

August 22, 2022

City of Pflugerville
100 W. Main Street
Pflugerville, TX 78660

RE: Heritage Lakes Independent Living – Parking/Garage Spaces

To Whom It May Concern:

Rosco Construction is seeking an Architectural Waiver for required parking spaces and garage integration. The current requirements, as per Kristen Gummelt under “Multi-Family” are as follows:

- 152 = total required parking/garage spaces
- 76 = garages (50% of the required total)
- 38 = integrated (50% of the required number of garages)

Our current Site Plan shows 90 parking spaces. We anticipate a need for fewer than 10 garage spaces, for a total of 100.

We are seeking a waiver for the required number of spaces for the following reasons:

- Although the building is “multi-family” in nature, it is technically a sector of senior housing.
- The clientele of this type of facility has a significantly lower percentage of drivers than NON age-restricted facilities. The average age will be 75-80, married, active, but not significantly mobile.
- The community provides on site activities, meal options, etc. and transportation for off-site needs.

We are seeking a waiver for the integrated garages for the following safety reasons:

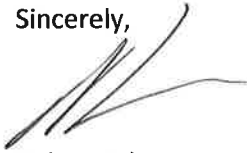
- Accidents – a primary concern of having a common wall between the garages and the resident rooms is the greater potential for driver accidents by either putting the car in drive instead of reverse, pressing the gas instead of the brake, or pulling in too fast. This creates a greater risk of damage not only to the facility, but possibly harm to the residents as well.
- Fire – garage doors are a common source of fires. Evacuation of a facility for this age group can be slow.
- Poisoning – carbon monoxide poisoning within the garage and in the facility is a greater possibility due to the age of the clientele and simply forgetting to turn off their engine.
- Personal Storage – easier access to the facility will encourage the area to be used for personal storage.

Our proposal allows for the following:

- Reduces the amount of wasted land space for parking which we feel will not be utilized; thus giving us the opportunity to serve more seniors in the area.
- Reduces several safety hazards.

We ask that you please consider our request as we continue to work hard to serve the senior community of the City of Pflugerville.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Johnson', with a long horizontal flourish extending to the right.

Robert Johnson, Owner
Rosco Construction, Inc
Heritage Lakes Senior Community