

# Liberty Road Apartments-West

## Adjustment Class-2 Application

January 18, 2024

### Proposal:

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 150-apartment units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(e)(5) Façade and building design:

**“(5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.”**

### 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 this requirement is to provide a pedestrian friendly development with buildings entrances facing the street.

The rear side of all the buildings face the right-of-way. The street side of this building (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

In order to provide safety and convenience for the residents, all buildings will face the interior the lot. This provides more eyes on the site, which provides greater safety for residents. This also provides convenience since all parking is located within the interior

of the site.

Direct pedestrian paths are provided from Buildings 1, 10, and 11 to the proposed sidewalk system within Eagle Dance Street. However, due to the topography of the site, pedestrian pathways from Buildings 6 and 7 to Rise Street are not being provided.

Proposed and existing sidewalks will further enhance the pedestrian connections and circulation to and from the site. The proposed sidewalks to and from the site will provide pedestrian circulation to the entrances of the buildings.

Proposed pedestrian sidewalk connections are illustrated on the tentative site plan. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

(B) The apartment development will provide more than adequate landscaped areas throughout the site along with pedestrian paths/sidewalks throughout, along with visually appealing buildings. All of which will create a pedestrian friendly development. Buildings not facing the street will have no effect on the proposed use or surrounding uses.

(C) There are more than one adjustments being requested for this proposal. The adjustments do not have any effect on the project.