

# LAKE CITY GROWTH MANAGEMENT

## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	No Address Ave/Vacant
Applicant	
Owner	COLC
Requested Action	Review for affordable housing
Hearing Date	April 05, 2021
Staff Analysis/Determination	Less than required lot area and width
Prepared By	David C. Young

Subject Property Information	
Size	0.041 Acres = 1,785.96 square feet
Location	No Address/ NE Washington St between NE Broadway Ave and NE Simms Dr
Parcel Number	00-00-00-11813-000
Future Land Use	Residential-Medium Density <8 d.u. per acre
Current Zoning District	RSF-3
Flood Zone	X

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Railroad	Railroad	Railroad	
South	Residential-Low density <2 d.u. acre	RSF-1	Residential	
East	Railroad	Railroad	Railroad	
West	Residential-Medium Density <8 d.u. per acre	RSF-3	vacant	

Summary of Request
Analyze property for affordable housing

**Staff Analysis.**

Less than required lot area and width

RSF-3 – 6,000 square feet minimum lot area – 50 feet minimum lot width

Staff recommends that the City hold this property for the time being.