Property Address: **2421 Reservoir Street**

Tax Map ID: 081 A 5

Parcel Size: 25,276 square feet (+/- 0.58 acres)

Neighborhood: Ridgeville Heights

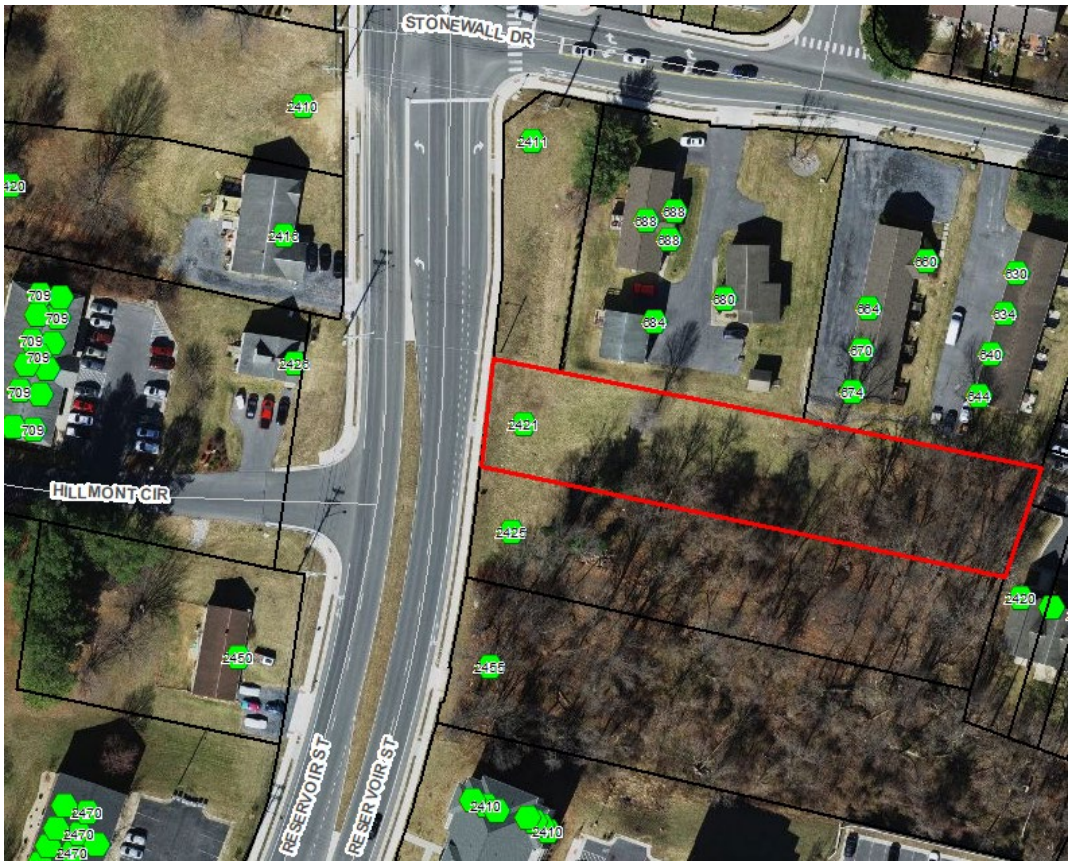
Current Assessed Value: $154,000

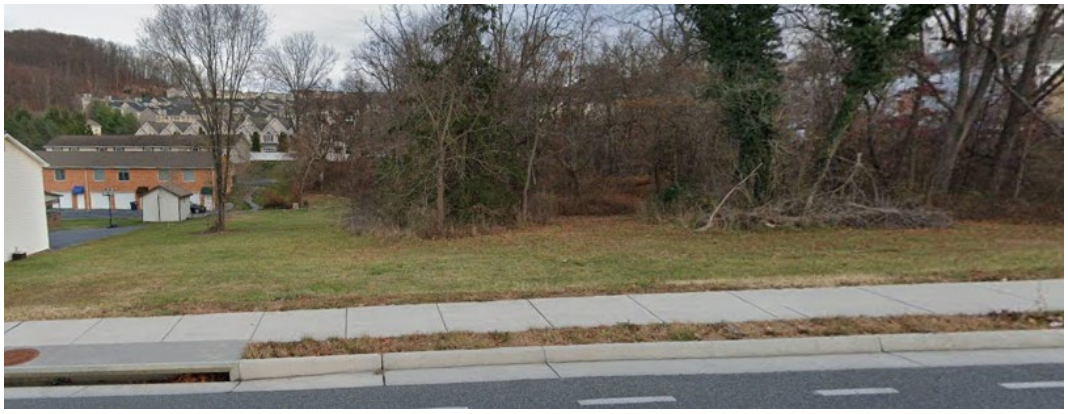
Current Zoning: R-3 Medium Density Residential

Future Land Use Guide: Mixed Use

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

Comments: Development plan may be combined with 2425 Reservoir Street. City staff recommends shared access/entrance for these two parcels, preferably with the entrance located on 2425 Reservoir Street to avoid the turn lane. The parcel is divided by a ditch running north and sewer running northwest; there is a drainage draw at the back of the lot. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. Keeping the limits of disturbance under 1 acre would avoid the need to provide for stormwater quality, although water quantity compliance would be required.





