



DAVIS
PARTNERSHIP
ARCHITECTS

June 9, 2021

Tasha Brackin, AICP
Senior Planning | South Team

Re: Project Statement for Nonuse Variance – Community Housing Project

Dear Tasha:

This Nonuse Variance request is in conjunction with our second submittal to the Almagre Housing at 3725 Verde Drive & 1609 Zebulon Drive.

The Site is composed of two parcels combined at approximately 142,700 SF in total. The Site is currently undeveloped, with exception of paved access easements shared with existing commercial developments (zoned PBC AO) to the east and south. It is important to note immediately west of our Site, along Zebulon Drive, is undeveloped land currently zoned as Multifamily Residential (R5 AO). Similarly, along the southwest corner, lies an existing Single Family Residential Neighborhood (R1-6000 AO). Based on comments received to date from City Staff, and existing zoning (PBC AO) that allows the Conditional Use of Multifamily Development, we hope to successfully develop a five-story, 137-unit, Affordable Multifamily Residential (R5 AO) Apartment building which includes a partially buried garage along Zebulon Drive. The site falls to the south, creating an average grade plane less than that of our proposed ground floor elevation, requiring the need to request the acceptance of a Nonuse Variance to allow for the proposed Finished "Flat" Roof (2'-10"), integral parapets (4'-10") and Roof Top Access for Fire (9'-10").

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Per 7.3.104, it is our understanding that the height allowed for R-5 zoning is 45 ft. As noted, Ornamental Features [7.4.102, C] such (e.g., vents, elevator and mechanical penthouses, parapet walls) integrally part of the building may exceed the height limitation by five feet (5'). From our average grade plane (EL: 6030.17) we have further clarified elevations within our Development Plan submittal to reflect the need for a Nonuse Variance Request for the following:

- 1) Roof: the T.O. our finished roof, behind the parapet will be at 47'-10", exceeding the allowable height allowed by zoning by 2'-10".
- 2) Parapet: the max height of our parapets (excluding the fire access stair core) is at EL: 54'-10", exceeding the allowance for Ornamental Features by 4'-10".
- 3) Roof Access Stair (Doghouse @ Northeast Corner of building): the height of the roof access stair is elevated at EL: 59'-10", exceeding the allowance for Ornamental Features by 9'-10".

We maintain the criteria for granting this request for Nonuse Variance (7.5.802) is met by the following:

- 1) The unique physical condition of the site manifest as the property slopes from North-to-South, in excess of 12'-0", thereby creating an average grade plane almost 4'-0" below our ground floor residential units and amenities (EL: 100'-0" = 6034.00). As such, the building and its primary entrance and community space will be at grade along Verde Drive, but will remain elevated as Zebulon Drive falls to the South in order to maintain accessibility throughout all residential levels.
- 2) As noted above, the Ornamental Features (Parapets and Roof Fire Access) are integral to the four stories of affordable housing program [Performa], and without the relief provided by the nonuse variance, an entire story of affordable units [35] would be removed, making the project a 102-unit apartment complex and untenable with construction costs.
- 3) As noted above, the Ornamental Features are integral to the design of the building, providing both architectural hierarchy and relief to surrounding properties. Furthermore, the largest of the variance request, has been pulled inboard, away from Residential and Commercial properties, and affecting elevations facing interior surface parking.

In addition, the project is designed to incorporate a partially buried level of structured parking along Zebulon Drive. This structured parking has allowed project to increase the amount of green space [in lieu of surface parking] for both residents and the surrounding community.

Please reach out if you have any additional questions regarding our request.

Sincerely,

DAVIS PARTNERSHIP ARCHITECTS, PC



Julie M. Meenan Eck, ASLA
Senior Associate

Attachments

CC: File, Cohen-Esrey Development Group