

**BACKGROUND
CONTINUED**

Additional property is under the same ownership across Vance Street to the northeast in front of the high-rise. The owners are amenable to providing additional parking at that location.

The project is not proposed as an age-restricted development, but is a multifamily development to be completed in a single phase. The clinic building is anticipated to be subdivided into an out parcel. Additional proposed uses would be a laundromat, general professional office, or maintenance shop associated with the multifamily development. An exercise room and resident lounge are proposed as amenities. The new five (5)-story residential annex is proposed to have a height of sixty-eight (68) feet and a combined area of 18,930 square-feet. It is intended for there to be one (1) or two (2) on-site office staff personnel.

A dumpster for the residential buildings is provided in the rear of the existing structure. It will be screened as required in the zoning ordinance. A dumpster and medical waste area is to be added at the northwest corner of the proposed urgent care structure. It will also be screened as per the zoning ordinance requirements.

A twenty (20)-foot radial dedication of right-of-way will be provided at the intersection of Vance Street and East 21st Street. In addition, the right-of-way dedicated and improvements made to East 21st Street in front of the property. Driveways will be evaluated and reconstructed as needed to provide an ADA-compliant pathway from the right-of-way or sidewalk to the main building entrance.

The Planning Commission reviewed this request at their May 14, 2020, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well Pettaway, Downtown, and MacArthur Park Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.