Property Address: **2425 Reservoir Street**

Tax Map ID: 081 A 4

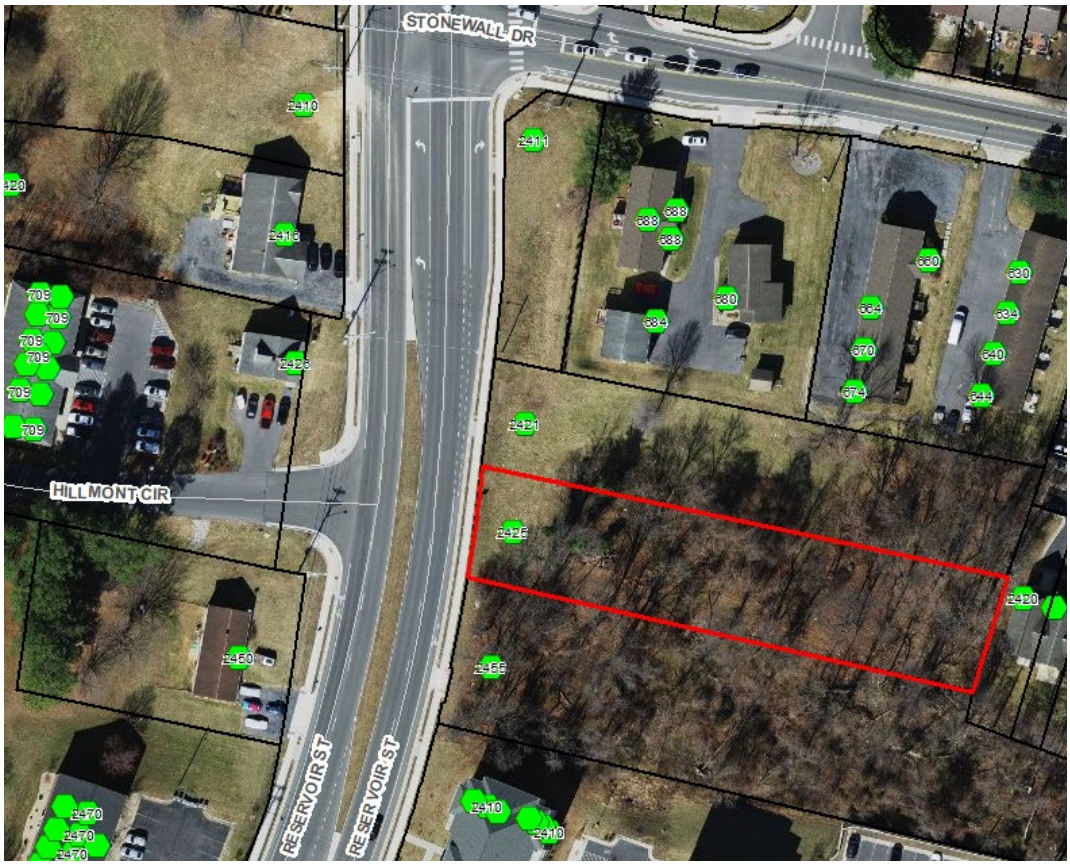
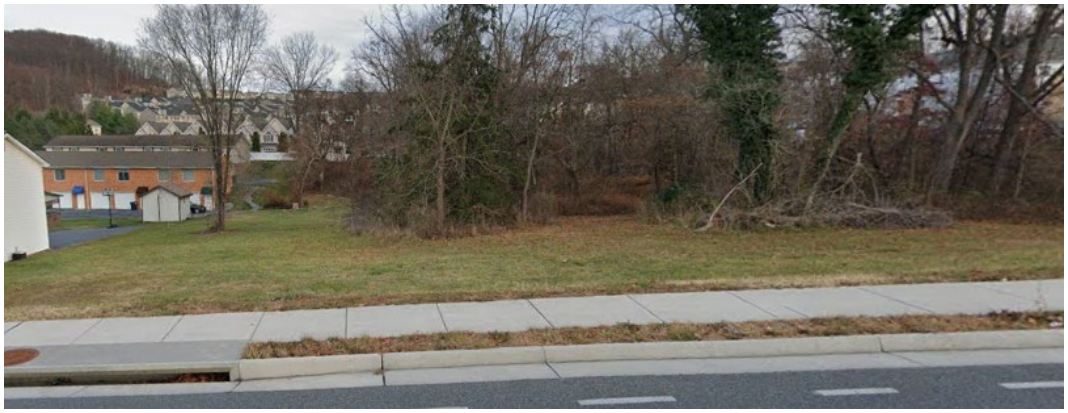
Parcel Size: 24,981 square feet (+/- 0.57 acres)

Neighborhood: Ridgeville Heights

Current Assessed Value: $154,000

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**

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