

Liberty Road-Apartments

Adjustment Class-2 Application

March 12, 2021

Proposal:

The subject property is 3.09 acres in size, zoned RMII, and located at 5871 Liberty Road S (083W16C/Tax Lot 600). The applicant is proposing a development consisting of 66-apartment units as shown on the site plans.

Per SUB-UGA-ADJ20-05, Joynak Street extension runs through the subject property.

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

“(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.”

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 building located close to the sidewalks instead of parking areas.

The subject property has 293 feet of buildable width (this excludes required side setbacks and driveway) along Joynak Street. Buildings 1 and 7 are located on the setback line along Joynak Street. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, Buildings 1 and 7 have 89 feet of the buildable width along the street frontage. Therefore, occupying 24% of the buildable width of street frontage along Joynak Street.

