

Project Narrative:

My wife and I are wanting to build our personal residence on the north half of a parcel that our business currently owns, 101-20-008A. The parcel is located on the West side of Colt between 2nd Ave and 4th Ave. This parcel is 4.05 acres and currently zoned RM-2. We are requesting to rezone the north half of the parcel, 2.025 acres, to RS-GR to build our family home. We have found an architect for the house plans and will start the formal design process as soon as the rezoning is completed, with construction to follow as soon as possible. Our current plan is to build a single level 3000 sq ft house with a 4 car garage and large covered patio. This lot is currently vacant and has not had any building or development on it.

This lot is in the Downtown Mixed Use portion of the General Plan. My wife and I feel the rezoning of the north half of this parcel would fit nicely into the neighborhood since there are homes to the North and West of the property, and the lot to the East are all currently zoned RS-GR. There is a Kingdom Hall to the West that does not have any windows facing this parcel so should not have an impact. The South half of the parcel will stay RM-2 for multi-family matching what is currently built to the West and the MHP to the South/East of that part of the parcel. Of the 20 parcels that are within 300' of this parcel there are 8 zoned RS-GR, 8 are B-1, 1 is MHP and 2 are RM-2 (this does not include the parcel we are wanting to rezone). Of these 20 parcels, AJ Apartments, LLC (which is our business) currently owns 8 of them (including the parcel we are wanting to rezone). We have owned these parcels for the last 10+ years.

We feel that this rezoning will fit in nicely with the surrounding area and will give us the benefit of living and becoming involved in the community where we have owned property and run our business for 20 years.

Impact to the General Plan:

We feel this is an appropriate adjustment to the General Plan to fit with the existing usage of the established neighborhood. Since there are no multi-family properties to the East on 2nd Ave, this will keep the traffic flow on 2nd Ave the same by building the proposed 1 house instead of up to 44 multi-family units that this half of the parcel is currently zoned for. We have contacted the various utilities and will be paying to have the infrastructure improved and extended to the lot. Additionally, we also own Parcel #101-19-012D located at the South West corner of Winchester Rd and Scenic (less than 1/2 mile away) that is approximately the same size as the lot we are rezoning, that is currently zoned RS-GR. Our plan is to rezone that lot to RM-2 to match the 2 lots to the South that we also own (zoned RM-2) to build Multi-Family units in the future.

This zoning is being requested for the sole purpose of building a site-built personal residence so that we can become more involved in the community and closer to our business.