## Rezoning – 2410 Reservoir S (R-3 to R-5C)







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Property Address: 2410 Reservoir Street

Tax Map ID: 081 B 1B

Parcel Size: 20,479 square feet (+/- 0.47 acres)

Neighborhood: Ridgeville Heights

Current Assessed Value: \$108,700

Current Zoning: R-3 Medium Density Residential

Future Land Use Guide: Mixed Use

Comments: The parcel is divided by a ditch and by sewer running north. The existing entrance is within the functional area of the intersection. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. If the disturbance area is less than 10,000 square feet, a formal erosion control and stormwater management plan is not required.

Application Period: 60 Days

Applications Open: February 24, 2025

Applications Close: April 25, 2025

**Restrictions**: Unless the entrance is relocated to align with the median as a right in / right out, the maximum size of a development plan is five units.









#### **Selected Application**

- Applicant: Frank Gordon, Trustee, Valley Housing Trust
- Offer: \$74,600
- Project: Five multifamily rental units
- Affordability: 80% AMI for 30 years
- Conditions: funding, land use approvals

Staff recommend approval of the property sale



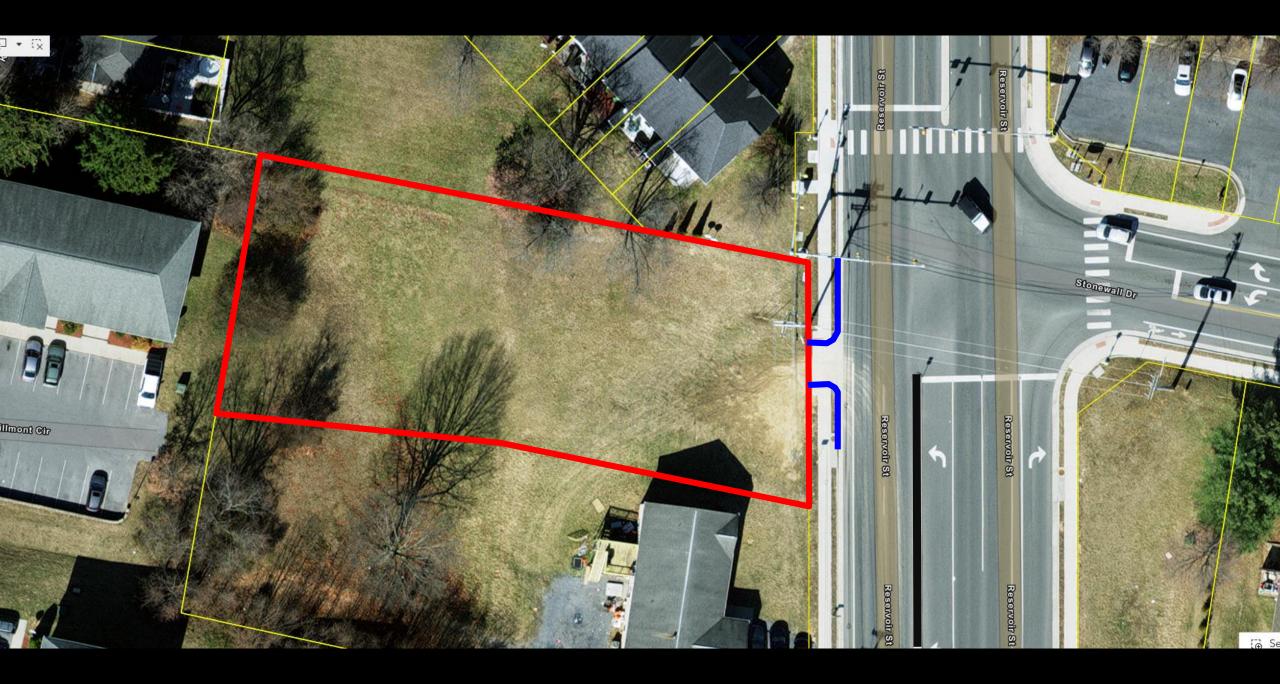
### **Proffers**

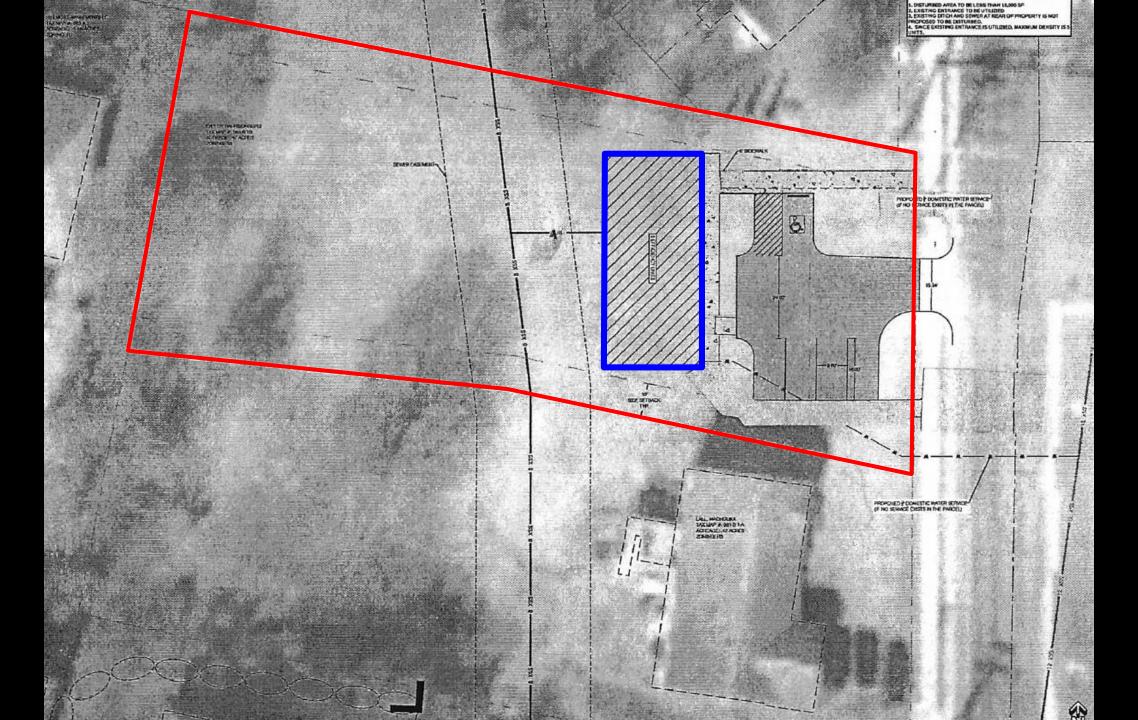
1. Dwelling units on the referenced property shall be one bedroom or efficiency units only.

2. Dwelling units on the referenced property may be occupied by a family or no more than two (2) individuals per unit.

3. A maximum of five dwelling units are permitted.

The conceptual site layout is not proffered.





### Recommendation

Staff and Planning Commission (5-0) recommends approval of the rezoning request.