

District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?

No. It is currently a vacant lot

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

Yes. There are sidewalks and city streets.

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?

Yes. There is a large front yard as well as a large backyard.

4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?

Yes. There are city storm sewers

5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?

Yes. This house will blend in perfectly

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

Yes. It meets or exceeds all requirements

RECEIVED

AUG 30 2021

PLANNING &

DESIGN SERVICES

August 20, 2021

To Whom It May Concern:

I am writing this letter to explain our requested development of 2076 S Shelby St. Our Proposal is to build a house that can be used for a Short Term rental. With the current zoning of OR-3, this would fall in line perfectly with the accepted uses.

This lot lies on the corner of S. Shelby St and Lynn St and is a major thoroughfare for any traffic on S. Shelby St. Also, with the addition of 51 New rental units on 2.67 acres adjoining this property to the rear, the intended use is exactly what is conducive to the area.

The exterior will blend into the area nicely and will enhance this busy corner.

Best Regards,

Steve Smith

RECEIVED
AUG 30 2021
PLANNING &
DESIGN SERVICES

21 - DDP - 0091