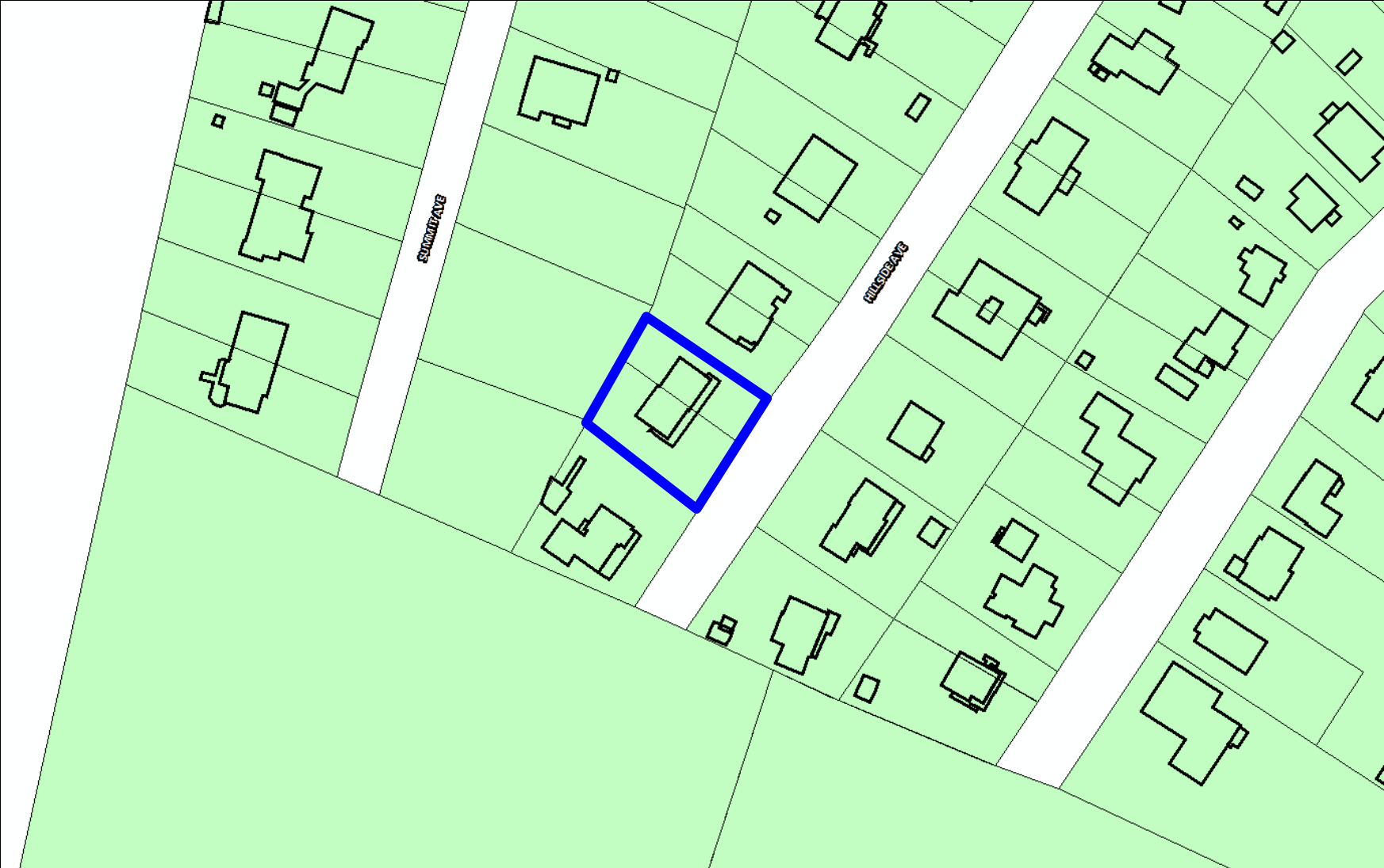




# Rezoning and Special Use Permit - 853 ad 853-A Hillside Avenue (R-2 to R-3C) (To Allow Multi-Family Dwellings in the R-3 District)



# Rezoning and Special Use Permit - 853 ad 853-A Hillside Avenue (R-2 to R-3C) (To Allow Multi-Family Dwellings in the R-3 District)

