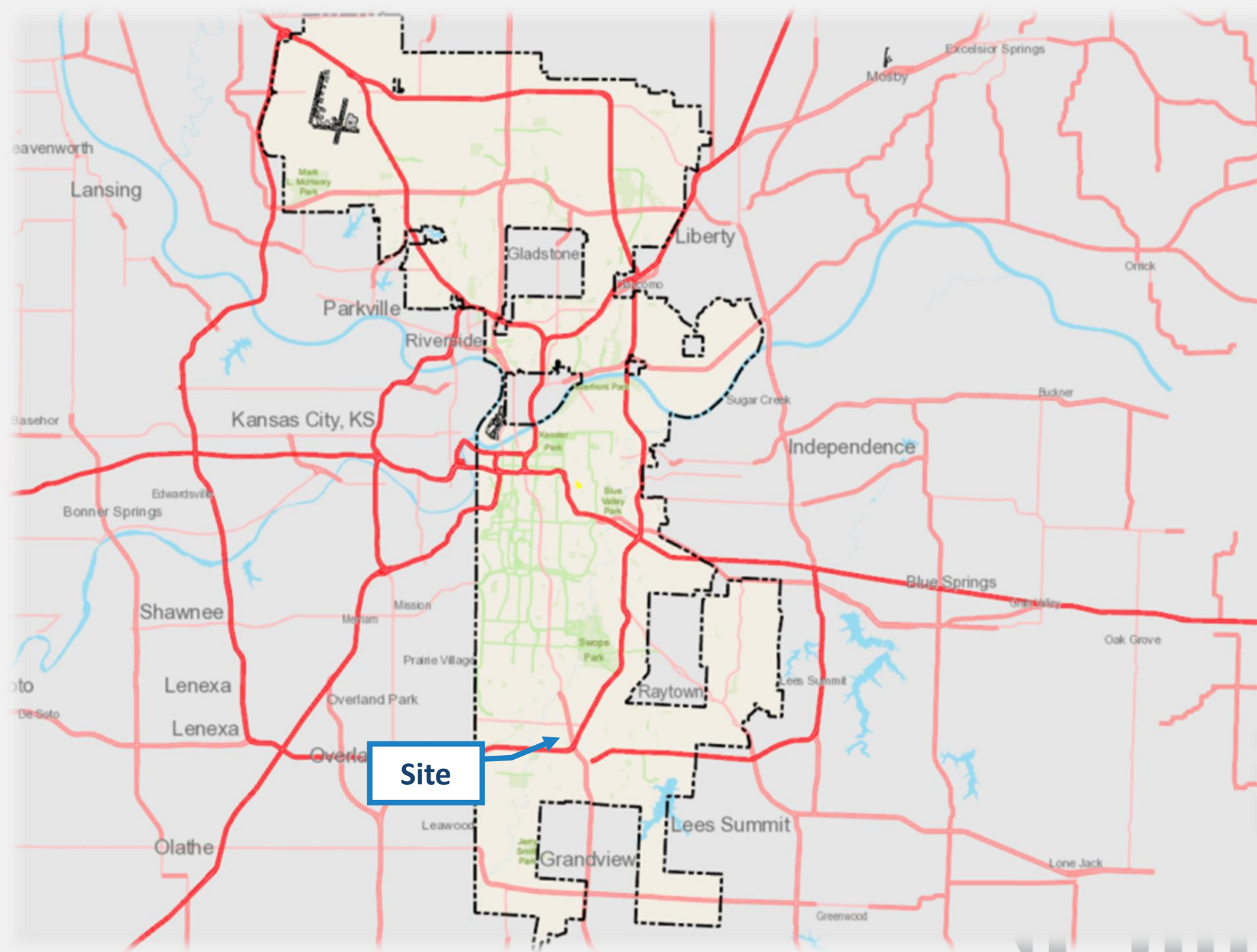
The applicant seeks to rezone the subject site in order to abate an illegally converted triplex.

Date

Prepared for

Neighborhood Planning and Development Committee





Site



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	R-7.5	R-2.5	R-1.5
Detached House	P	P	P
Multi-Unit House	-	SUP	P
Multiplex (3-8 units)	-	-	P

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.

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

LOW alignment with the Red Bridge Area Plan *when the request was for R-1.5

- Spot zoning.
- "... this rezoning does not respect appropriate, established land uses, nor does it implement the density or building type of the recommended land use." Community Planning Division

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88-515-08 - REVIEW CRITERIA



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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;

The subject site is within an established residential neighborhood comprised of single detached dwelling units, an urban farm, and a golf course.



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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.

Rezoning simply to abate an illegally converted structure.

- Negative precedent about how to address work done without permits.
- Hardship self-imposed.
- R-1.5 impacts on the property.

*Permits are still necessary to ensure proper life/safety regulations have been met.

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	R-7.5	R-1.5
Detached Dwelling Unit	P	P
Multi-Unit House	-	P
Colannade	-	P
Multiplex	-	P
Multi-Unit Building	-	P



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**City Staff Recommendation *original request was for R-1.5
DENIAL**

**City Plan Commission Recommendation *amend request to R-
2.5
APPROVAL**

* This would require a SUP to be approved for the triplex to be permitted at the subject site.