

Ord. No. 260595 & Ord No. 260596 CD-CPC-2026-00041 & -00039

2922 Summit Street Rezoning and Area Plan Amendment

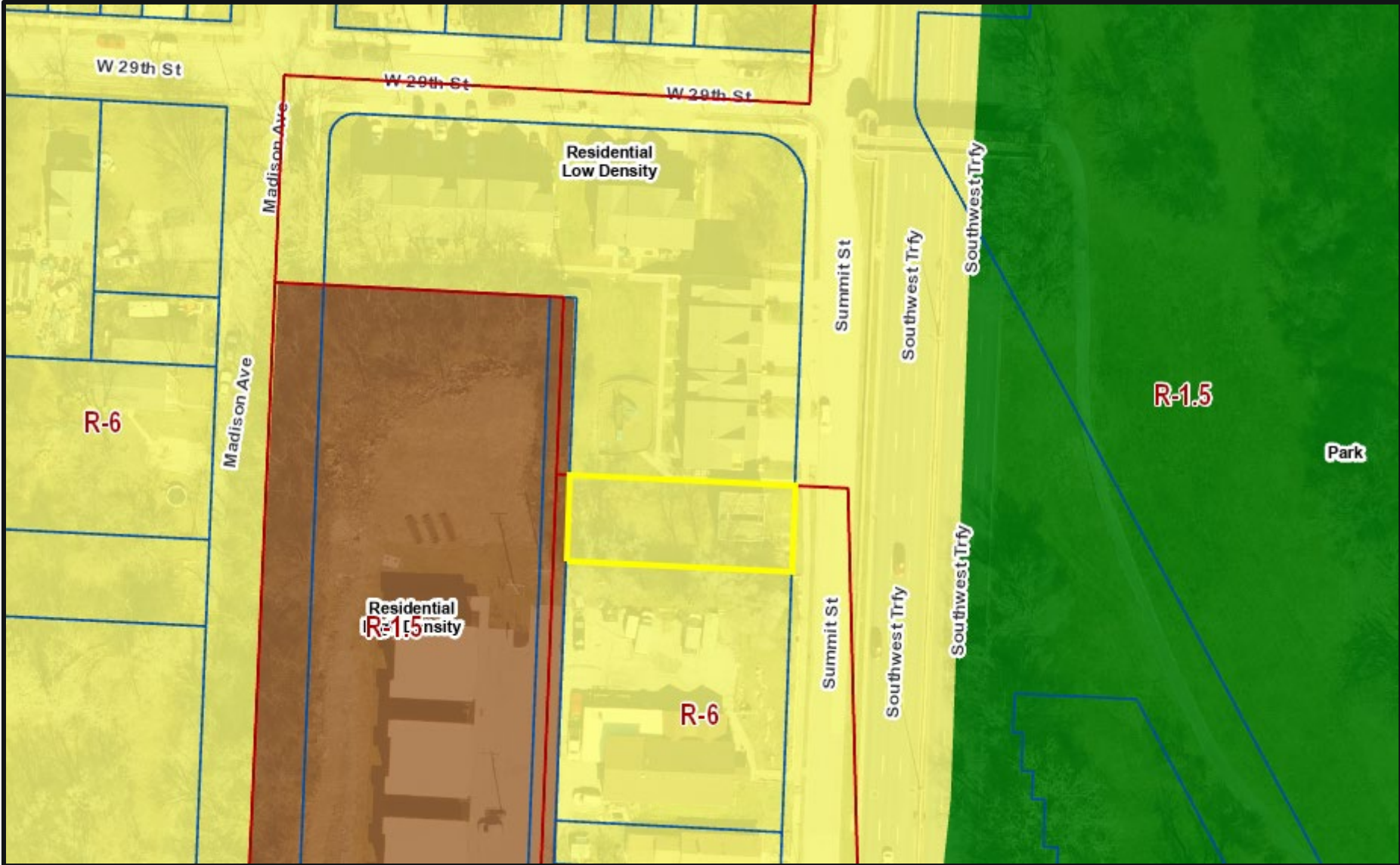
July 7, 2026

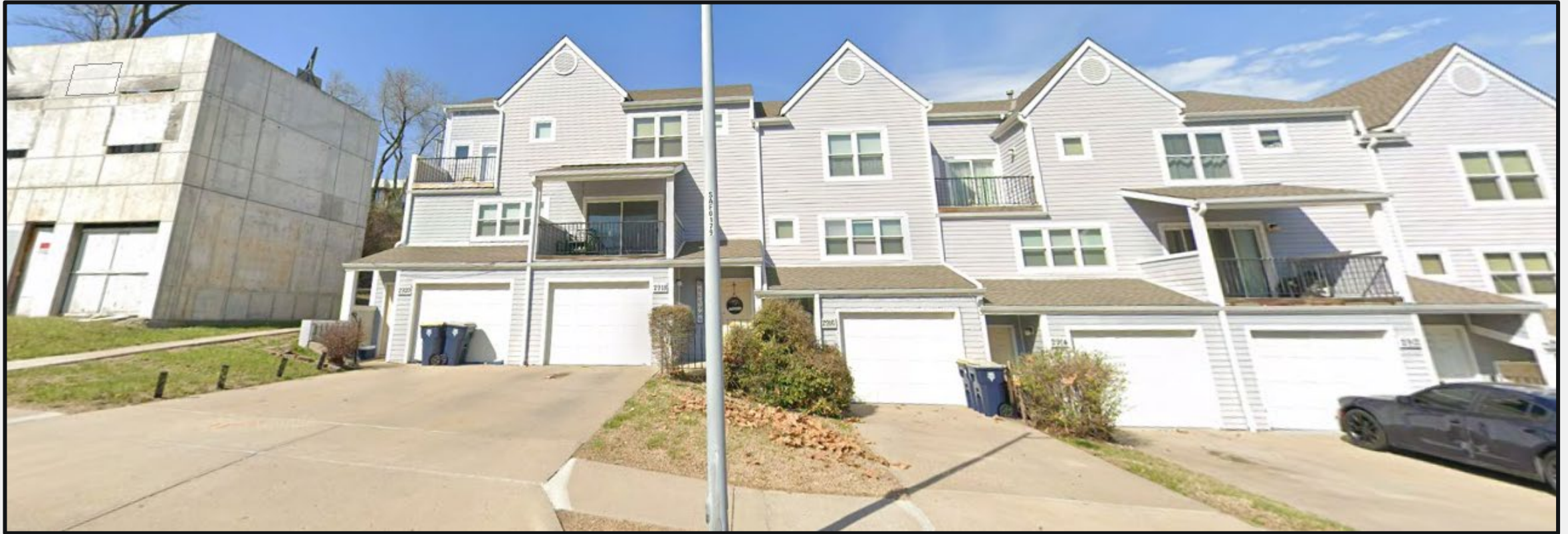
Neighborhood Planning & Development Committee





- Rezoning from **R-6** to **R-1.5**.
- Amend the Greater Downtown Area Plan to **Residential High Density**.





View looking west from Summit St at the properties to the north of the subject site.



View looking southwest on Summit St.



View looking east from Summit St at Southwest Trafficway ROW and Penn Valley Park.

Staff Recommendation

Case #4.1	CD-CPC-2026-00041	Approval
Case #4.2	CD-CPC-2026-00039	Approval

Case/Site History

- **CRSF-201710335** – A residential building plan review, applied for August 15, 2016. Inactive Status.
- **CRSF-201710825** – A residential building plan review, applied for February 1, 2017. Inactive Status.

- The current structure is an unfinished concrete structure intended originally for a 4-unit townhome.
- Applicant is proposing to finish the existing building as a 4-unit structure.
- **R-1.5** zoning better accommodates the lot size and frontage requirements of this parcel. The requested rezoning also creates consistency with adjacent R-1.5 properties.
- The Greater Downtown Area Plan currently designates the site as Residential Low Density; amending the area plan to **Residential High Density** will allow the lot to be better aligned with the Area Plan's intent.



	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
CONVENTIONAL DEVELOPMENT										
Lot Size										
» Min. lot area (sq. ft.)	80,000	10,000	7,500	6,000	5,000	4,000	3,000	3,000	3,000	2,500
» Min. lot area per unit (sq. ft.)	80,000	10,000	7,500	6,000	5,000	2,500	1,500	750	500 ²	300
» Min. lot width (ft.)	150	85	50	50	45	40	30	30	30	25

- The total area of the parcel is **6,421.405 sqft.**
- In the current R-6 zoning district this parcel is only allowed 1 unit.
- By rezoning the parcel to R-1.5 it would allow up to one unit per every 1,500 sqft equaling up to 4 units on the lot.



