

Project Statement 2315 Laramie Dr – Integrated ADU

Project proposal

Convert the existing living space into an integrated ADU. Conversion of the downstairs area of the split-level home into a separate rentable/livable space. All construction is internal and no exterior work is proposed. There will be no additional meters added and all utilities will remain the same. A gate will be added to the east side of the fence to allow access to the separate entrance, which is a door in the backyard.

Land Use Statement 2315 Laramie Drive

Conditional Use ADU will comply with the criteria; myself the owner Dana Kapron will comply with the owner-occupancy requirement, the ADU will be 450 sq ft with the total square footage of the house being 1,629 sq ft. This is less than 50% of the total square footage. Utilities are all on one system. There is an existing exterior door entrance in the back of the house for the ADU.

The proposed land use will have no impact on housing densities or development intensities. It is compatible with adjacent development patterns. There will be no additional impact to light, noise or traffic in the area.

The City's infrastructures and public improvements will have adequate capacity to serve the proposed ADU development. There will be no burdens on any of those systems including street, trail or sidewalk systems.

Traffic Impact

There will be no additional impact to traffic. There are more than 2 parking spaces for off street parking in addition to the paved driveway with 2 parking spots. Adjacent to the paved driveway is a stone pad for additional parking. There will be no impact and is compatible with existing and planned uses in the surrounding area.