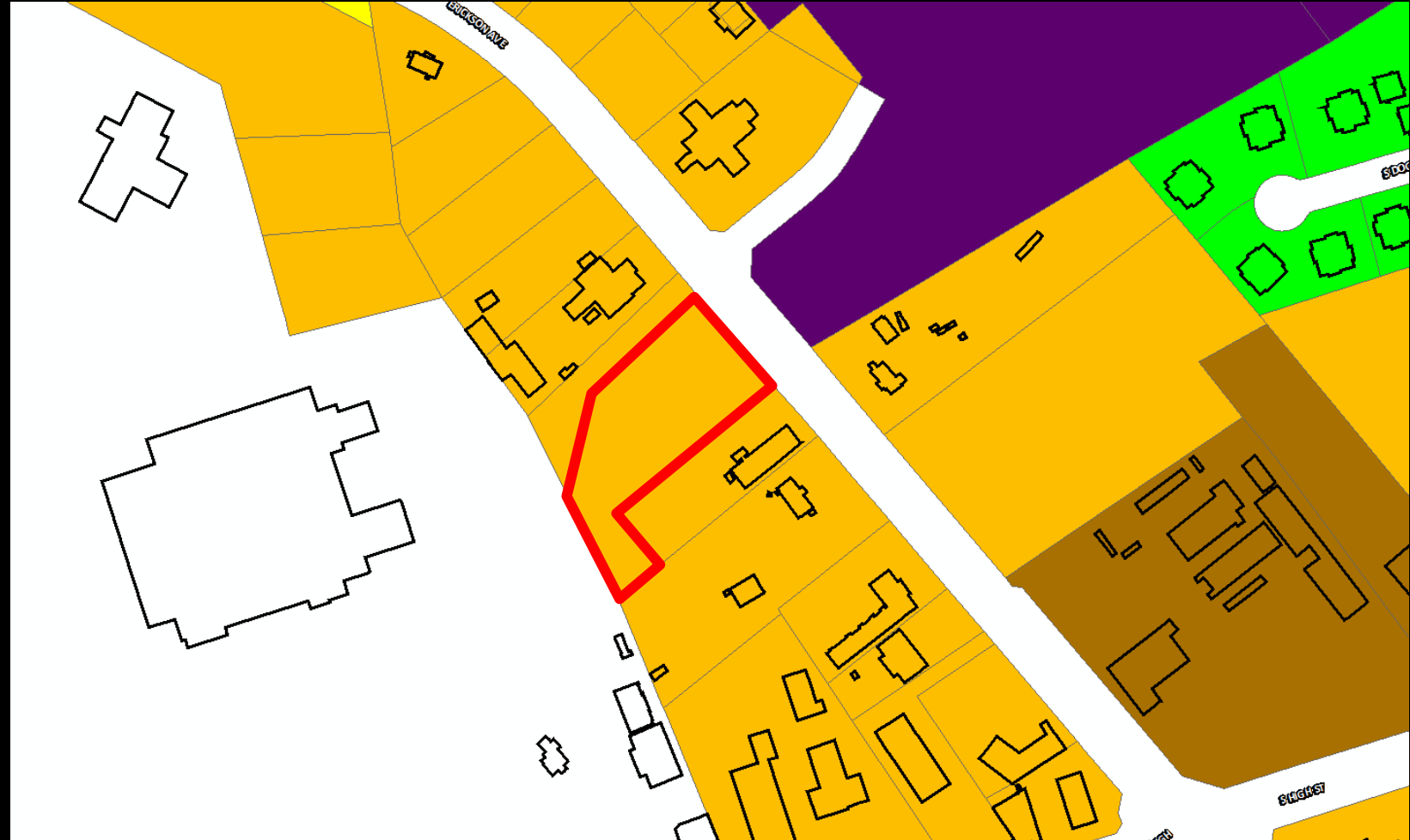
