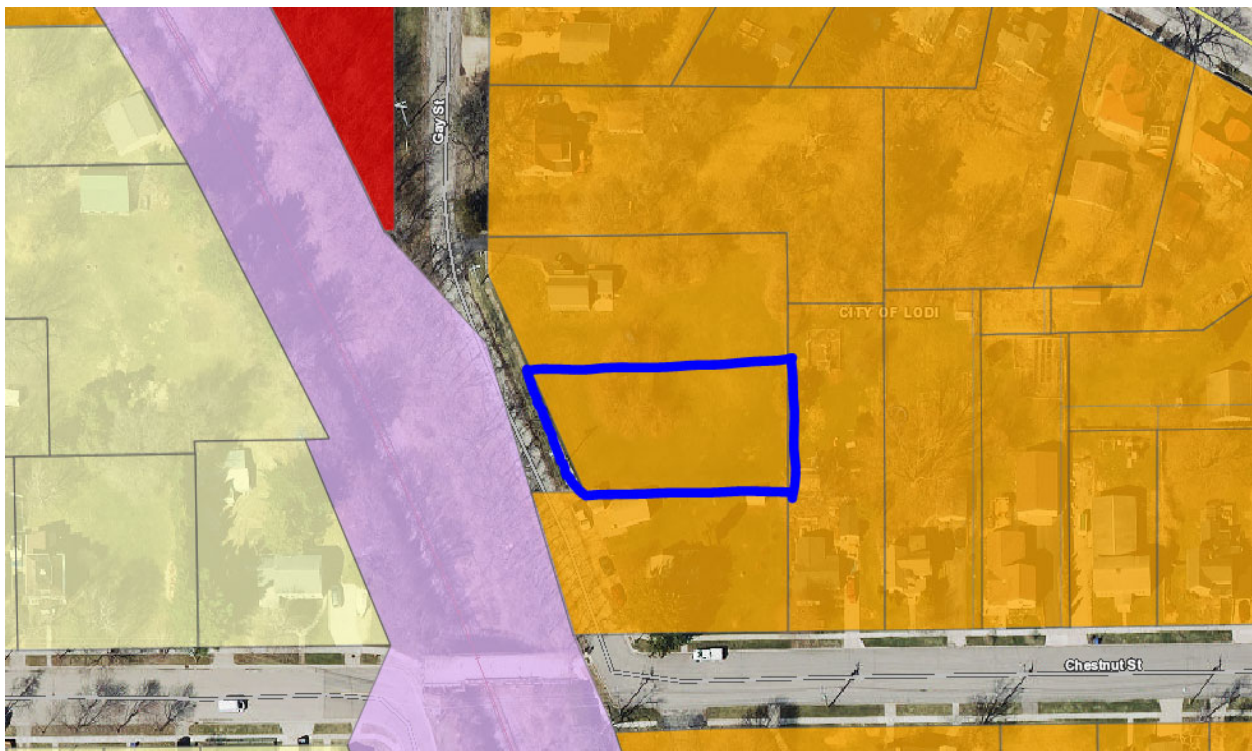

To: Lodi Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Requesting Rezone to R-3, Parcel 11246-195.02 (Gay Street)
Date: May 6, 2022

Request

Approval of a rezone of Parcel 11246-195.02 (on Gay Street) from R-2: Single- and Two-Family Residential to R-3: Multiple Family Residential District. See attached application.



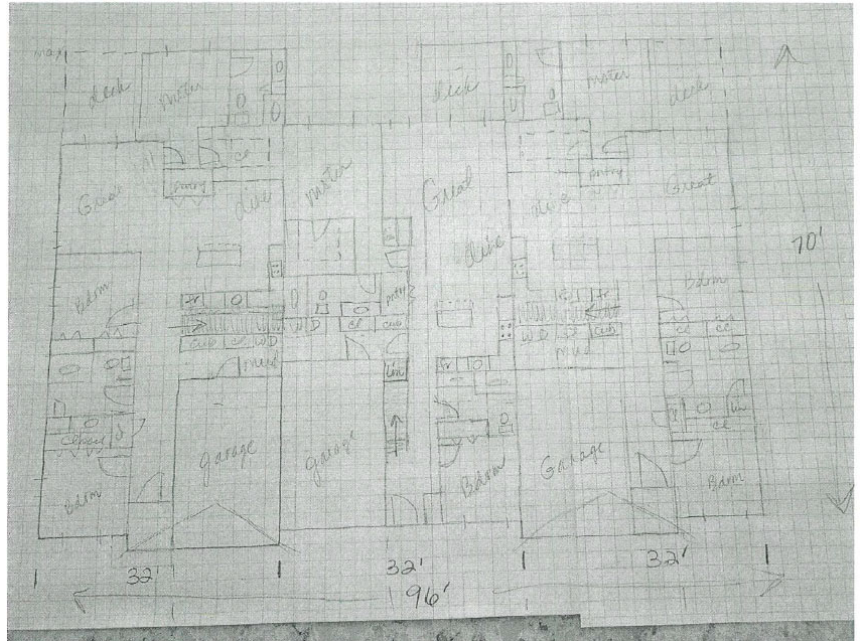
Adjacent Properties

This vacant lot is surrounded by single-family homes along the sides and rear of the lot (all zoned R-2). The railroad corridor (light purple property shown above) runs parallel to Gay Street to the west of the property.

Background Information

Hidden Treasures Properties LLC (Brad and Nicole Skrum) owns this vacant lot, as well as the single-family property to the north (Parcel 195.01). The applicant is looking to build three, 3-bedroom units apartment building with all units facing Gay Street. The property is currently zoned R-2, which only allows single-family and two-family residential structures.

