

**BACKGROUND
CONTINUED**

Each of the buildings will be 1,400 square-feet, containing two (2), 700 square-foot, one (1)-bedroom studio apartments. The buildings are described as “Quonset hut industrial minimal” in design with sleeping loft and open floor plan. Building material is proposed to be concrete block walls, glass/translucent end walls with metal siding, arched roof.

Three (3) parking spaces will be located at the front of each lot. Access will be via a single driveway off of Rice Street. A cross access easement will have to be filed prior to submittal for a building permit as the parking on Lot 1 is accessed through Lot 2.

The two (2) lots have issues relative to the grades. The property has thirty (30) feet of fall from north to south. Public Works Staff has reviewed the information submitted by the applicant and has the following additional comment:

“Public Works recommends approval of the application. Retaining walls taller than four (4) feet in height are required to be designed and certified by a licensed engineer prior to construction. Proposed graded slopes cannot exceed 3:1. Approval must be obtained from adjacent property owners for any grading beyond the subject property.”

Staff is supportive of the proposal to construct new residential units in this area. The proposed new dwellings should be a positive addition to the neighborhood.

The Planning Commission reviewed this item at its March 14, 2019, meeting and there were two (2) objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Capitol View – Stiff Station Neighborhood Association. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.