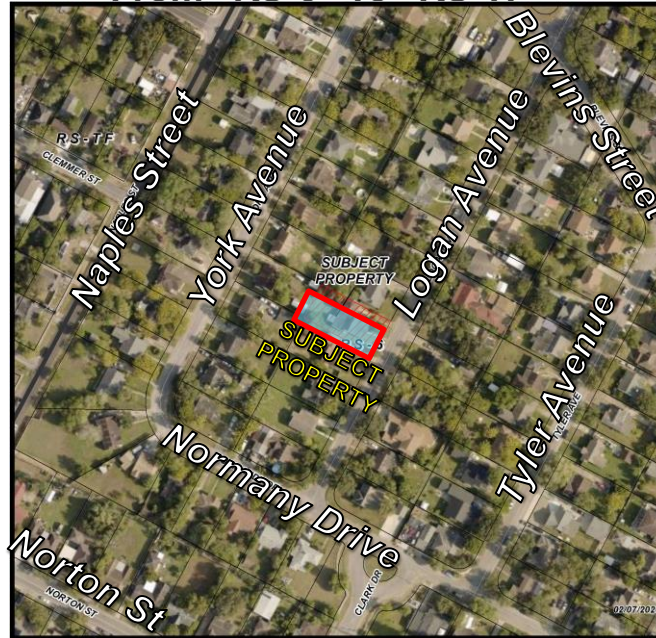


# Zoning Case #0222-04

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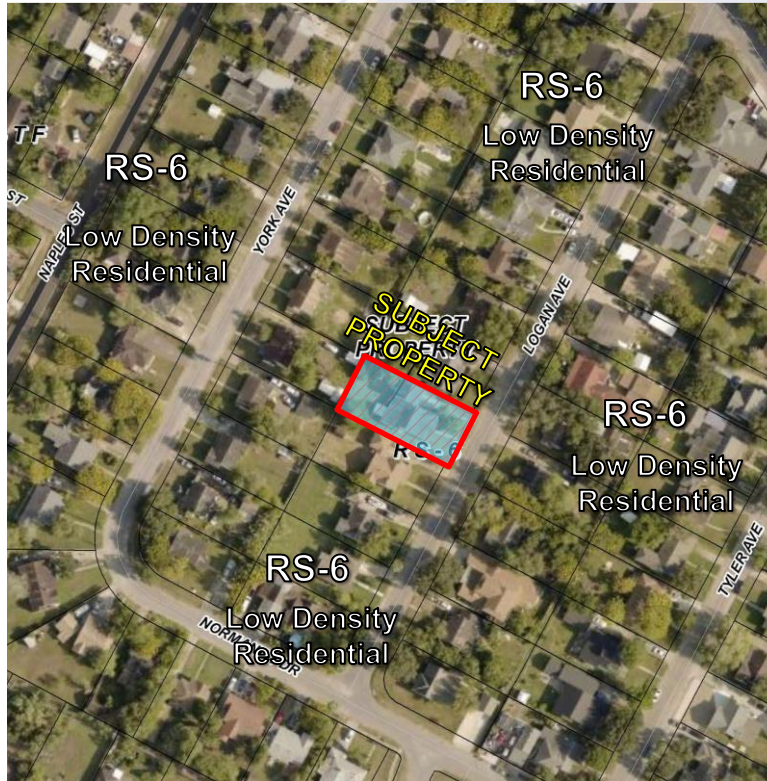
**Exclusive Homes, LLC.**  
Rezoning for a property at 1333 Logan Avenue  
From “RS-6” To “RS-TF”



City Council  
April 12, 2022

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# Zoning Pattern and Adjacent Development



## Existing Zoning:

"RS-6" Single-Family 6 District

## Proposed Use:

Duplex

## Adjacent Land Uses:

- North: Low-Density Residential (Single-Family Residences)
- South: Low-Density Residential (Single-Family Residences)
- East: Low-Density Residential (Single-Family Residences)
- West: Low Density Residential (Single-Family Residences)

# Property Background



- Residential structure was built in 1938.
- Staff approximated the date an attached accessory dwelling unit was built -2002.
- The addition of the attached accessory dwelling unit created an illegal two-family use in single-family zoning.
- The applicant purchased the property in 2021 and the request is to bring the property into conformity with the Unified Development Code.

# Public Notification

30 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

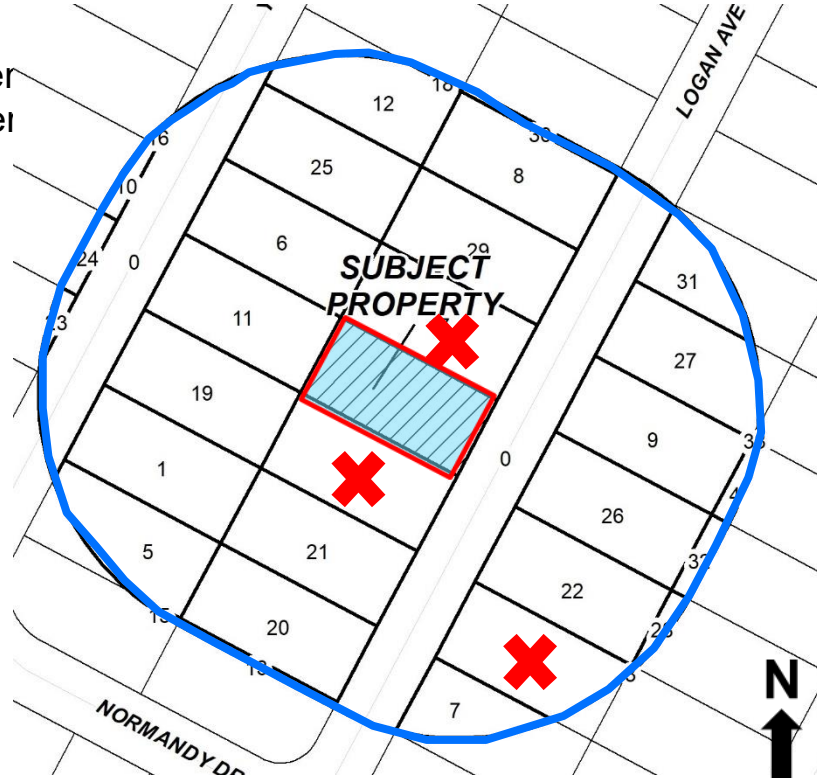
Opposed: (12.42%)  
Separate Opposed Owners: 3



In Favor: 0 (0.00%)



*Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition*



# Staff Analysis and Recommendation



- The proposed rezoning is compatible with the general character of the neighborhood.
- The proposed rezoning will bring the property into conformity with the UDC.
- Applicant will still need to conform with building and fire requirements.
- Medium-density residential uses are in conformity with future land use.
- Approval of the rezoning and bringing the property into conformity allows for the dwelling unit to be code compliant.
- Two-Family housing addresses affordable housing issues.
- **Staff Recommendation: Approval**