

## McKenzie Heights Phase 2

### Adjustment Class-2 Application

November 17, 2021

#### Proposal:

The subject property is 32.42 acres in size, zoned IC, and located on Boone Road (083W13A/Tax Lot 300). The applicant is only developing the southwest corner of the site that is 18.08 (19.06 including right of way) acres in size.

The applicant is proposing a development consisting of 210-apartment units and 62 townhouse units as shown on the site plans.

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

***“SRC 702.020(d)(2): “To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.”***

#### ***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.***

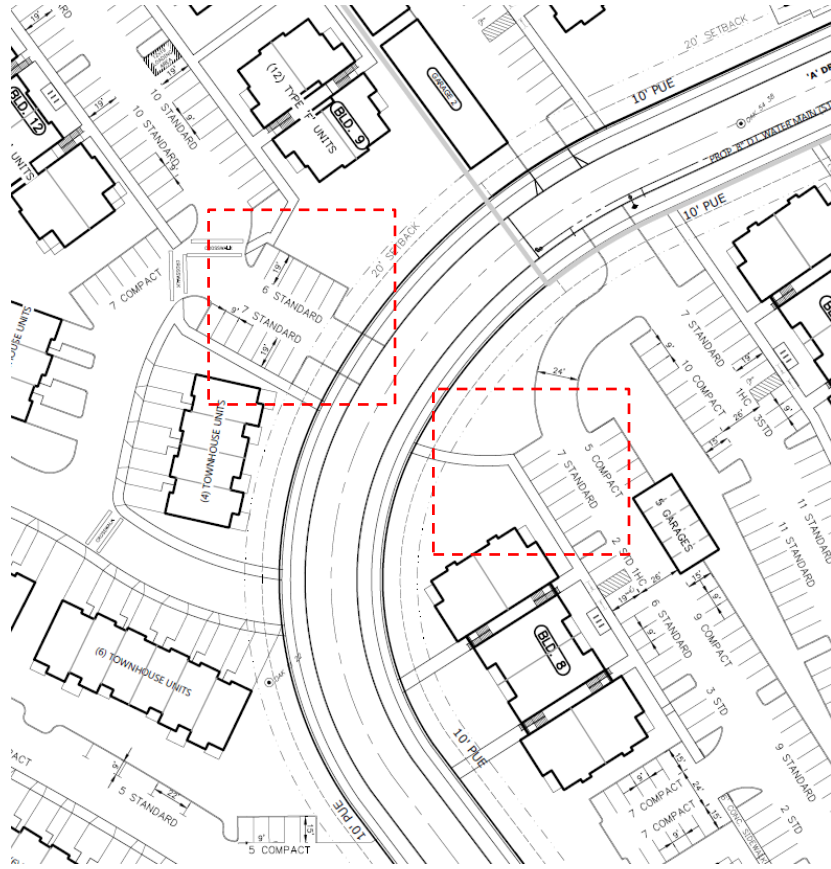
***(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.***

***(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 buildings located close to the sidewalks instead of parking areas.

Due to the required street extensions, required driveway location and shape of the lot, Buildings 8, 9, and a 4-unit townhome building cannot be moved in front of the parking along A Drive.



- (B) The apartment development will provide landscaped areas throughout the site along with pedestrian paths/sidewalks through, along with visual appealing buildings. There will be landscaping adjacent Buildings 8, 9, the townhomes, and the parking areas, to enhance the pedestrian experience. All of which will create a pedestrian friendly development. The parking location will have no effect on the proposed use or surrounding uses.
- (C) There are more than one adjustment being requested for this proposal. The adjustments do not have any effect on the project.