



Meeting Date: September 18, 2017

Report No. CC-17-134

Agenda Item No. 7c

Status: Public Hearing

Purpose: Map Amendment, 1005 S. Duncan

Background Summary: The property contains two structures, a single family home and a garage with an apartment above. Both were built approximately 1940, prior to zoning districts and bulk standards. The garage structure is in disrepair with the roof collapsing. The house was occupied until the end of 2016 or early 2017. The utilities were disconnected in February 2017.

The current zoning is RT (Two-Family). The surrounding zoning districts include RT and Public with properties developed in single-family residential structures, multi-arts facility and library.

The RT district is the duplex district which allows two attached dwelling units on an individual lot, however individual detached dwelling units are not allowed in the RT district on a single lot. The applicant plans to demolish the existing non-conforming structures and build two detached dwelling units. The requested RTM district allows detached single-family structures with a specific use permit (SUP).

The property is a small 6,004 square foot lot in a block with all the properties zoned RT. The rezoning of the property would be considered spot zoning due to no adjacent properties having the RT zoning district designation.

Prior Council Action or Part of an Approved Project: No

Related Items: None

Alternatives: The alternatives are outlined in the [Planning Commission Report](#).

Recommendation: Planning Commission recommends approval, by a vote of 4-0, to rezone 1005 S. Duncan from RT (Residential Two-Family) to RTM (Residential Two-Family and Multi-Family).

Prepared by: Patty Evans, Planner II

Reviewed by: Paula Dennison, DS Director

Reviewed by: Dan Blankenship, Deputy City Manager

Submitted by: Norman McNickle, City Manager

Attachments: Area Map, Zoning Comparison Chart, Planning Commission minutes