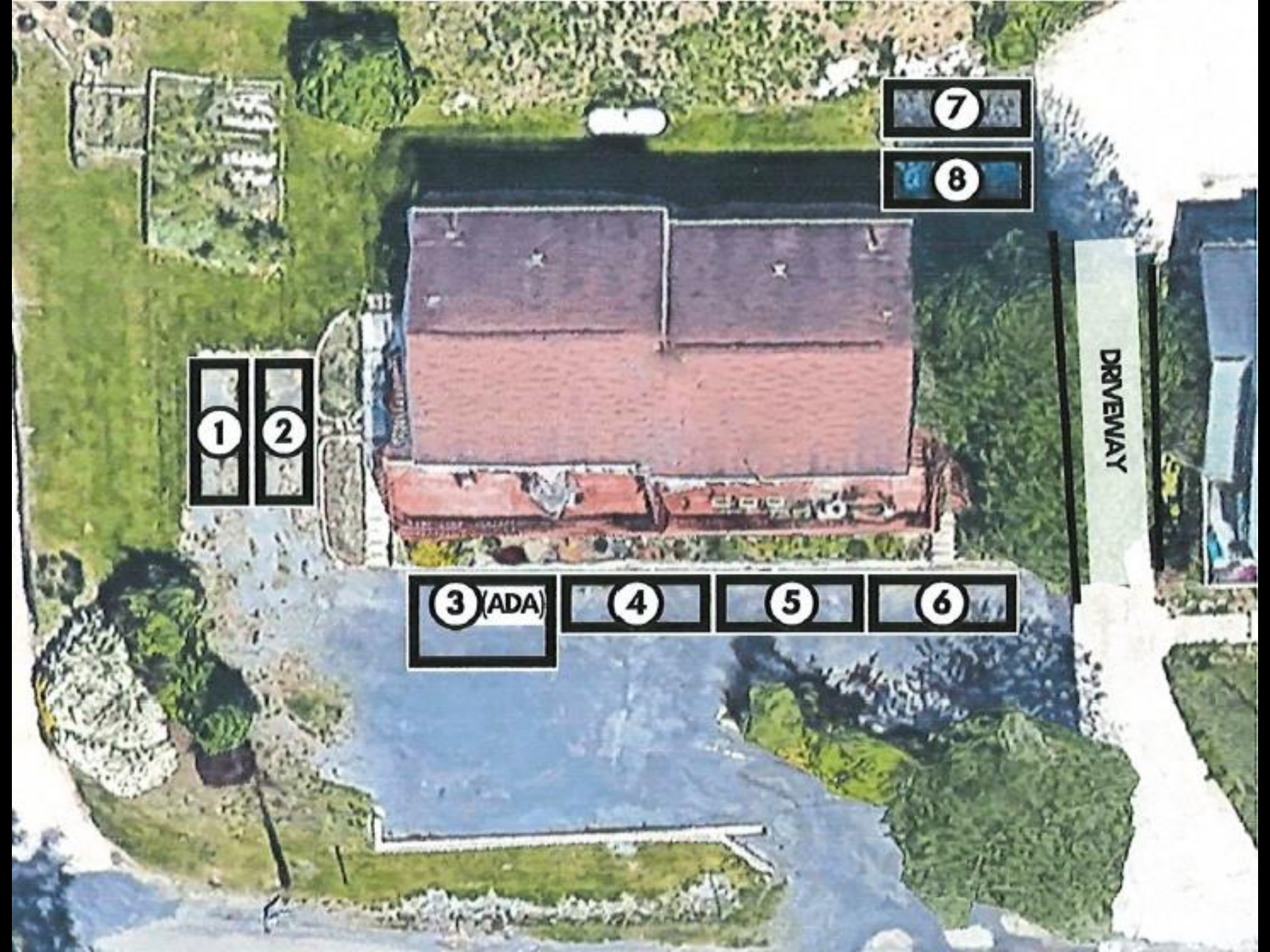


# Rezoning and Special Use Permit - 853 ad 853-A Hillside Avenue (R-2 to R-3C) (To Allow Multi-Family Dwellings in the R-3 District)



# Summary of Section 10-3-48.6

1. There is existing multi-family developments located in close proximity to the development;
2. There is adequate vehicular, transit, pedestrian and bicycle facilities or that the facilities are not needed because of the circumstances of the proposal;
3. The multi-family development's design is compatible with adjacent existing and planned single-family, duplex, and townhouse development; and
4. The site is environmentally suitable for the multi-family development.



1

2

3 (ADA)

4

5

6

7

8

DRIVEWAY

# Proffers

1. The property shall only be used for residential dwellings, except that any allowed special use permits shall be permitted as approved by City Council.
2. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
3. Dwelling units shall provide 1.5 parking spaces per unit.

## Suggested SUP Condition

1. The SUP shall be limited to the existing structure with no more than four multiple family dwelling units. (Note: Small additions to the existing structure for housing improvements may be allowed at the discretion of the Zoning Administrator.)

# Recommendation

Staff and PC (5-0) recommends approval of the rezoning and SUP with the suggested condition.