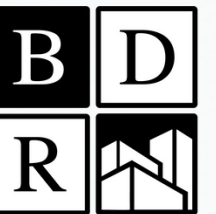


2618 Rear W Main Street Special Use Permit



BAKER
DEVELOPMENT RESOURCES



N Mulberry St

W Main St

W Main St

N Robinson St

N Robinson St

N Robinson St



NO PARKING
IN
ALLEY

NO PARKING
IN
ALLEY

H0002
01191
60AMP

194
4

© 2023 Google

R-7 SINGLE- AND TWO-FAMILY URBAN RESIDENTIAL DISTRICT

Sec. 30-413.1. - Intent of district.

“...The district regulations are designed to reflect the urban nature of such neighborhoods as characterized by a mixture of detached and attached single- and two-family dwellings situated on small lots with narrow yards and modest setbacks...”

R300 Future Land Use



Legend

-  Major Mixed-Use Street
-  Neighborhood Mixed-Use
-  Community Mixed-Use



Primary Health
Group - Patient

Response to Neighborhood Feedback

- **Reduce overall building height from 43.5' to 34; and main roof parapet to just under 25'.**
- **Break up the massing for the accessory third story.**
- **Include a 5' setback along the rear patio area.**
- **Decrease the density to three new homes.**
- **Increase the setback on the western side of the property to just under 21'.**

Responses Continued...

- **Add a note to the plans to exclude White as a potential exterior facade color.**
- **Amend ordinance to require “No fewer than three off-street parking spaces shall be provided for the Special Use.”**



THANK YOU, HAPPY TO ANSWER ANY QUESTIONS