Property Address: **2410 Reservoir Street**

Tax Map ID: 081 B 1B

Parcel Size: 20,479 square feet (+/- 0.47 acres)

Neighborhood: Ridgeville Heights

Current Assessed Value: $108,700

Current Zoning: R-3 Medium Density Residential

Future Land Use Guide: Mixed Use

Application Period: **60 Days**
Applications Open: **February 24, 2025**
Applications Close: **April 25, 2025**

Comments: The parcel is divided by a ditch and by sewer running north. The existing entrance is within the functional area of the intersection. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. If the disturbance area is less than 10,000 square feet, a formal erosion control and stormwater management plan is not required.

Restrictions: Unless the entrance is relocated to align with the median as a right in / right out, the maximum size of a development plan is five units.