

CLASS-2 ADJUSTMENT

The applicant is requesting a Class-2 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)(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 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. By providing 26 on-site parking spacing the proposal meets the purpose of the code and is clearly satisfied by the proposed development. Therefore, development standard proposed for adjustment is better met by the reduction in parking.

- (B) The proposed development is located in a residential area. However, 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.

- (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 being consistent with the intent of the zone.