

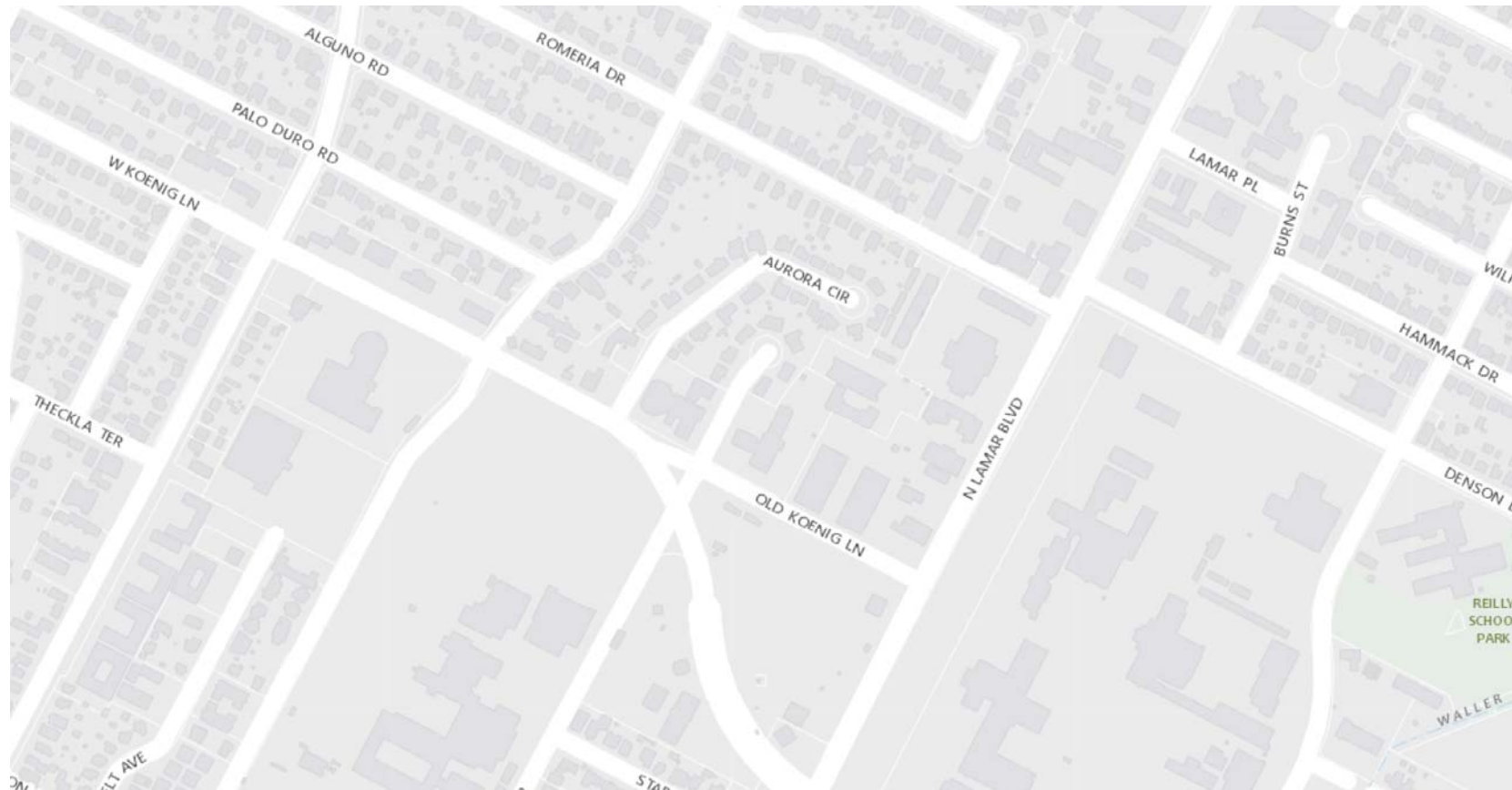
5916 N. Lamar

Variance Request

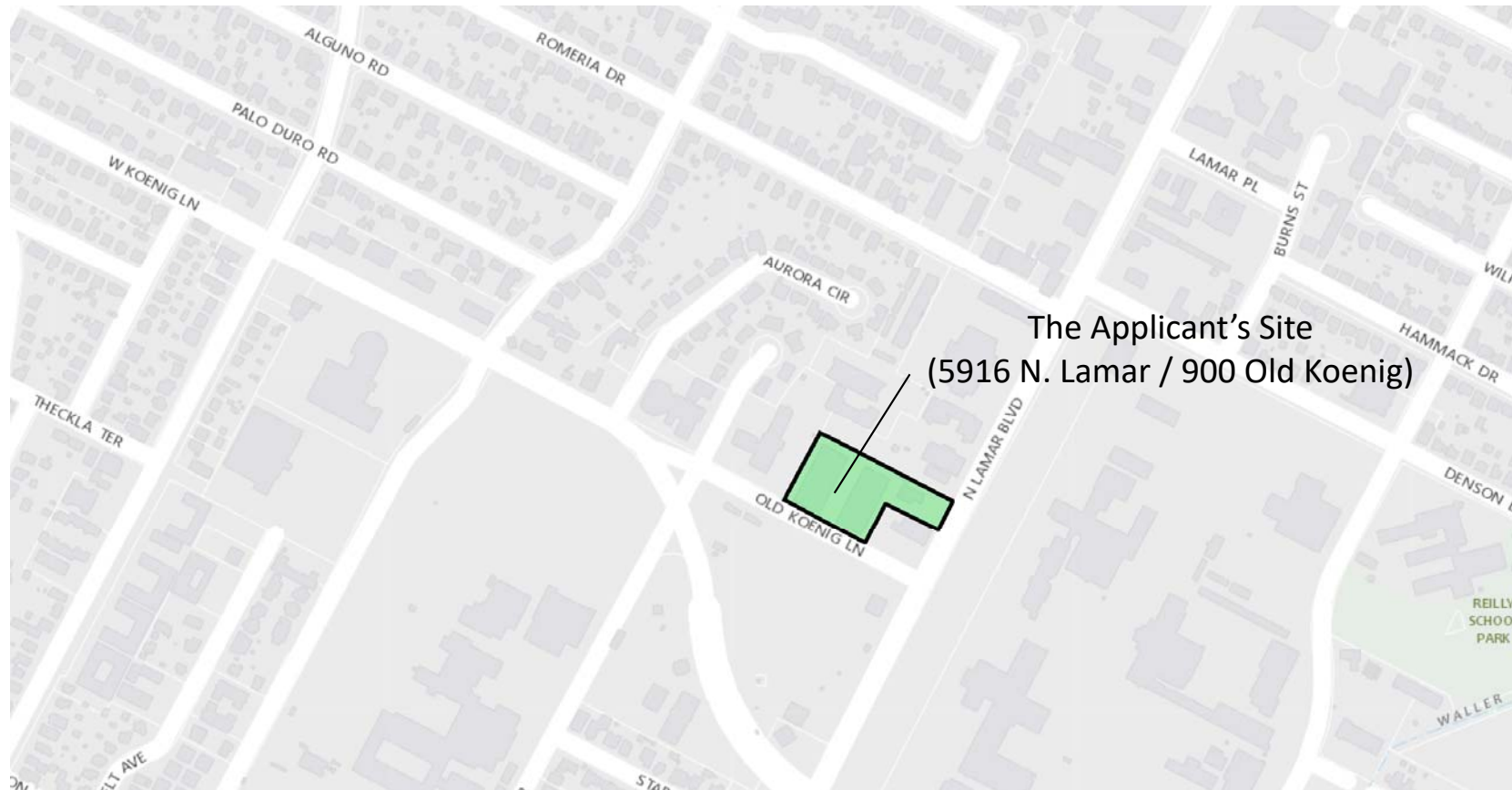
Overview

- **Proposed Use:** The site is proposed for mixed-use and affordable housing, consistent with city goals for North Lamar.
- **Hardship:** However, it faces key constraints with a large heritage tree and a transmission line along Old Koenig.
- **Variance:** To address this, the applicant is requesting waiving compatibility to an adjacent church, zoned GR-MU-CO-NP. The church supports the request.

