

# Applicant Outreach Summary



## shade tree design inc.

Permit #: LOC2025-0088  
Date: June 26, 2025

Hi Aaron,

With respects to our request to amend the current R-CG/low-density conservation land designation at 7847 25 St. SE, to allow for a four unit row-house and garage development, we believe additional public engagement is not warranted in this case for the following reasons...

- Under the R-CG land use, row houses and densities of up to 75 units/hectare are already allowable and this project proposes 68 units/hectare for this lot - less than the listed maximum
- Also, all Local Area Plans in the city do support development with 3 or more units on lots with rear lanes that are corner lots - as is the case here
- Similar projects in the area have recently been approved and built. A few examples are found at 2550 77 Ave. SE, 2311 78 St. SE and 2315 69 Ave. SE
- The scale of the development respects the low-rise nature of surrounding homes while also providing adequate parking and an increase in street facing trees along the property lines

We feel the overall development will be an asset to the community and we thank you for your consideration of the above points. Please let us know if there is anything else we can address at this time.

Thank you,  
Monty Donovan

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