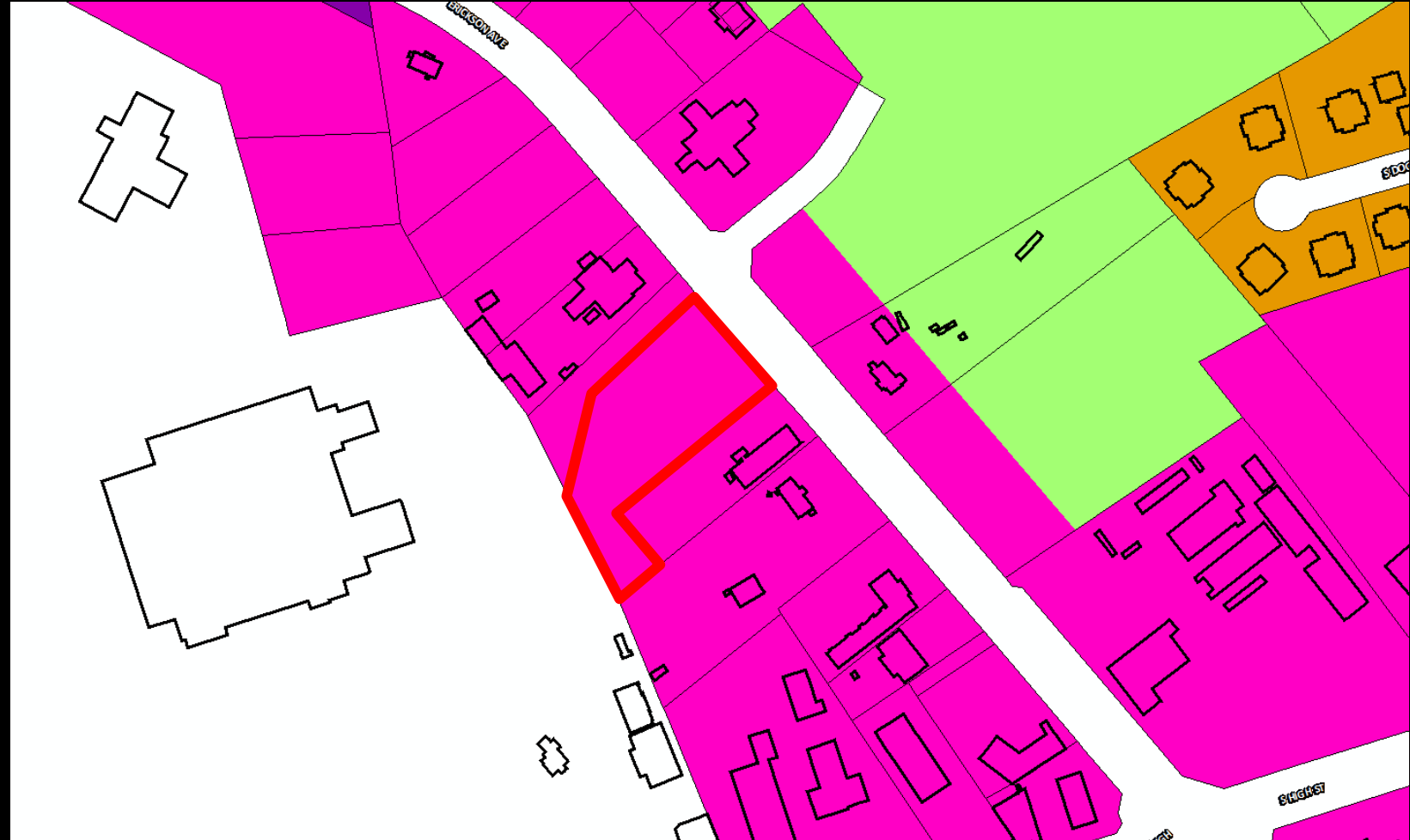


