

# 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 SRC 702.020(e)(2)-Table 702-5 (Setbacks Abutting Property Zoned RA and RS):

**“(2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.**

**Table 702-5 requires a minimum setback of 1 foot for each 1 foot of building height, but in no case less than 20 ft.”**

The subject properties to the north, east, south and west are zoned RA and vacant. The following buildings do not meet the required setbacks.

#### East (RA-vacant land):

##### *Building 19*

Required Setback: 34.55 Setback

Provided Setback: 20-foot setback

#### South (RA-vacant land):

##### *Building 17*

Required Setback: 34.55 Setback

Provided Setback: 17 to 22-foot setback

##### *Building 18 (Adjacent Kuebler Blvd)*

Required Setback: 34.55 Setback

Provided Setback: 19-foot setback

##### *Building 19 (Adjacent Kuebler Blvd)*

Required Setback: 34.55 Setback

Provided Setback: 20-foot setback

#### West (RA-vacant land):

##### *Building 18*

Required Setback: 34.55-foot setback

Provided Setback: 14-foot setback

##### *Building 17*

Required Setback: 22.75-foot setback

Provided Setback: 27-foot setback

**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 visible and separated landscaped setback, along with privacy for residents

The applicant is proposing a development consisting of 200-apartment units as shown on the site plans. There are only 3 buildings within the development that do not meet this standard, Buildings 17, 18, and 19. Even though these buildings do not meet the setbacks, as shown on the site plans and landscape plans, more than adequate setbacks are being provided. Landscaping and the provided setbacks help to achieve the purpose of this requirement.

Due to the shape and location of the property, providing a larger setback along these areas of the property is not feasible. The reduction in the setback allows the applicant to provide adequate parking and maneuvering areas and locate the buildings closer to the sidewalks. Therefore, providing a more visible appealing and pedestrian friendly development.

The shape and location of the site creates a difficulty in the placement of building and parking areas on the site. The reduction in this requirement and providing adequate setbacks and landscaping on the site, is better for the development.

See attached site plans and landscape plans.

(B) The apartment development will provide landscaped open space areas throughout the site, which makes up for the reduction of the required setback along those property lines. Adequate landscaping will be provided along the property lines to help meet requirements. The reduction of this setback will have no effect on the proposed use or surrounding uses.

(C) There are three adjustments being requested for this proposal. The adjustments do not have any effect on the project.