

Surrounding land uses and zoning classifications include the following:

North:	DM/R-3	Single-Family Structures
East:	R-3	Single-Family Structures
South:	DM	Single-Family Structures
West:	DM	Commercial Uses

This property is designated as Level 5 in the Comprehensive Plan. DM zoning is considered to be in conformance with the Comprehensive Plan in Level 5. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

Applicant has not prepared any specific site layout or elevations of the proposed row home style apartment. Once received, the site layout and elevations will go before the Downtown Advisory Board.

Attachments: Case map
Aerial photo
Comprehensive plan
Fears Addition Recorded plat

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-1990 be approved as presented.

Reviewed by: Larry Curtis

Approved by: Michael Skates

ALY