

Coburn Apartments

Adjustment Class-2 Application

Proposal:

The subject property is 8.60 acres in size, zoned RMII, and located east of Battlecreek Road (08 3W 11D/Tax Lot 601). The subject property is Parcel 1 of recorded Plat P.P. 2019-036.

There are required streets that run through the development. However, the entire development will be owned by the same owner and will share all amenities.

The applicant is proposing a development consisting of 200-apartment units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(e)(4) 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:

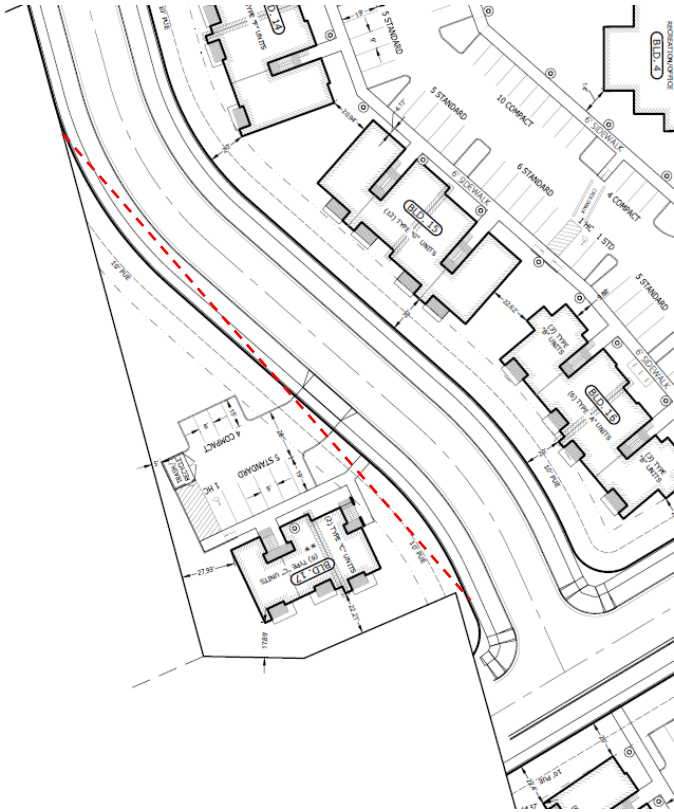
- (A) The purpose underlying the specific development standard proposed for adjustment is:**
- (i) Clearly inapplicable to the proposed development; or**
 - (ii) Equally or better met by the proposed development.**
- (B) If located within a residential zone, the proposed development will not detract 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.**

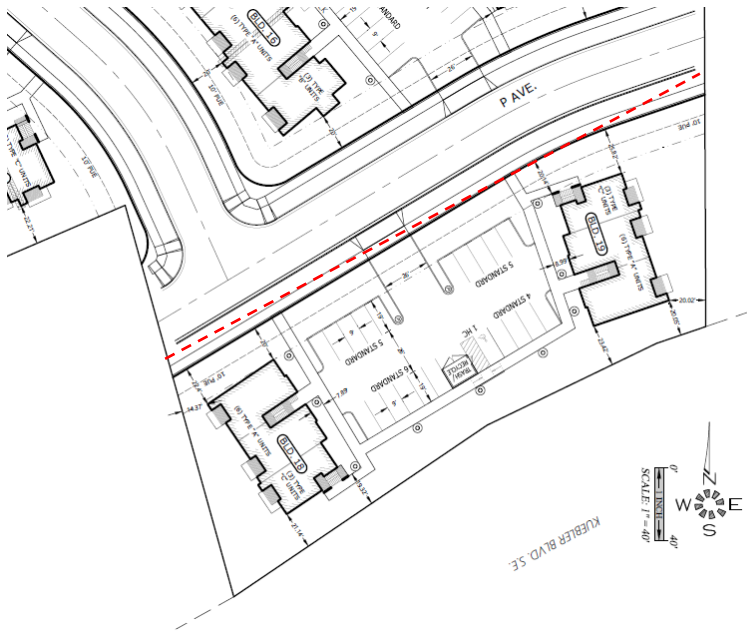
O Street (west side)

The subject property has 207 feet of buildable width (this excludes required side setbacks and driveway) along O Drive. Code requires a minimum of 40% of the buildable width be occupied by buildings. As shown on the site plan, the Building 17 totals 36 feet of the buildable width along the street frontage. Due to the required right-of-way extension through the site, odd shape lots have been created. The old shape areas of the development make it difficult to provide additional buildings on the setback lines. Therefore, this standard cannot be met. Therefore, occupying 17% of the buildable width of street frontage along O Drive.



P Avenue (south side)

The subject property has 262 feet of buildable width (this excludes required side setbacks and driveway) along P Avenue. 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, the Buildings 18 and 19 total 93 feet of the buildable. Due to the required right-of-way extension through the site, odd shape lots have been created. The old shape areas of the development make it difficult to provide additional buildings on the setback lines. Therefore, this standard cannot be met. The buildings do occupy 35% of the buildable width of street frontage along P Avenue.



- (B) The apartment development will provide additional landscaped areas throughout the site along with pedestrian paths/sidewalks through, along with visual appealing buildings. All of which will create a pedestrian friendly development. The reduction of buildings along the setback line will have no effect on the proposed use or surrounding uses.
- (C) There three adjustments being requested for this proposal. The three adjustment do not have any effect on the project.