

1438 STEFKO BLVD. ZHB APPLICATION NARRATIVE

Applicant is seeking to develop a multi-family dwelling unit to accommodate true workforce housing.

The subject property is situated in the 1400 Stefko Blvd. ("Property"), in the General Commercial (CG) zoning district. On the Property is a 1940s era, single-family home that is in very poor condition and is nonconforming in this District. Surrounding properties in the immediate vicinity consist mostly of small business; combined home/small businesses; and few single-family homes.

Based on the site location, little demand for commercial space, and fierce market competition, the property is not conducive to any commercial reuse or combined commercial/residential reuse.

The Applicant proposes to raise the existing home and construct a 3-Story, Eighteen (18) Dwelling Unit Multi-Family apartment building, consisting of approx. 490SF, "Expanded Efficiency" apartments, containing a combined kitchen, living and sleeping space and full bathroom. The Project Plan contains a full description of the units.

The market demographic of the proposed apartments is "*workforce*" focused, along with "*retires*" and "*empty nesters*", who may be on a fixed income.

The project also contemplates eighteen (18) parking spaces. The applicant submits based on the strong likelihood the majority of the apartments will be occupied by single individuals, and parking demand will not exceed one vehicle per apartment unit. The applicant does also intend to "cap" apartment occupancy to a maximum of two (2) tenants.

It should also be noted that with very nearby access to Lanta Bus service and vast shopping and businesses within walking distance, the applicant believes it is likely a number of tenants may not require a vehicle, especially if employed nearby.

Notwithstanding, on-street parking is available immediately nearby on Marvine St. and Crawford St. The Attached Parking Exhibit shows on street parking availability at various times throughout a day.

The requested variances are reasonable and warranted, due to the limited commercial re-use opportunity of the property. It should be noted that the Property could "by-right" be redeveloped with possibly up to ten (10) two-bedroom apartment units, or perhaps six (6) three-bedroom units. Comparatively, there would be 20 bedrooms vs. 18 proposed, however, with the ability to have many more occupants.

The Property, based on the foregoing conditions, presents a hardship to develop with a commercial enterprise on the first floor. A variance removing the first- floor business requirement will alleviate the parking concerns and will not alter the character of the neighborhood. The absence of a commercial use will be consistent with current use of the Property. The density of the Property will be limited to 2 individuals per unit and one car per unit. The variances requested will be the minimum variances needed to develop the Property.

The City has need for the style of apartments Applicant is presenting. To address the community's need, the Property cannot be developed in strict conformity with the zoning requirements.

The applicant provided a "*sketch*" submission to the City Planning Commission, and appeared before the Commission on August 25, 2026 to discuss the project. At the subject meeting a number of City Planning Commission members commended the applicant in their efforts to provide much needed "*workforce*" housing. Similar sentiments were expressed in the attached Planning Department's August 18, 2025 review letter.