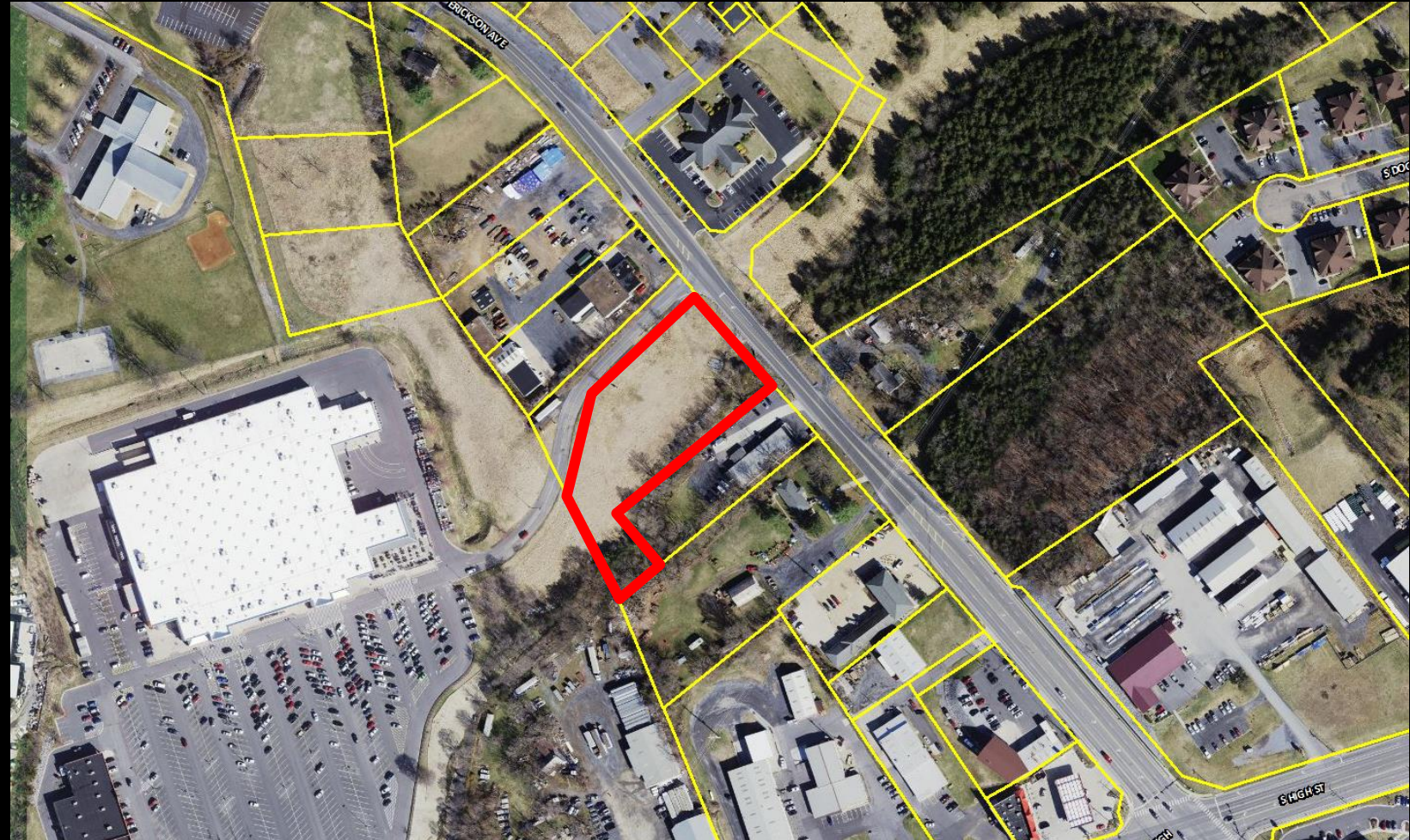
Special Use Permit – 1812 Erickson Avenue (Multiple-family dwellings in B-2)



