

July 1, 2025

## Proposal:

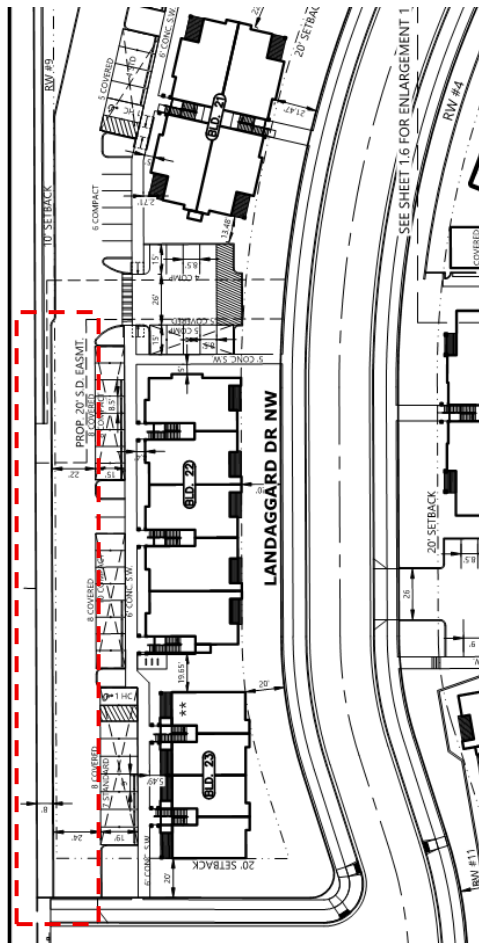
The subject property is zoned RM-II and located at the 2100 Block of Doaks Ferry Road NW (073W17B/Tax Lot 400).

The applicant is proposing a development consisting of 436 multi-family units as shown in the SUB-UGA-SPR-ADJ-TRV-DR23-02 approval.

The applicant is requesting a 20% adjustment to the vehicle use area setback along west property line:

**Table 514-5- (Zone-To-Zone Setbacks): Requires a vehicle use area to be setback a minimum of 10 feet from an adjacent residential zone.**

The applicant is required to provide a 10-foot setback along the west property line for the vehicle use areas, where 8 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) Due to required grading, setbacks, maneuvering, and street extensions, some of the vehicle use areas had to be moved closer to the property line. The location of Landaggard Drive creates a narrow area where Buildings 21, 22, and 23 are located. The required Landaggard Drive extension and alignment through the property make it difficult in the placement of those Buildings.

The purpose of this requirement is to provide a visible and separated setback to help minimize vehicle lights on adjacent properties and provide privacy. All parking spaces along the west property line are setback at least 29 from the property line. In the area adjacent Buildings 22 and 23, the driveway is located about 8 feet from the property line. A fence along the west property line, landscaping, and the 8-foot setback will help minimize any glare or visual impacts. The applicant is providing an 8-foot setback with landscaping and a fence along that portion of the west property line. The setback, sight-obscuring fence, and landscaping will provide screening from the proposed use, therefore, meeting the intent of the code.

The reduction in the setback allows the applicant to provide a better building placement and larger landscape areas in the front of the buildings. Which visually appealing and better for the proposed development.

The required street alignment of Landaggard Drive required setbacks, and topography of the site make proving the 10-foot setback adjacent Buildings 21, 22 and 23 difficult. However, the reduction in the setback will have no impact on the development because of the distance between the proposed buildings and adjacent uses and therefore is equally or better for the development.

- (B) The development will provide landscaped areas, fencing, along with adequate vehicle areas. All of which will create a visually appealing and 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.