

Cedar/Lee/Meadowbrook Redevelopment Site

Conditional Use Permit Application Narrative –

Live/Work Units on the first floor of a C2-x Zoned Property

SUMMARY

We as the developer are requesting a conditional use permit to allow live-work units on the first floor of the proposed Cedar/Lee/Meadowbrook Redevelopment project.

REFERENCED CODE SECTION(S)

Code Section 1131.02 – Schedule 1131.02 (a)(6) conditionally permits Live-work units subject to Section 1131.13 Supplemental Regulations for Live/Work dwellings in commercial districts.

NARRATIVE

We are proposing to include 26 units in the Cedar Road Building and 10 units in the Lee Road building for a total of 36 ground floor level “live/work” apartment units at the proposed property. In today’s post-pandemic world, we see a tremendous number of units being used a live/work “office” capacity as allowed under code provision 1131.13.a.3 by conditional permit. Each of these units have a sleeping and bathing (private) zone and living (public) zone and have an exterior entry point which will add to the vitality and activity of the district.

Relating specifically to the provisions of 1131.13.b, we would note the following indicating conformance with code provision.

- (1) *Windows shall provide views into the work portion of the unit to allow people to see and be seen for passive security and to encourage pedestrian activity and district vitality.*

The living/work area of each unit is provided with expansive window providing natural light into the unit as well.

- (2) *All conversions shall be designed to be visually compatible with nearby commercial buildings.*

The overall design of the proposed facility is such that is visually compatible with the nearby commercial building.

- (3) *The principal entrance for the non-residential use must be a direct entry from the primary abutting street.*

Where units are adjacent to a street, the non-residential entry point (front door) has been situated as such to allow direct entry into the unit from the abutting street via a connected walk.

- (4) *The owner of the business must be the owner and resident of the dwelling.*

The owner of the business will be resident of the dwelling unit in all cases.

- (5) *Parking requirements shall only be calculated for the non-residential part of the dwelling. No additional off-street parking is required for the residential use.*

No additional parking is being proposed beyond the required parking for the dwelling unit

GENERAL STANDARDS FOR ALL CONDITIONAL USES

(a) That the conditional use will be in general accord with the purpose, intent and basic planning objectives of this Zoning Code, and with the objectives for the district in which located;

Affirmed

(b) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

Affirmed

(c) That the conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area;

Affirmed

(d) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

Affirmed

(e) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Affirmed

(f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

Affirmed

(g) That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets;

Affirmed

(h) That the establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools;

Affirmed

(i) That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible;

Affirmed

(j) That the conditional use shall address the sustainability guidelines of Section [1165.06](#).

Affirmed

(k) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in [Chapter1153](#).

Affirmed