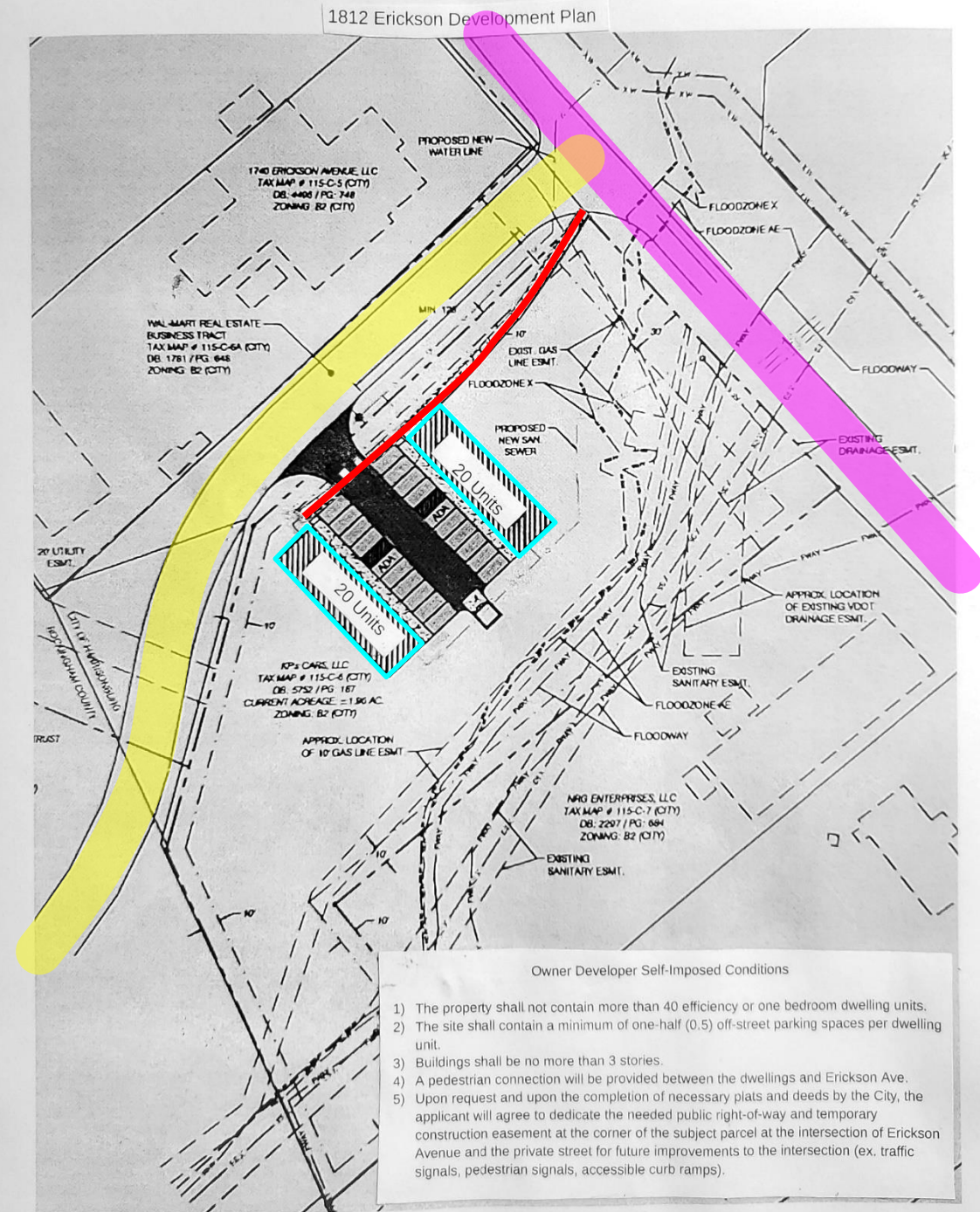
Special Use Permit – 1812 Erickson Avenue (Multiple-family dwellings in B-2)



