

WRITTEN STATEMENT

The property located at the corner of 17th ST SE and Oak ST SE; Taxlot Number: 073W26CD04401 is currently within the RM2- Multiple Family Residential 2 zone. Multiple family developments are permitted per Table 514-1.

The minimum requirements for the minimum lot standards are met, per Table 514-2. The proposed lot is 17,559.8 sf, approx. 55 feet wide, and approx. 321 feet deep. Table 514-3 requires 12 minimum units, we are proposing 12 units for the site. Each of the proposed buildings is approx. 33 feet high requiring a 20 foot setback abutting streets along with a 12 foot vehicle setback per Table 514-4. The setbacks are indicated on the proposed site plan SPR-1.

The adjacent properties located to the south (RS and RM2 zones), do not require a zone-to-zone setback to the proposed vehicle use areas see Table 514-5. As part of this development we are proposing 16.6% building lot coverage and building height of approx 33 feet. Maximum allowable coverage is 60% maximum, and a maximum building ht. of 50 feet per table 514-6.

For the proposed development, the minimum off-street parking spaces is 12 per Table 806-1. We are providing 15 total spaces, for a 1.25 parking/unit ratio. The proposed 22 foot driveway is adequate per Table 806-4 and Table 806-8. We are providing 4 bicycle parking spaces per Table 806-9, see drawing SPR-1 for location.

Other applicable provisions of Sec. 514.020, regarding (g) vision clearance (i) landscaping and screening are also being met on the proposed SPR drawings.