

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

Cordon Road

The subject property has 685 feet of buildable width (this excludes required side setbacks) along Cordon Road. 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, due to the Cordon Road being a high traffic road and a required 10-foot PUE, the buildings are not set within required 5-foot setback. Therefore, occupying 0% of the buildable width of street frontage along Boone Road. Due to the location and need for the detention pond along Cordon Road, additional buildings could not be provided along the setback line of Cordon Road.

A Street (East Side)

The subject property has 1065 feet of buildable width (this excludes required side setbacks and driveway) along A Street. Buildings 1, 2, 3, 4, 5, 6, and 11 are located within 20 feet of the east side A Street. Code requires a minimum of 40% of the buildable width be occupied by buildings. As shown on the site plan, due to the required 10-foot PUE, the buildings are not set within required 5 foot setback. However, as shown on the site plan, the buildings are setback 20 feet and total 615 feet of the buildable width along the street frontage. Therefore, occupying 58% of the buildable width of street frontage along A Street.

A Street (West Side)

The subject property has 1065 feet of buildable width (this excludes required side setbacks and driveway) along A Street. Buildings 29, 32, 33, 34, 35, and 36 are located within 20 feet of the east side A Street. As shown on the site plan, due to the required 10-foot PUE, the buildings are not set within required 5 foot setback. However, as shown on the site plan, the buildings are setback 20 feet and total 660 feet of the buildable width along the street frontage. Code requires a minimum of 40% of the buildable width be occupied by buildings. Therefore, occupying 61% of the buildable width of street frontage along A Street.

All buildings within the development are located 20 feet from the street and have direct pedestrian access onto sidewalks. Proposed and existing sidewalks will further enhance the pedestrian connections and circulation to and from the site. Therefore, creating a pedestrian friendly development.

(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) Only one adjustment is being requested for this proposal.