Special Use Permit – 1812 Erickson Avenue (Multiple-family dwellings in B-2)



- Erickson Avenue
- Private Road
- 2 buildings
- Pedestrian connection
- Parking lot between the buildings

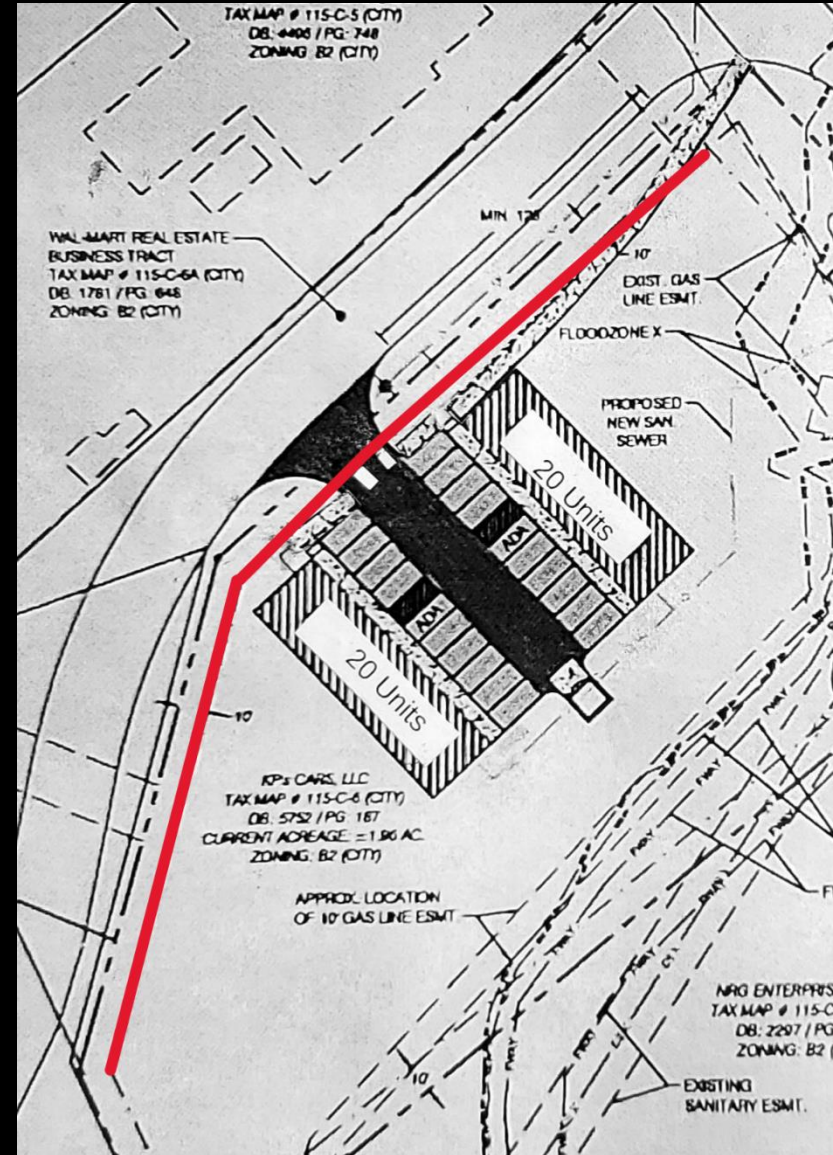


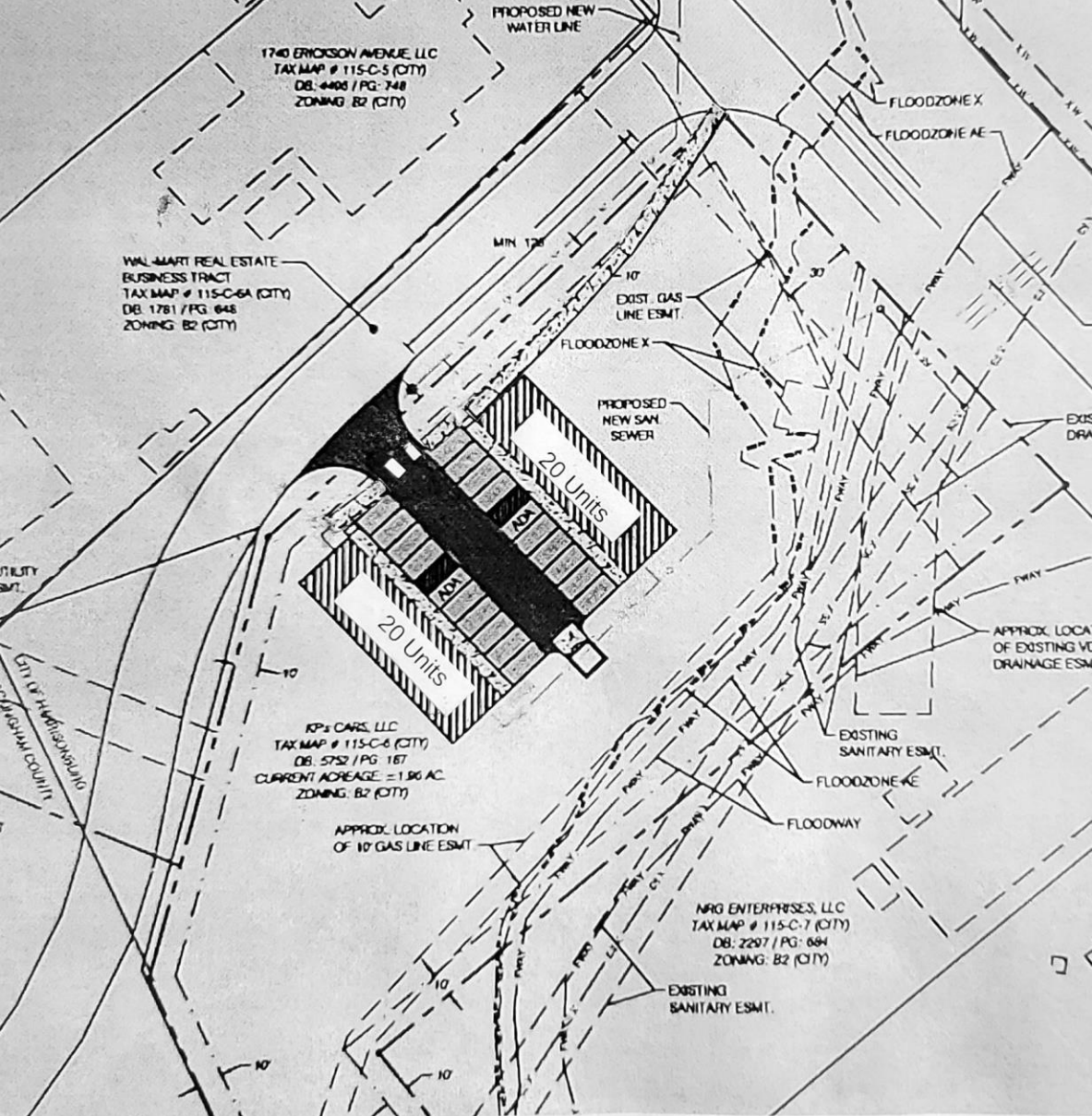
Summary of Owner-Developer Self-Imposed Conditions

1. Dwelling units shall not have more than one (1) bedroom.
2. Minimum of 0.5 parking spaces per dwelling unit.
3. No more than 3 stories.
4. Pedestrian connection between the dwellings and Erickson Avenue.
5. Dedicate the needed public right-of-way and temporary construction easement at the corner of the property at the intersection of Erickson Avenue and the private street for future improvements to the intersection (ex. traffic signals, pedestrian signals, accessible curb ramps).

