

STATEMENT OF THE APPLICANT

This is an application for preliminary and final major site plan approval involving multiple bulk variances. The Applicant proposes to construct a new, 5-story mixed-use building on the existing vacant lot to include one (1) street-level retail space, and two apartments on each of the next four stories, consisting entirely of two-bedroom apartments. The proposed use conforms to the uses permitted within the ORS Office/Retail Service District within the 8th Street Station Area Rehabilitation Plan. The proposed project also requires variances from parking and two bulk requirements in the District.

The property to be developed is located at 326 Broadway (Block 247, Lot 57). The property is a rectangular-shaped vacant lot directly abutting Broadway, having a width of 25 feet and runs approximately 100 feet deep from east to west. The proposed project embraces the intent of the 8th Street Station Area Rehabilitation Plan, ORS Office/Retail Service District by including the street-level retail store directly on Broadway, together with upper-level residential units.

The subject property is currently a vacant lot with no improvements. It was previously a 6 unit residential building with no commercial space, no elevator, no roof deck, or other amenities included in the proposed plan. The previous building experienced total destruction by fire in June 2022. Applicant proposes plans to replace the vacant lot with the construction of a mixed-use building which is in designed to be consistent with the intent of the Zoning Code, as well as in the best interest of the neighborhood.

The Applicant's proposed plan conforms to City Ordinances relating to use. The Applicant's proposed plan conforms to City Ordinances relating to the bulk requirements, except for the rear yard setback, minimum lot frontage, and parking. The requested variances do not burden or negatively affect the residents of the nearby area (or the City,

in general) in any way. The development and improvement of the underused lot, in fact, serves to improve the neighborhood by beautifying the area and making a more intelligent use of the property.

In sum, Applicant's proposed site plan, including the approval of bulk variance will only serve to enhance the area. Additionally, the Applicant contends that the proposed project furthers the intent and purpose of the ORS Office/Retail Service District within the 8th Street Station Area Rehabilitation Plan. The proposed site plan promotes desirable visual environment and provides retail frontage on Broadway as well as residential growth.