

CLASS-1 ADJUSTMENT

The applicant is requesting a Class-1 Adjustment to Section 806 (Off-Street Parking).

The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 26 on-site parking spaces are being provided. Required setbacks and landscaping requirements on a lot this size make it difficult to provided additional parking. Therefore, the applicant has requested a Class-1 Adjustment to the parking requirements.

Total:

| | |
|----|-------------------------|
| 7 | Standard Parking Stalls |
| 17 | Compact Parking Stalls |
| 2 | Handicap Parking Stalls |
| 26 | Total Parking Stalls |

Adjustment Criteria-SRC 250.005(d)(1) Criteria

- (1) An application for a Class 1 adjustment shall be granted if all of the following criteria are met:**
- (A) The purpose underlying the specific development standard proposed for adjustment is:**
- (i) Clearly inapplicable to the proposed development; or**
 - (ii) Clearly satisfied by the proposed development.**
- (B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.**

Applicant Findings:

- (A)** The purpose of having adequate parking on-site is to provide enough parking for residents and not have overflow parking into adjacent neighborhoods. The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 26 on-site parking spaces are being provided. The applicant is only requesting an adjustment for a reduction of 1 parking space. There will be 26 on-site parking available to residents, which means 1.44 parking spaces are available to each unit.

Under the new parking standards, the proposed development would only be required to have 23 on-site parking spaces. Therefore, by providing 26 on-site parking spacing the proposal meets the purpose of the code and is clearly satisfied by the proposed development.

- (B)** With more than adequate parking spaces on-site, the adjustment will not impact the surrounding existing or potential developments in the area. Adequate parking is provided and is only a reduction of 1 parking space. The reduction of 1 parking space will still provide

1.44 spaces per unit. The parking provided on-site exceeds the newly adopted parking requirements.

Therefore, the adjustment to parking will not create parking overflow issues and will have no effect on the surrounding uses.