Site



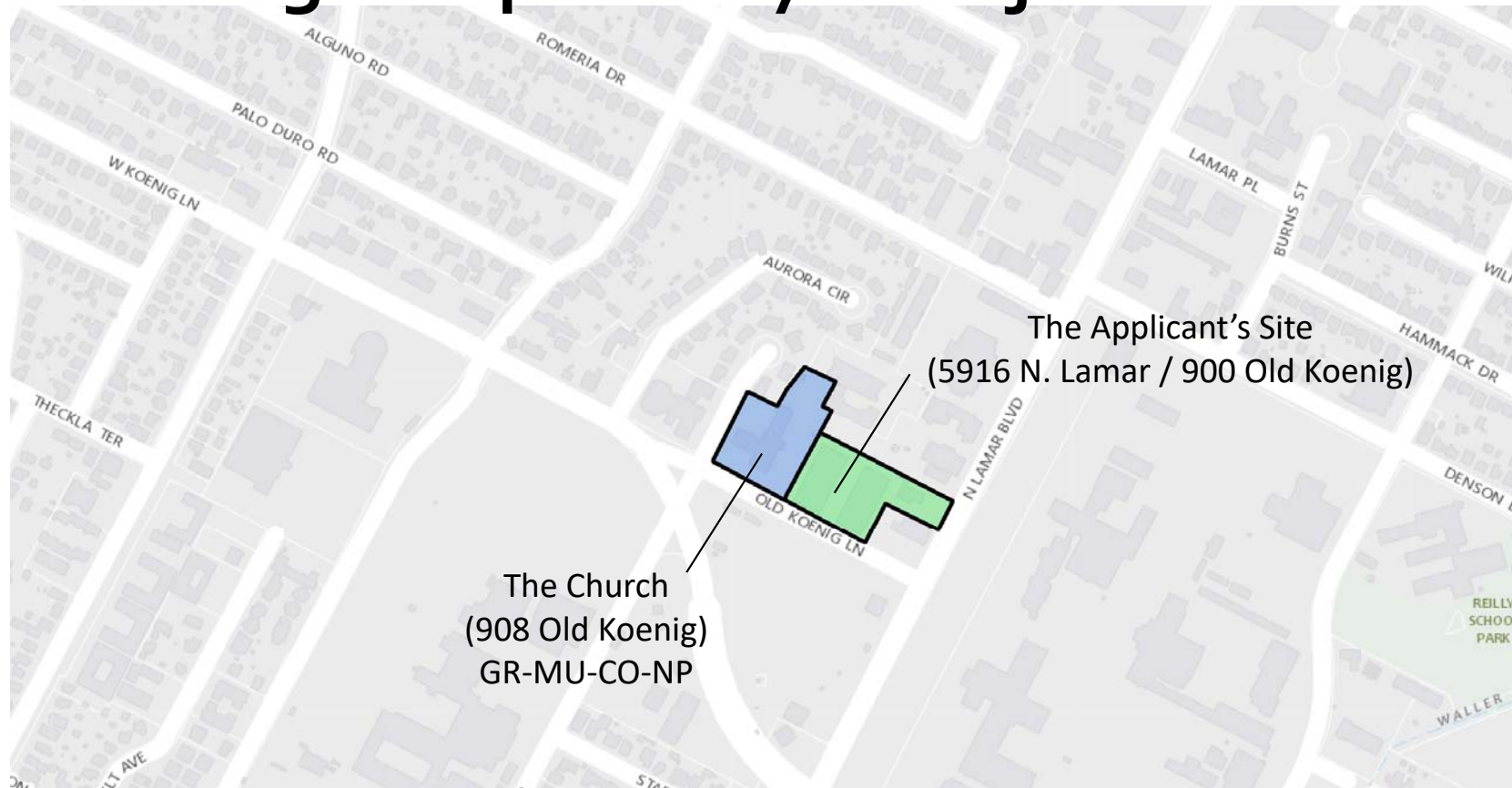
Site



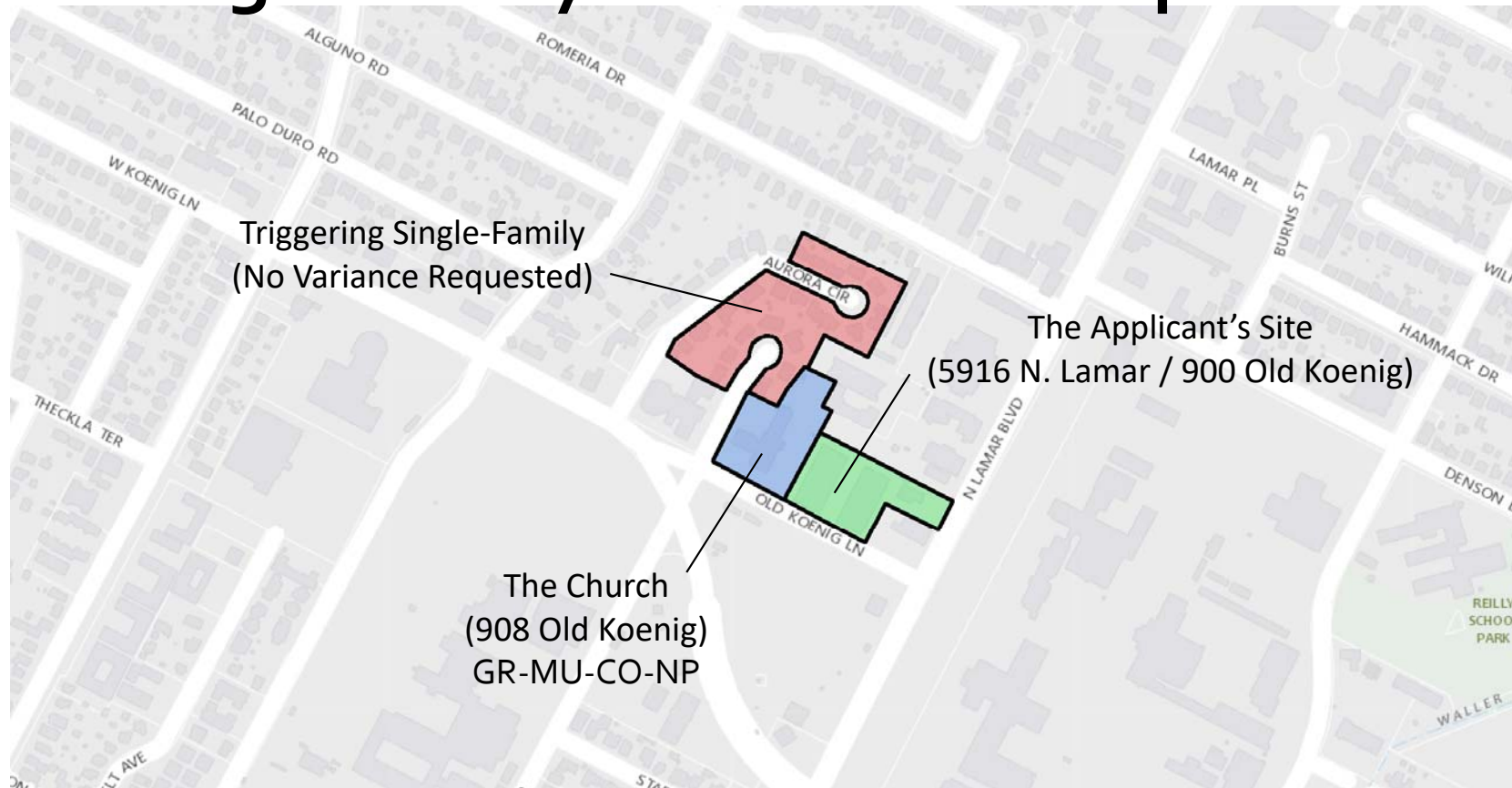
Proposed Use: Corridor Project with Affordable Housing