Staff Recommended Condition

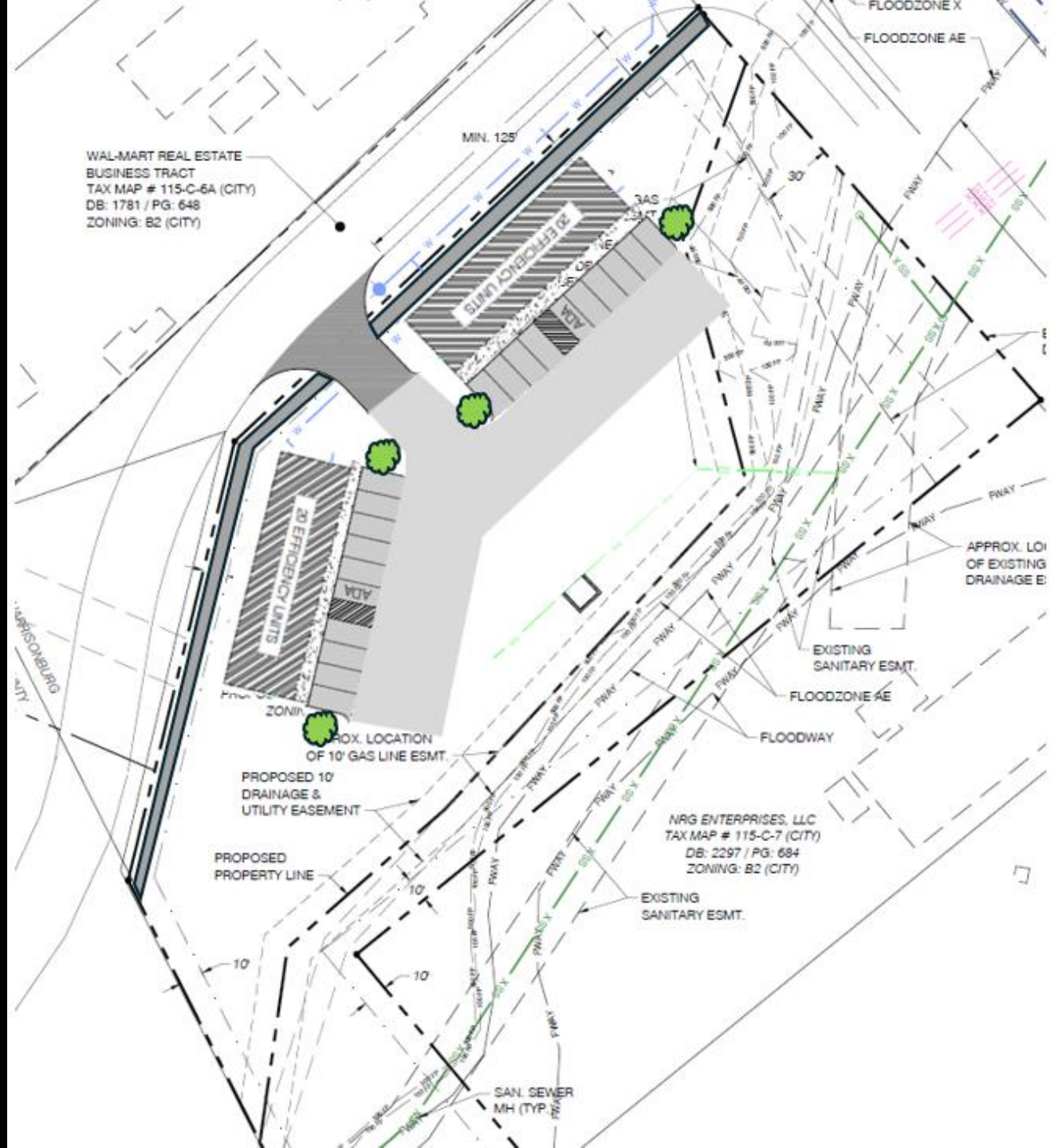
6. A sidewalk or shared-use-path connection between Erickson Avenue and the Wal-Mart property will be provided.





Owner Developer Self-Imposed Conditions

- 1) The property shall not contain more than 40 efficiency or one bedroom dw
- 2) The site shall contain a minimum of one-half (0.5) off-street parking space unit.
- 3) Buildings shall be no more than 3 stories.
- 4) A pedestrian connection will be provided between the dwellings and Erick
- 5) Upon request and upon the completion of necessary plats and deeds by the



Recommendation

Staff and Planning Commission (5-0) recommends approval of the special use permit as submitted by the applicant and with staff's recommended condition.