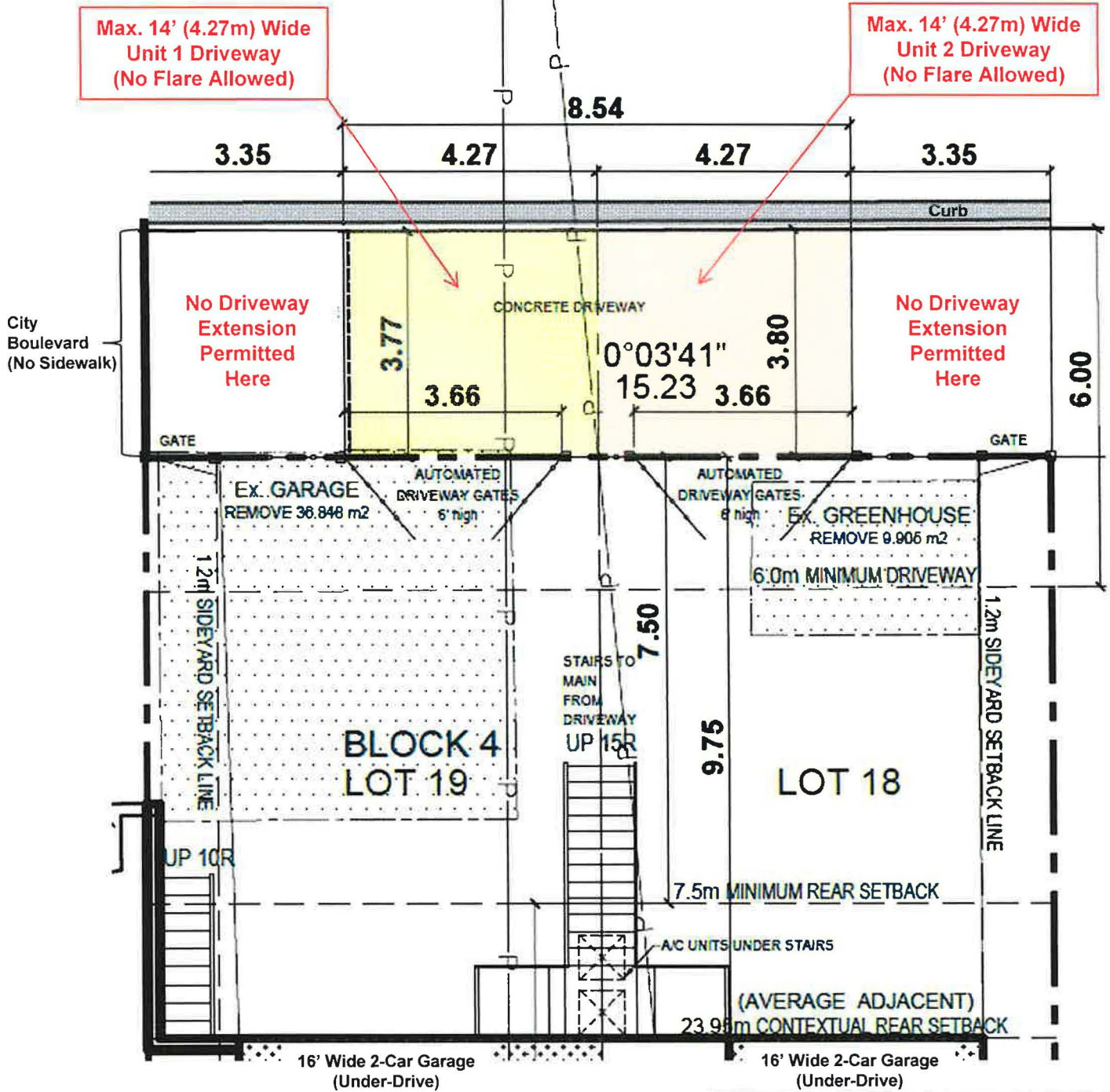


## **LOC2021-0168 Proposed Land Use Change (R-CG) 18A Street SW – Re-Development Comments**

- Currently re-developing the R-C2 site at 1835-18A St. SW.
- Located 3 properties north of the Applicants land at 1845-18A St. SW.
- Since this is the most recent re-development in the area, I thought that it might be helpful for all involved if I spoke about our Project.
- An R-C2 Duplex will replace the poorly constructed, aging home that previously stood on our site.
- In an effort to remain on good terms with the neighbors, the Duplex was designed to generally meet Contextual Guidelines (with a few minor relaxations) – this respectful approach proved to be successful since no objections were ever raised.
- Based on the ARP and the areas historic nature, we are building two single family homes that will compliment the neighborhood.
- Although the design and Community Consultation process went smoothly, we did encounter some Land Use issues.
- We faced site layout challenges since our property lacks a rear alley and is located within a School Zone – these issues may be relevant to the proposed high density R-CG Land Use Change application.
- The City recognizes the traffic issues associated with rear driveways backing directly onto the 19<sup>th</sup> Ave. grade School Zone, and as a result we are not permitted to construct full width drives.
- Instead our driveways have been limited to a single car width (Max. 14' wide), which will restrict access to our 2-car garages.
- Identical issues exist at the proposed Land Use Change site where the situation is further complicated because the rear of the property is located on a busy street corner (with a school X-Walk).
- To protect school children, the City would also logically require driveway widths to be reduced at the rear of this location, which may prevent practical access to a “shared” 4-Plex 4-car garage (ie. 4-Plex “shared” garage driveways usually span the width of a 50' lot).
- Due to unusual site conditions, careful consideration should be given to “shared” 4-car garage placement and 4-Plex driveway access issues prior to approving the high density R-CG re-zoning application.

# 19TH STREET S.W.

## Grade School Zone



**NOTE:** Due to the School Zone the City has restricted access to the 2-Car Garages to a narrow single car width driveway (Max. 14' for each Unit).

1845-18A St. SW Proposed Land Use Change (R-CG)  
LOC2021-0168

1835-18A St. SW Site Plan

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**NOV 01 2022**

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