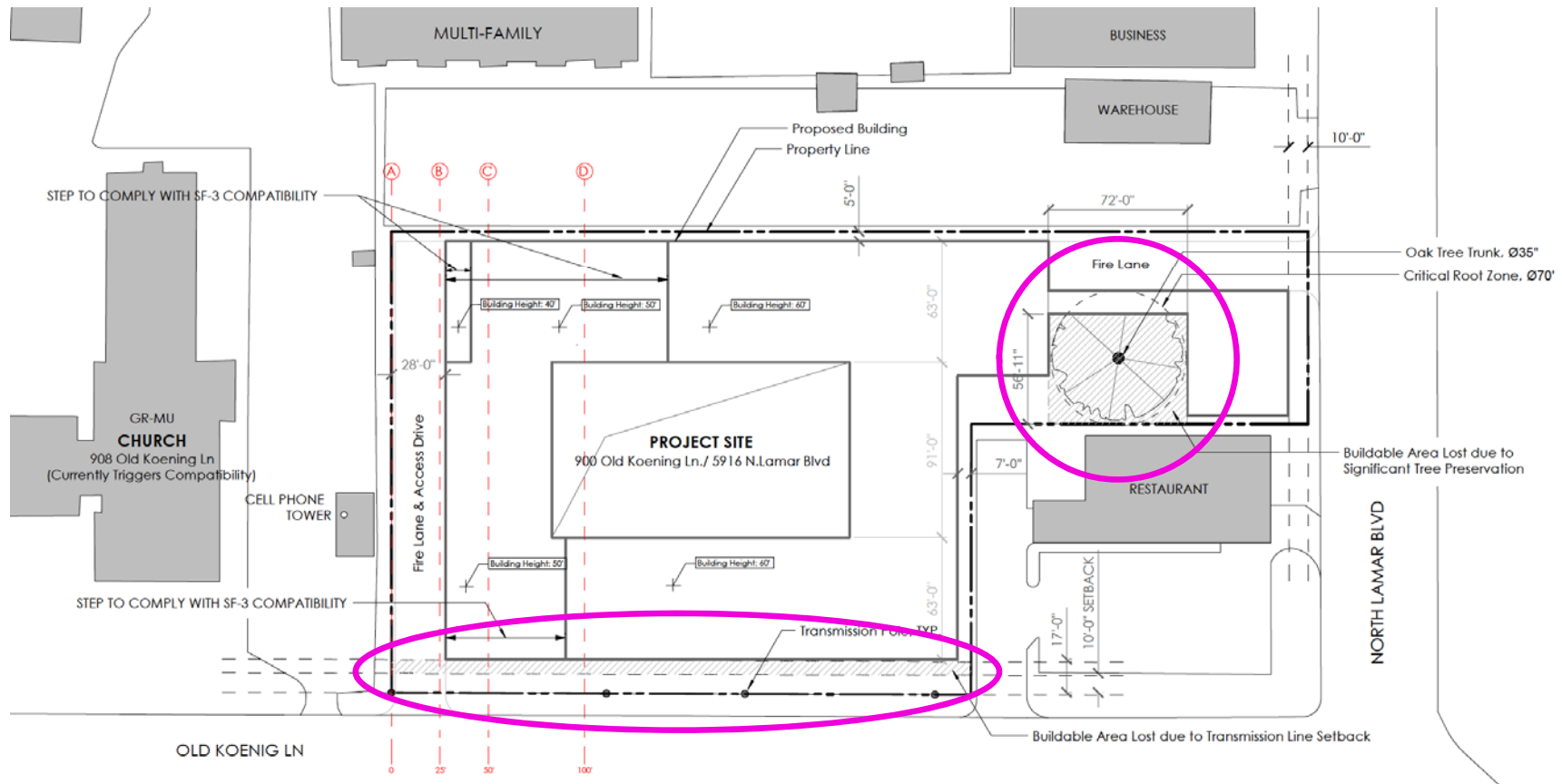
Variance Request: Waiving Compatibility to Adjacent Church



