

The property qualifies for the DIP permit for the following reasons:

1. It is a by-passed corner lot in a neighborhood that has been virtually built out for approximately 50 years.
2. It is under 2.5 net acres and has direct access to existing utility distribution facilities.
3. The proposed 4 condominium units with mechanical room conforms with the site density sections of the RM-2 zoning code being less than 15 units per acre.
4. The property was likely passed over for three reasons; it is not rectangular and any rectangular building would leave excessive wasted land. This would raise the land cost per unit and make the property less desirable than other available land in the community. Secondly, it has a four foot grade change from the South-East corner to the North-West corner. Mitigating the grade change would further diminish the usable land with graded berms or costly retaining walls. Having two street frontages creates greater development costs due to long sidewalks and 20 foot street set backs on two sides.
5. In addition, it appears that code changes in the period since the majority of the build out of the neighborhood have increased interior setbacks between lots further raising the land cost per unit.

The proposal of four two story condominium size rental units affords a greater landscaped area for the eight maximum allowable number of children to play in. It also allows for all the required parking to be on site, properly lighted and convenient to the living spaces.

A solar shade will be provided to cover the parked cars and the adjoining sidewalk. The roof of the condominiums will also support solar arrays to minimize the project's energy footprint. A grey-water irrigation system is proposed to minimize the projects wastewater and water usage impact as well.

The project fits in well as a transition from the mostly small single story duplex neighborhood to the East and South to the much higher density two story apartment and multiplex neighbors to the West and North.

We seek authorization to make a small encroachment into the North-West Shill Drive setback for the corner of the most westerly condominium. We also seek to install the parking with its shade structure as shown on the plan. Thirdly, we wish to retain the existing curb depression and be permitted to install a driveway instead of sidewalk at the South-East edge of the property to allow maintenance vehicles to access the building and allow easier trash bin movement. Other than these I know of no other variances that we require. Should staff find any in their review we seek those be granted variances as well. We have added substantial cost in going two story and adding all the conservation amenities to this project. We hope that these small variances can be granted as quid pro quo and allow this quality development.

We intend to keep and operate these condominiums as rentals. Hence, it is in our best interest to make them attractive, commodious, and keep them in first rate condition as we keep our other rentals. The few neighbors that I have interviewed were delighted with the prospect of a well landscaped improvement rather than a weed and dirt lot. To the best of my knowledge the development meets General, Specific area plans and ordinances with the minor exceptions which have been expressed. The Incentives provided would be consistent with an infill development. The incentives are necessary to accommodate the proposed development and make it profitable and thereby worth doing instead of other available projects. The architectural elements, construction and landscaping materials and other site improvements meet or exceed that commonly found in the neighborhood and the Design Guidelines Chapter of the ordinance. If the incentives are authorized, the permitted project will be compatible and not detrimental to adjacent properties and neighborhoods.

Best Regards,

Don Kenney, Manager
L&D Management LLC,
and Kenney General Contracting, LLC