

Downington Place, LLC

1316 East Downington Ave. Property Rezone

PROJECT DESCRIPTION

Purpose of the Amendment:

The applicant is requesting for the 12,081 s.f. property to be rezoned from a R-1/7000 to match the zoning of property immediately to the south that is a RMF 30 zone. The current property is used for two twin homes that are non-conforming uses in the R-1/7000 zone. Thus there currently exists four units in a zone that allows for one single family residence. The zone change will allow for the four units to be compliant however the applicant intends to replace them with three units. The new design will conform to all requirements under the RMF 30 other than front yard setback. The design will comply with the average of front yard setback on the block face.

Description of Proposed Use:

The proposed use is for three townhouse units with common wall. The design will comply with the requirements of the new zone except for front yard set-back. The front yard will align with the average front yard setbacks on the block face.

Reasons for Current Zone Inappropriate:

The current use of four units is nonconforming for the R-1/7000 zone. The current structures are blighted and non-compliant in that they encroach on the riparian corridor, front and side yards. The rezone will enable the replacement of existing non-conforming and non-compliant structures with lesser density than currently exists and except for front yard setback be in compliance with the new zone and the riparian corridor ordinance.

The request does not require an amendment to the text of the Zoning Ordinance.