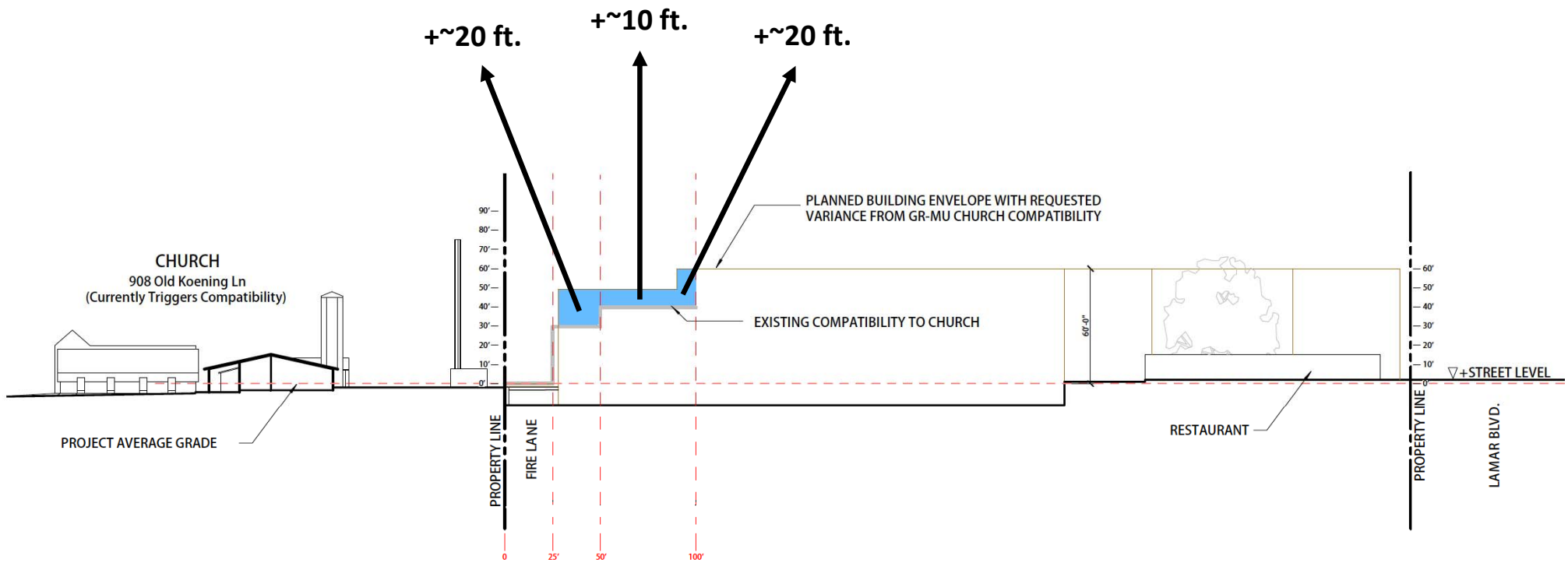
Maintains Compatibility with Trigger Single-Family – No Waiver Requested



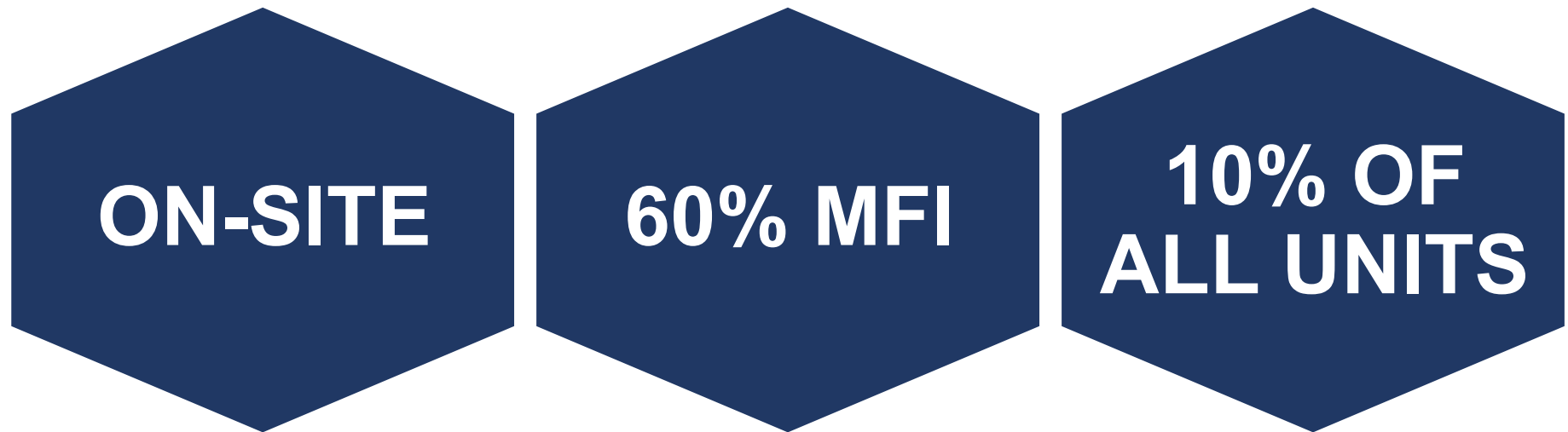
Hardship: Heritage Tree & Transmission Line



