

## **Attachment A**

### **Project Narrative**

#### **Existing Site**

The property is located at 152 Highland Street, west of Salmon Falls Road and east of Eastern Avenue. The existing property is improved by a single story dental office with approximately 1,000 square feet of gross floor area and paved parking for 11 vehicles. The majority of the remaining site area is landscaped. The landscaping includes a wooded border to the south or rear property line abutting lots 53, 52 and 51 and several mature trees scattered around the remaining property. Existing site photos are provided as part of this application and are presented on Exhibit 1. The existing parking ratio is approximately one space per 91 square feet (SF) of gross floor area and conforms to the current parking requirement. The property is currently serviced by City sewer, City water, overhead electric and overhead telephone.

The property is located in a residential zoning district (R-1) and abuts residential uses to the south and west, while the property to the east is owned by the City of Rochester. The property frontage is approximately 184 ft and is entirely along Highland Street (north property line). The existing use is a dental office, which includes three patient areas (operatories), a utility area, a lobby/ reception area, and a single office for the dentist. The current practice includes one dentist, four hygienists and one receptionist. The existing use is not allowed by right under the current zoning regulations. The existing use is a grandfathered use and zoning relief is being pursued to allow the remodeling/expansion presented as part of this application. In addition, zoning relief for the medical/dental office parking requirement is being pursued to support the application as presented on the site plans. It is anticipated that the Variance Application will be heard by the Zoning Board of Adjustments (ZBA) on October 14th. If the ZBA denies the variance requests, the minor site plan application will be withdrawn.

#### **Proposed Site**

The property owner intends to remodel and expand the existing office space to improve the operations of the existing practice. The addition will be located on the east side of the existing structure and include a single story building approximately 26 feet by 38 feet, providing an increase of approximately 990 SF of gross floor area. This remodeling and addition will maintain the existing first floor elevation and reorient the three existing operatories and add two additional operatories bringing the total to five operatories for the dental office. The expanded building will have approximately 1,990 SF of gross floor area. While the existing dental practice includes one dentist, four hygienists and one receptionist, the proposed practice would possibly include the addition of one more hygienist if the need arises. However, the proposed condition would not include the addition of a second dentist.

### **Utilities**

The proposed condition does not include changes to the parking layout or total number of parking spaces. In addition, site utilities servicing the site will remain the same. The water and sewer service for the existing building will remain and will be extended within the existing building to the new building area. The existing utility pole will remain and the service line from that utility pole to the existing building will be adjusted slightly to connect from the existing northeast building corner to the proposed northeast building corner.

### **Drainage**

The existing drainage patterns will remain the same and will be minimally impacted by the building addition. The additional building area and the removal of the walk, concrete slab and asphalt pavement will result in a net increase in impervious area of approximately one percent (approximately 221 SF). Based on available information, the on-site soil is well drained and suitable for infiltration. Currently, storm water drains away from the existing structure by sheet flow and infiltrates in to the surrounding lawn area. The topography is relatively flat and as such there does not appear to be a significant concentrated flow pattern leaving the site during normal rain events. The building expansion will continue to rely on the sheet flow of storm water from the roof area to the lawn and ultimate infiltration into the ground. If, during foundation excavation, soil in the vicinity of the building is determined not to be well drained, soil within 20 feet of the building will be amended (approximately 1 foot deep) to allow appropriate drainage around the proposed building addition.

The Property is located outside of the 100-year floodplain as shown on Flood Insurance Rate Map 33017C0204D, dated May 17, 2005, and is located approximately 3,400 feet of the Salmon Falls River.

### **Landscaping**

The existing site landscaping will remain the same after the remodeling/expansion with two minor exceptions. Two trees located within the footprint of the proposed building will be removed. These trees are identified with arrows in Photo 6 of Exhibit 1. In addition, the building expansion may require the trimming of the tree canopy at the rear of the property. It is anticipated that the trimming, if required, would be minimal and would not require the removal of healthy trees, nor would it significantly impact the visual buffer for the abutting residential uses.