SITE PLAN

b+a architecture

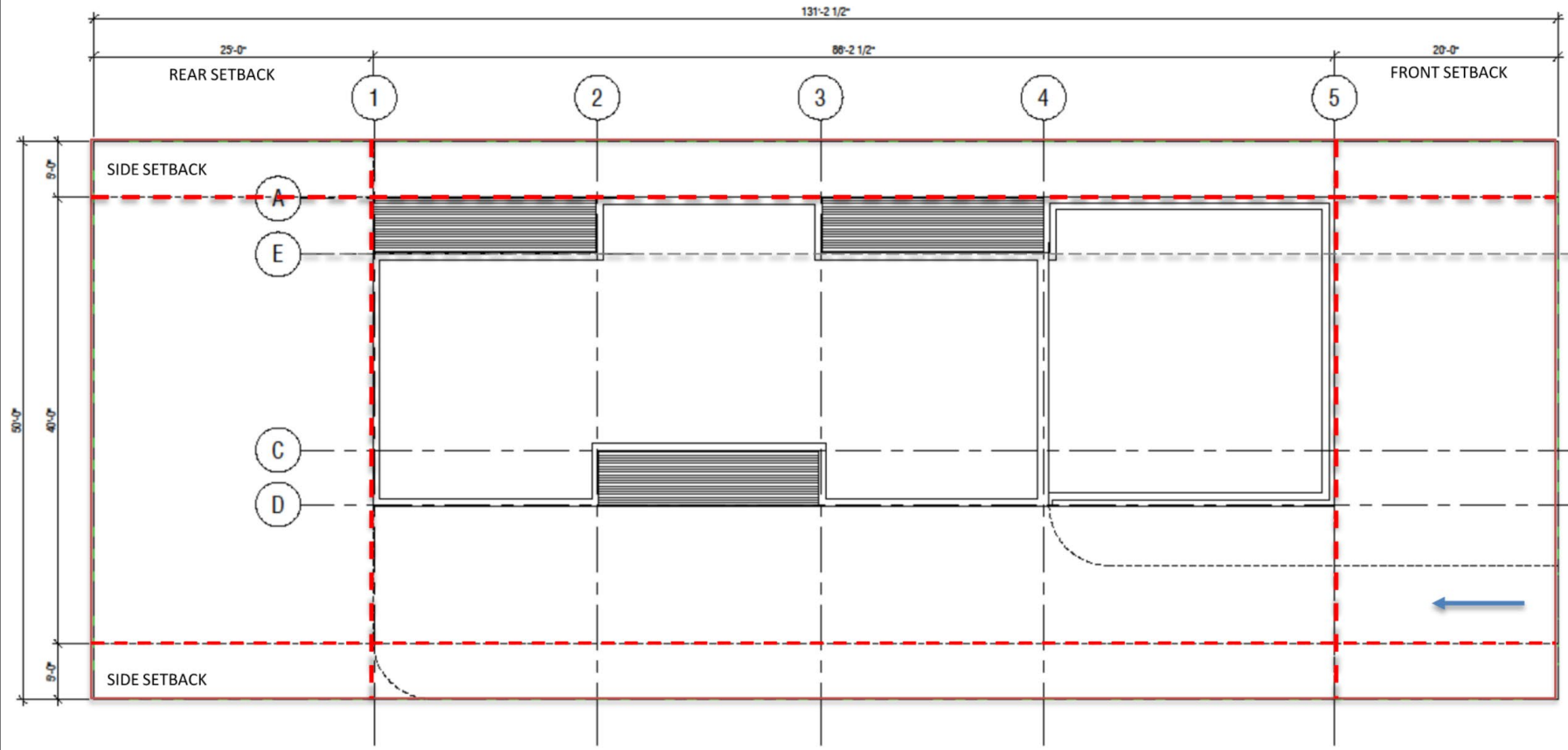
LOT & BUILDING STANDARDS:

Building Setbacks:

Front Setback: 20 FT.

Rear Setback: 30 FT

Side Setbacks: 5 FT





PARKING PLAN

b+a architecture

- Required Parking: 4 (per 88-420-06 - PARKING RATIOS, Table 420-1)
- **Provided Parking: 7**

