



747 Pontiac Avenue - Residential Apartment Conversion

The Omni Group (Owner/Applicant) proposes to convert the existing office building into 18 residential apartment units, consisting of fifteen (15) 1-bedroom units and three (3) studio units.

The exterior of the building will not be changed other than some esthetic alterations to the entrances, a new architectural shingle roof, new windows, and new doors. Landscaping will be enhanced. The parking lot will be repaired as needed, and new decorative fencing will be installed. The property will also feature integrated security, including cameras and a building access control system.

The proposed conversion from office building to residential apartments will result in a reduction of daily ingress and egress to the property. The building historically rented to small businesses such as lawyers, accountants, massage therapists, psychologists, and others that had many daily visitors. Omni has more than 25 years' experience owning and developing both apartment and office buildings. Omni previously owned the subject property years ago, so it is very familiar with the building. While the project will meet the required 2 parking spaces per dwelling unit (36 spaces), the anticipated need will be less than 1.5 parking spaces per dwelling unit (27).