

Conditional Use Permit for Alley Access

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purpose of the specific district in which it will be placed.

- This project has also submitted a Conditional Use Permit (CUP) to allow for the existing alley right of way connected to Winston Avenue to serve as the entrance to the rear parking for the Townhome units. The alley at this time is unbuilt. This project will develop the alley connection to Winston Avenue and also provide for a potential future extension of the alley to the lots along Progress Street and Kabrich Street up to Watson Avenue. This is in harmony with the adjacent R-5 zoning district and the previously platted and existing lots that dedicated the alley originally.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation impacts to achieve the goals.

- The two parking areas for the proposed townhomes will be accessed from the alley. A secondary connection will also be provided at Progress Street. The development of a portion of the previously unbuilt alley will provide a vehicular access point at the midblock of Winston Avenue and will provide a direct improvement to the existing unbuilt alley. No mitigation is needed.

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of the CUP evaluation. Identify and provide a justification for modification/exception.

- No modifications or exceptions are requested to the Use and Design Standard for Multi-Family Residential Uses.

If the application is an amendment to an existing application S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit or any conditions proposed to be changed.

- This is not an amendment to an existing CUP.