

McKenzie Heights Phase 2

Adjustment Class-2 Application

November 19, 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.

A street extension, A Drive runs through the development, creating two sites.

East Side:

409,572 square feet (9.40 acres)

150-units proposed

West Side:

378,092 square feet (8.68 acres)

60-units and 62 townhomes proposed

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(e)(5) Façade and building design:

“(5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.”

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 entrances facing the street. The applicant is requesting an adjustment to allow a***

Building 7 to not have direct pedestrian access from the building to A Drive as shown on the site. Due to the topography of the site and the need for a retaining wall, a pedestrian pathway cannot feasibly be provided.



All buildings face the interior of the lot. The rear side of Buildings 7 and 8 face A Drive and are located within 25 feet of the property line. The side of Buildings 1, 4, 5, and 9 face A Drive and are located within 25 feet of the property line. The sides of the townhomes face A Drive also. The street side of these buildings (rear/side) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

All buildings within the development have direct pedestrian access onto sidewalks. The internal pedestrian circulation system consists of hard 6-foot-wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, and the trash disposal area. The pedestrian system connects the buildings to the public sidewalk system within Phase 1, Boone Road, 32nd Avenue, and A Drive via the proposed internal sidewalk system.

Proposed and existing sidewalks will further enhance the pedestrian connections and circulation to and from the site. The proposed sidewalks to and from the site will provide pedestrian circulation to the entrances of the buildings.

One of the requirements in SRC 702.020(d)(4) is "To ensure safe pedestrian access to and throughout the development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks". The proposal still meets the requirement of SRC 702.020(d)(4) by providing a sidewalk connection from within the project to the public

sidewalk along A Drive and through Phase 1.

Due to the slope of the site, Building 7 is below the street level and requires a retaining wall. Making it very difficult to provide pedestrian paths.

Proposed pedestrian sidewalk connections are illustrated on the tentative site plan. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas. Due to the topography and retaining wall near Building 7, providing a pedestrian pathway is not feasible. However, there are more than adequate pathways from Building 7 to the internal sidewalk system that are equally or better met by the proposal.

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