



Letter of Explanation:

This application is for a Revised District Development Plan for the previously approved plan (Case No. 20-ZONE-0123). The previously approved plan was for a rezoning request from R-4 Single Family Residential to R-6 Multi-Family Residential and construction of a 64-unit multi-family development. A variance was also granted permitting the infill setback requirement of 131.5' to be exceeded by a maximum of 234.85'.

The revision currently being requested pertains to an increase in the total number of proposed dwelling units. The previously approved plan authorized 64 units; the revised plan proposes 80 units, representing a net increase of 16 units. This increase will be achieved by adding one additional story to four of the eight proposed buildings. The four buildings receiving the additional floor are all situated on the west side of the subject site.

In conjunction with the unit increase, the revised plan also proposes an additional 20 parking spaces (19 standard spaces and one ADA-compliant space) to serve the additional 16 units.

The revised plan has been updated to reflect the proposed increases in dwelling units and parking, and has been further modified to ensure full compliance with all applicable requirements of the City of Lyndon's Land Development Code.