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| <b>FILE NUMBER:</b>      | Z189-238(CY)   | <b>DATE FILED:</b>   | April 9, 2019 |
| <b>LOCATION:</b>         | South side of Falls Drive and north side of Wright Street, east of South Franklin Street |                      |               |
| <b>COUNCIL DISTRICT:</b> | 1  | <b>MAPSCO:</b>       | 53 R          |
| <b>SIZE OF REQUEST:</b>  | Approx. 1.37 acres   | <b>CENSUS TRACT:</b> | 64.01         |

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** William M. Velasco, sole owner

**REQUEST:** An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to develop the site with a shared access development. The volunteered deed restrictions will limit the number of dwelling units to ten units, limit the maximum height allowed to 30 feet, require that parking spaces provided must be unenclosed, and require that the unit on the northern-most portion of the site provides a front porch facing Falls Drive.

**CPC RECOMMENDATION:** Approval, subject to deed restrictions volunteered by the applicant.

**STAFF RECOMMENDATION:** Approval, subject to deed restrictions volunteered by the applicant.