

Liberty West  
Adjustment Class-2 Application  
July 29, 2024

**Parking Adjustment:**

The subject property is 6.69 acres in size, zoned RMII, and located at 5871 Liberty Road S (083W16C/Tax Lot 600). The subject property is Lot 35 of SUB-UGA-ADJ20-05.

The applicant is proposing a development consisting of 135-apartment units as shown on the site plans.

The development is for a 135-unit apartment complex. Code does not require a minimum amount of parking for multi-family developments. However, the maximum parking allowed is 1.75 spaces per dwelling unit. Therefore, the maximum parking spaces allowed on the site are 236 spaces. As shown on the site plan, 265 on-site parking spaces are being provided.

Total:

183	Standard Parking Stalls
72	Compact Parking Stalls
10	Handicap Parking Stalls
265	Total Parking Stalls

***Adjustment Criteria-SRC 250.005(d)(2) Criteria***

- (A) The purpose underlying the specific development standard proposed for adjustment is:***
  - (i) Clearly inapplicable to the proposed development; or***
  - (ii) Equally or better met by the proposed development.***
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.***
- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.***

**Applicant Findings:**

- (A)** The purpose of having adequate parking on-site is to provide enough parking for visitors and residents and not have overflow parking into adjacent neighborhoods. The applicant is requesting an adjustment to allow 29 more parking spaces than the maximum allowed.

Under Chapter 806/Table 806-1:

***Multiple family-Housing Code does not require a minimum amount of parking for multi-family developments:***

Therefore, the applicant is not required to provide a minimum of on-site vehicle parking spaces and is allowed a maximum of 236 (1.75 times the amount of spaces provided) on-site vehicle parking spaces. As shown on the site plan, 265 on-site parking spaces are being provided throughout the development.

The applicant is requesting an adjustment for an increase of 29 vehicle parking spaces.

By providing an additional 29 on-site parking spaces, the effects of overflow parking on the adjacent neighborhoods is reduced. Therefore, the development standard proposed for adjustment is better met by the increase in parking.

- (B) The proposed development is located in a residential area. With more parking spaces on-site, overflow parking in the adjacent neighborhoods and streets will be reduced. Adequate parking is provided and is only an increase of 29 parking spaces. Therefore, providing parking for visitors and residents, while reducing overflow parking issues.

Therefore, the adjustment to parking will reduce parking overflow issues and will have no effect on the surrounding uses.

- (C) There are more than one adjustment being requested for this proposed development. However, the adjustments will allow the site to be fully developed will be consistent with the intent of the zone.