

APRIL 9, 2019

## LETTER OF INTENT FOR 5600 HAMMERSLEY ROAD REZONING AND CONDITIONAL USE REQUEST

On behalf of Robert Keller owner of the property at 5600 Hammersley Road we are submitting a Land Use Application to allow for rezoning of this vacant lot from SR-C1 to SR-V1 to construct and maintain a four unit apartment residence on this site. By this same submittal we are applying for Conditional use due to adjacency of exist rental properties.

We have met on several occasions with City Zoning and Planners Matt Tucker, Kevin Firchow, and Colin Punt to identify options and considerations based on both comprehensive and neighborhood goals and principles.

The existing site is a flat corner lot (minimal grade) with mature vegetation and trees. We have carefully evaluated our foot print to allow the majority of this vegetation and trees to be maintained.

We have have provided notice of our project to both the Orchard Ridge Neighborhood (letter enclosed) ,and Alder Cheeks more than 30 days prior to this submittal and made a presentation of the project you see before you to the neighborhood on March 18.

Facts,

Project Schedule JULY 15 2019 - DEC 1 2019

Proposed uses 4 UNIT APARTMENT RESIDENCE

Gross square footage 5,983 SQ FT

Numbers of units and bedrooms 4 UNITS, 8 BEDROOMS

Development team QUAN ENGINEERING, LINVILLE ARCHITECTS  
KELLER REAL ESTATE GROUP

ARCHITECT  
B. Stewart Smith

OWNER  
Robert Keller