



Architecture | Planning | Interiors

**625 and 627 E Taylor Ave**  
Project Description

**Parcel Information**

The site is 2 lots of developed parcels on E. Taylor Ave. Currently there is a metal shop with a single story structure (1,950 sq.ft. approx.) and work yard with 5 parking and 1 HC parking on 627 E. Taylor and a long single story structure (4,745 sq.ft. approx.) with several businesses with 8 parking on 625 E. Taylor. The above address is unassigned so the above number is interpolated between the existing addresses. The properties are bounded on 3 sides – a recent townhouse development to the east, a lot being developed to the north, and 2 older developed lots of apartments to the west.

The lots together are 300 ft. deep on the west and 292 ft. deep on the east by 134.03 ft. wide total for a total of 39,616.76 sq.ft. or 0.909 acres. With adjustments for the required street section the new square footage is 39,405 sq. ft.. There is parallel street parking on E. Taylor.

The site is considered flat with some existing vegetation and trees at the rear and a curb cut for each property. There is one minimal landscape area on either site.

**Zoning**

The zoning is MS-ITR – transitioning to R3. The site plan sheet contains the project data with zoning information of required versus proposed

**Proposed Site Plan and Buildings**

The proposed buildings will be (2) 8 unit condominium buildings and 2 duplex condominium buildings of the same plan for a total of 20 units. The buildings are arranged in a (3) story townhome fashion. Therefore, each unit is 3-stories with 3 bedrooms. The ground floor is a (2) car garage and adjoining Den and Entry, the 2<sup>nd</sup> floor is living space and the third level is the bedroom level. The proposed architecture is contemporary.

Pedestrian access is a loop around the perimeter edges down the east and west and north sides of the property. The front entry to each unit is accessed from this pedestrian path.

An access drive is provided down the center of the lot along the rear of the (2) 8 unit buildings with a hammerhead behind the north facing duplexes. There is a community space between the 2 duplexes at the end of the drive aisle.

There are 50 total parking spaces, 10 unassigned, 40 enclosed garage spaces. One of the 10 unassigned spaces is accessible.