

PUD-R Rezoning Written Statement

This PUD-R rezoning is necessitated by inconsistencies among the current R-1 zoning designation, the 1983 authorization of six units, the longstanding use of eight to nine units, and the optimal use as nine affordable and workforce residences. Alternatives would produce either continued occupancy in substandard conditions, or displacement of long time residents in favor of 1-6 luxury units. The applicant seeks to align the zoning with actual use, preserve scarce units of affordable housing, and upgrade the property to positively contribute to the character of the neighborhood.

No specific impact is expected to the adjacent zoning, uses or character, as this project simply codifies and improves the existing situation, rather than fundamentally altering it. It should not be seen as precedent for future developments, given the unique circumstances and the likelihood of further evolution in Lyons zoning and PUD use.

Area access and traffic patterns should not be affected, as we contemplate no substantive change in the number of, or routing of vehicles. Some improvement may occur as parking spaces are improved from their current front-yard and court-yard gravel condition to a two-car garage with paved apron and driveway, and paved/striped spaces at the rear of the property, including one van accessible space.

All necessary utilities are currently run to the property, although additional capacity or distribution may be required. Any upgrading found to be necessary should be considered a net benefit, as it will only be raising the utility capacity to levels already warranted but not fully addressed.

Please see "Comprehensive Plan Assessment" for a discussion of the relationship between the proposal and the Plan.

Public benefits include: eliminating a longstanding hazard to the health and safety of the residents and neighbors, preserving nine affordable and workforce units, contributing to the character of Evans Street, helping the Town improve and manage the 318 3rd Avenue Disaster Recovery Buyout Property.