

Baxter Road

Adjustment Class-2 Application

December 20, 2024

Proposal:

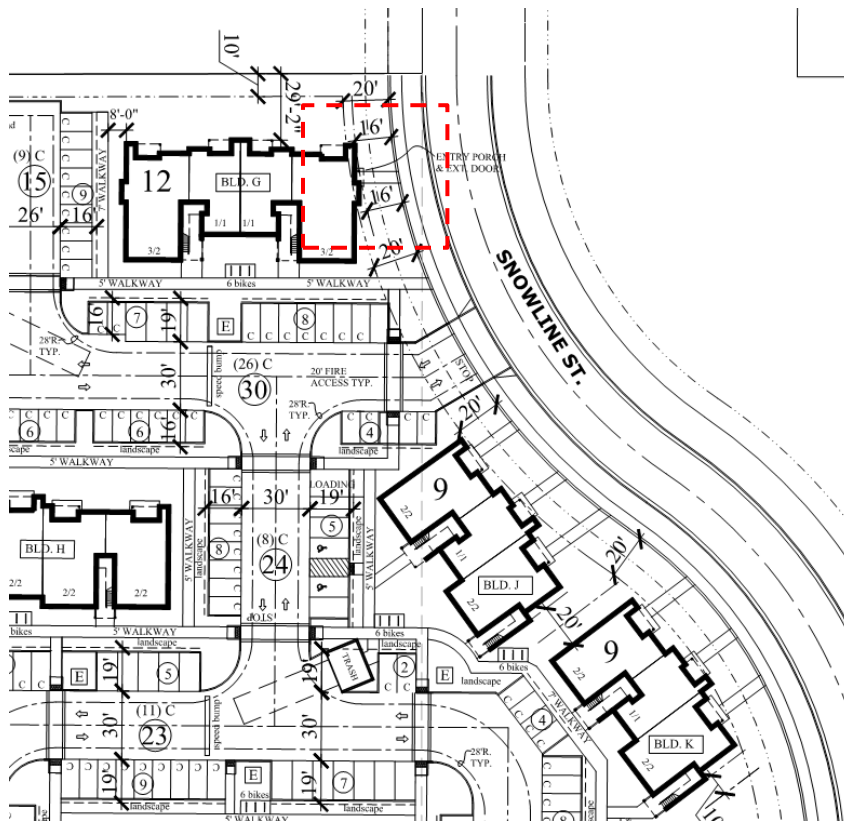
The subject property is 5.86 acres in size, zoned RM-II, and located at 1700 Baxter Road SE (083W14BD/Tax Lots 100 and 200).

The applicant is proposing a development consisting of 138-apartment units as shown on the site plans.

The applicant is requesting a 20% adjustment to the front setback along Snowline Street:

Table 514-4 (Setbacks)-Requires a minimum 12 feet, plus 1-foot for each 1-foot of height over 12 feet, but not to exceed 20 feet in depth.

Therefore, the applicant is required to provide a 20-foot setback along Snowline Street where 16 feet is being provided.



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 safe and pedestrian friendly area in front of the building, while providing an adequate setback from the building to the sidewalk.

Due to required setbacks and accessways, Building G had to be moved closer to the front property line in order to meet other code requirements. Moving Building G closer to Snowline Street by 4 feet helped to provide a greater setback along the west property line adjacent existing single-family dwellings. Required setbacks, parking, maneuvering area, and landscaping make providing a larger setback along the east property line for Building G not feasible.

The reduction in the setback allows the applicant to provide a larger setback along the west property (adjacent existing single-family dwellings) and provide adequate open space areas.

The subject property still provides more than adequate landscape/open space areas. The location of the building allows for a greater setback and open space area along the west property line.

Therefore, the location of the buildings and the required standards creates a difficulty in the placement of Building G on the site. The building location will provide a pedestrian friendly area by being located closer to the sidewalks, along with providing landscaping and paved pathways. The reduction in this requirement is equally or better for the development. The 4-foot reduction in the setback will have no impacts on the development, and therefore is equally or better for the development.

- (B) The apartment development will provide landscaped areas, paved sidewalks throughout the site, along with visual appealing buildings. All of which will create a pedestrian friendly development for residents and adjacent uses.
- (C) There is more than one adjustment being requested for this proposal. The adjustment does not have any effect on the project as stated in the findings for all requested adjustments. The adjustments are all minimal requests to the standards.