

Crown Pointe Apartments

Adjustment Class-2 Application

May 5, 2021

Proposal:

The subject property is Lot 2 of SUB-ADJ19-07 (Anthony's Place). The subject property is 2.93 acres in size. The applicant is proposing a mixed-use development consisting of 71 residential units and about 11,998 square feet of commercial space.

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.”

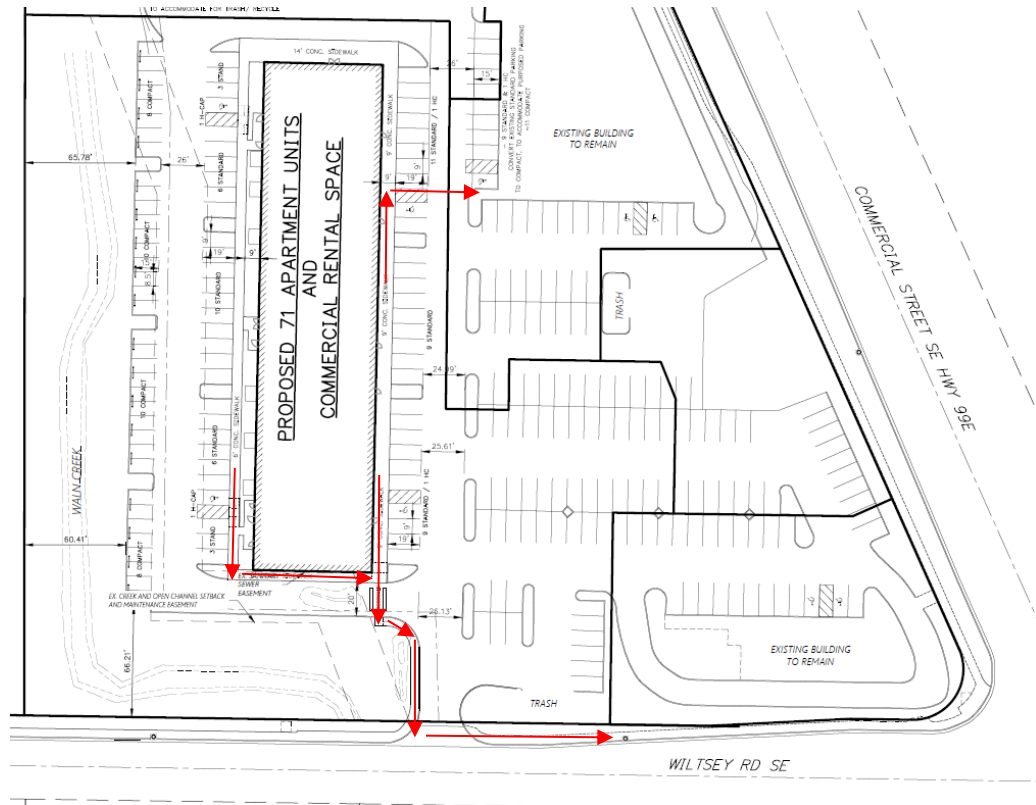
Adjustment Criteria-SRC 250.005(d)(2) Criteria:

- (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. Due the size and shape of the lot, the proposed building cannot face the existing streets or be located right up to the setback line. The applicant is requesting an adjustment to eliminate the pedestrian path requirements to already existing commercial uses within the property. Due to already existing uses and parking areas, a pedestrian path to the existing buildings is not feasible or necessary. This would require the removal of parking and landscaping. Adequate paved and sidewalks are proposed or already existing within this site to provide pedestrian circulation.

Striped crosswalks can be provided where needed.



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 and the existing commercial uses, parking areas, and the trash disposal area. The pedestrian system connects the building to the public sidewalk system within Wiltsey Road 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 all the buildings existing and proposed.

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 Wiltsey Road and internally.

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 areas. Therefore, due to the design of Building, the shape of the lot, and the existing development, providing a pedestrian pathway to Wiltsey Road instead of through the already existing parking areas, is safer and better met by the proposal.

- (B) The mixed-use development will provide landscaped areas throughout the site along with pedestrian paths/sidewalks throughout, along with a visually appealing building. All of which will create a pedestrian friendly development. The building not facing the street or providing pedestrian access through the parking areas, 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.