Should the City approve the rezone, the applicant intends to bring forward a CSM to move the property line 28 feet north of said property, reducing Parcel 195.02 (also owned by the applicant) to 65.8-foot frontage. This will allow the necessary lot width to build a 96-wide structure, meeting required setbacks. Parcel 195.01 reduction will meet required lot width and building side setback.



The property abuts Gay Street, which had been reconstructed several years ago. As part of this reconstruction project, three laterals were installed to Parcel 195.02, which could serve the proposed three units on this property.

Applicable Zoning & Development Code Regulations

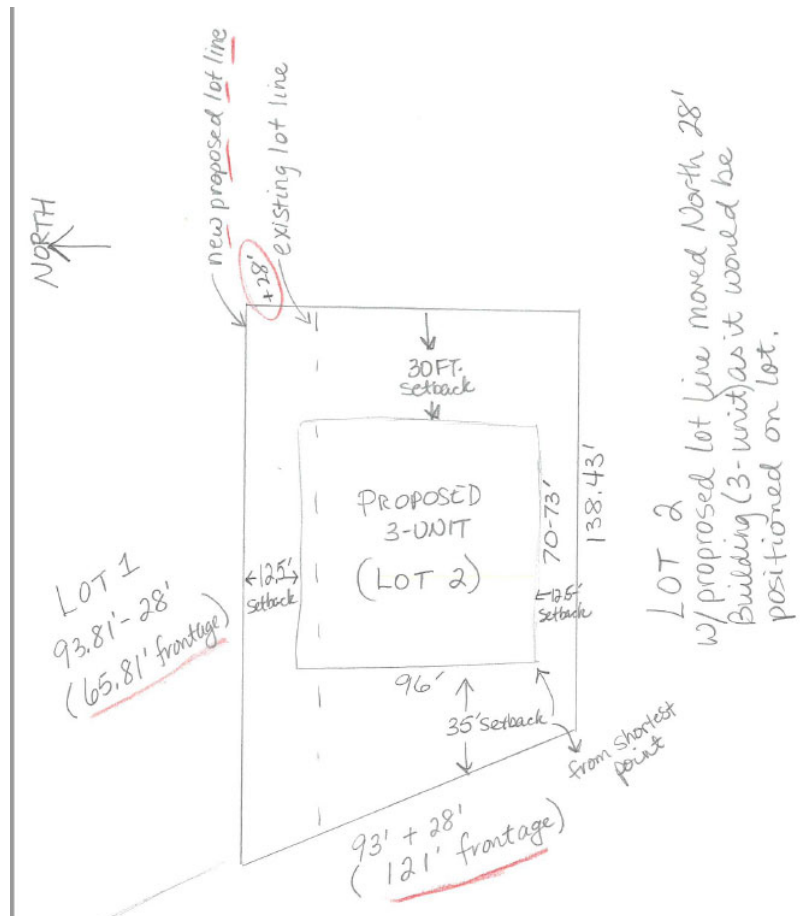
- Chapter 340 Zoning Code, 340-29 R-3 Multiple-Family District

Consistency with the City's Comprehensive Plan

This is consistent with the Comprehensive Plan, and meets some of the goals and policies in the plan including:

Housing Goal #1: Housing and neighborhoods throughout the City provide a range of affordable, accessible, safe and desirable housing options for existing and future residents.

Land Use Goal #1: Establish balanced neighborhoods throughout the City.



MEMO

5/06/2022

Future Land Use Plan: Small multi-unit buildings with up to 4 units per building may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:

- As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity. **Zoning Administrator: The property is across from the railroad corridor, which is a more intensive use. The intent is to face all units on to Gay Street (and railroad corridor), so lots adjacent will see a typical depth of a unit as if it were to be developed as a single-family or duplex building allowed by right under R-2 zoning.**
- Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building. **Zoning Administrator: The intended structure will be required to be at least 20 feet from the front property line, which matches the requirement for the adjacent single-family homes.**
- There must be off-street parking consistent with City ordinance and on-street parking adjacent to the lot to accommodate visitors. **Zoning Administrator: Driveways in front of garages shall be long enough to support additional vehicle parking.**

Consistency with the City's Zoning and Subdivision Code

Parcel 195.02 is currently is a 13,600 square foot lot with 93 feet of frontage. The request is a rezone to R-3 Multiple Family District which requires the following:

- ✓ Lot size (min): 9,000 SF (max of 4 units per current lot size – 3,000 square feet / unit)
- ✓ Lot width (min): 80 feet

The lot would meet the minimum standards as noted above. The future request to move the property line north (through a CSM) will increase both lot width and size to meet the desired building design. It assumed the lot size would be roughly 18,860 square feet with 121 feet of frontage (allowing up to 6 units based on 3,000 square feet per unit lot requirement).

While the intent for the development is a 3-unit facing Gay Street, does the City have any concern with the potential for more units beyond 3 proposed without CSM and site plan applications?

- If concerned, recorded covenants/deed restrictions placed by the property owner could be recorded to restrict the total number of units on the property. Typical process is to have the covenants/deed restriction in place prior to approving (by Council) the rezone.

Recommendation

Recommend approval of the rezone of Parcel 195.02 with or without the deed restriction, depending on the level of concern of an increase in unit count within a mostly single-family neighborhood (side/rear properties).

Sincerely,
MSA Professional Services, Inc.



Stephen Tremlett, AICP
Zoning Administrator

Enc: Hidden Treasures Properties LLC (Brad and Nicole Skrum) Rezone Application