

## McKenzie Heights Phase 2 Adjustment Class-2 Application

### 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.

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 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.**





#### A Drive (West Side)

The subject property has 626 feet of buildable width (this excludes required side setbacks and driveways) along A Drive. Due to the 10-foot PUE, Buildings 8 and 10 cannot be located on the 5-foot setback line along A Drive. Code requires a minimum of 40% of the buildable width be occupied by buildings. As shown on the site plan, the buildings total 217 feet of the buildable width along the street frontage. Therefore, occupying 34% of the buildable width of street frontage along A Drive. Due to required parking and the location of the proposed driveways, additional buildings could not be provided along the setback line of A Drive.

The applicant's proposal also includes additional landscaped within the existing development, which is equally or better because landscaping helps to enhance the pedestrian appeal of a site. See attached landscape plans.

- (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 are several adjustments being requested for this proposal. The several adjustments do not have any effect on the project.

