# Rezoning and Preliminary Plat with Variance – 716, 720 & 722 Foley Road (R-3 to R-5C)





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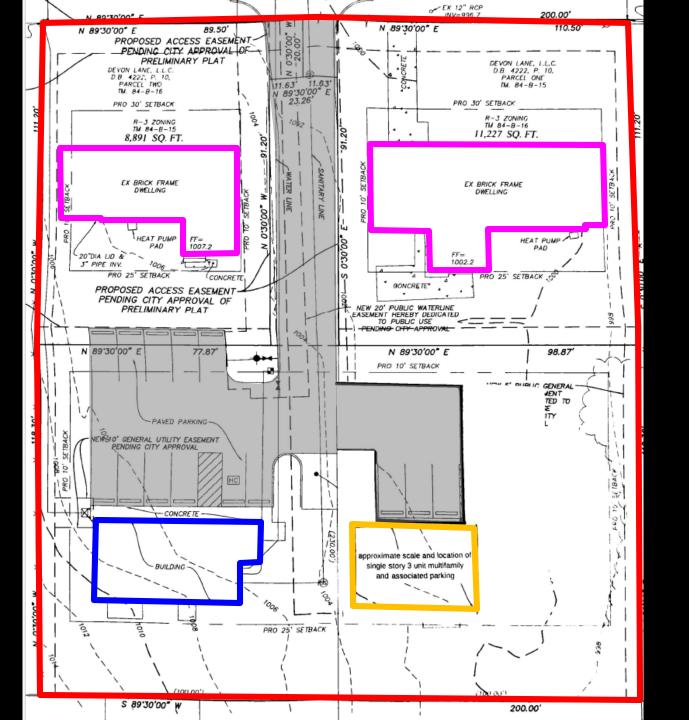




- December 2021: SUP was approved for up to 12 multifamily per building
- March 2022: Awarded CSPDC Grant allowing units to remain affordable at 60% AMI for at least 20 years.
- May 2022: SUP was approved for a reduction in parking.
- December 2022: Received ECSP approval and then applied for building permits to construct an 11-unit multi-family building.
- December 2023: Recorded a minor subdivision combining two existing lots and dedicating public street ROW and received COs.







#### EX EDGE OF PAVEMENT VARIABLE WIDTH RIGHT OF WAY EX 12" RCP PROPOSED ACCESS EASEMENT PENDING CITY APPROVAL PRELIMINARY PLAT DEVON LANE, L.L.C. D.B. 4222, P. 10, D.B. 4222, P. PARCEL TWO PARCEL ONE TM. 84-B-15 TM. 84-B-16 PRO 30' SETBACK PRO 30' SETBACK R-3 ZONING TM 84-B-16 R-3 ZONING 11,227 SQ. FT. 8,891 SQ. FT. FX BRICK FRAME EX BRICK FRAME DWELLING DWELLING PROPOSED ACCESS EASEMENT PENDING CITY APPROVAL OF NEW 20' PUBLIC WATERLINE PRELIMINARY PLAT EASEMENT HEREBY DEDICATED TO PUBLIC USE N 89'30'00" E NEW 5' PUBLIC GENERAL UTILITY EASEMENT HEREBY DEDICATED TO PUBLIC USE PENDING CITY NEWGO' GENERAL UTILITY EASEMENT PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT TO BE DEDICATED TO PUBLIC USE PENDING CITY APPROVAL OF PRELIMINARY PLAT CONCRETE 25,782 SQ. FT. PROPERTY LINE TO BE VACATED PENDING 200.00

#### Parcel 3:

### Rezoned from R-3 to R-5C:

- Proffers Summarized:
  - Dwelling units shall be one bedroom or efficiencies.
  - Dwelling units shall be occupied by a family or 3 persons.

### Subdivision Ordinance Variance:

 Section 10-2-42 (c) to allow parcel 3 to not have public street frontage.

### Recommendation

Staff and Planning Commission (6-0) recommends approval of both the rezoning and the Subdivision Ordinance variance to Section 10-2-42 (c).