Effect of Variance Approval



Vertical Mixed-Use



City's Affordable Housing Goal for District 7:	6,651 units by 2027
Built and Active Affordable Units in District 7:	896 active units
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Affordable Housing Need in District 7:	5,755 units needed

Supporting Factors

STAKEHOLDER SUPPORT AND NON-OPPOSITION.

Koenig Lane Christian Church supports this request and the Brentwood Neighborhood Association does not oppose it.

THE CHURCH TRIGGERS COMPATIBILITY ON USE, NOT ZONING (GR-MU-CO-NP).

The church's zoning allows mixed-use projects that would otherwise not trigger compatibility. It only triggers due to its use as a church – and in this case, the church supports the request.

75-ft. CELL TOWER.

A 75-ft. cell tower is located on the church site today. The applicant's request would allow a project that is shorter and farther away from the church than this cell tower.

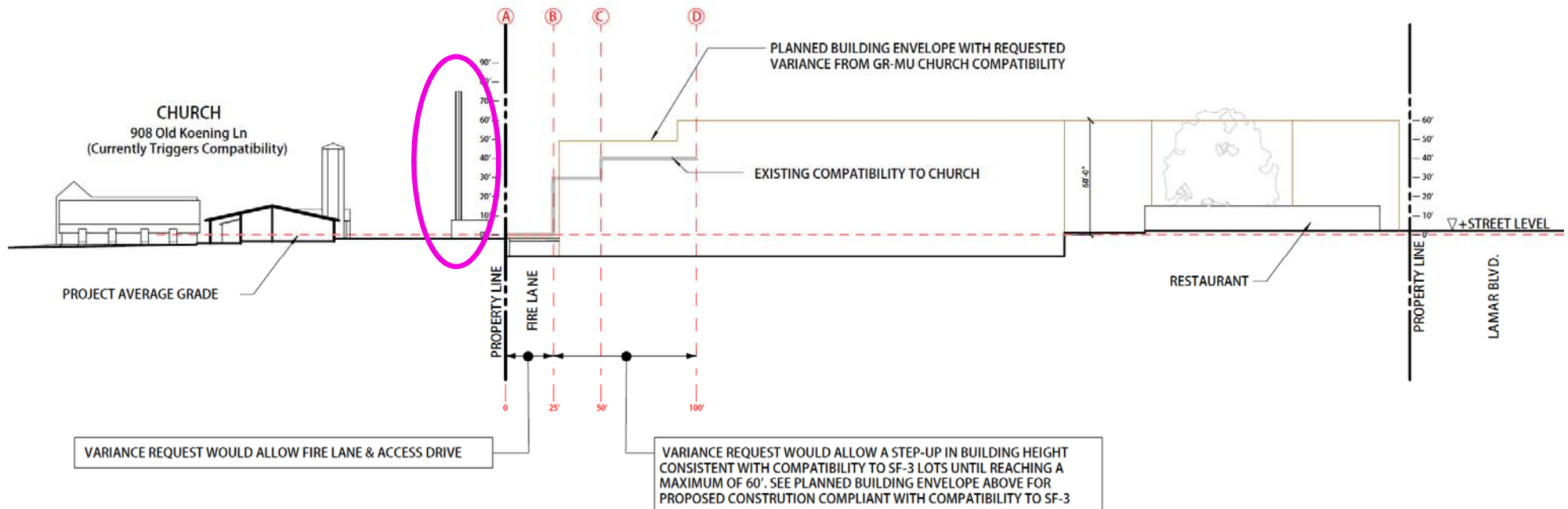
Recap

City policies identify this site as appropriate for mixed-use and affordable housing – however, it faces unique constraints.

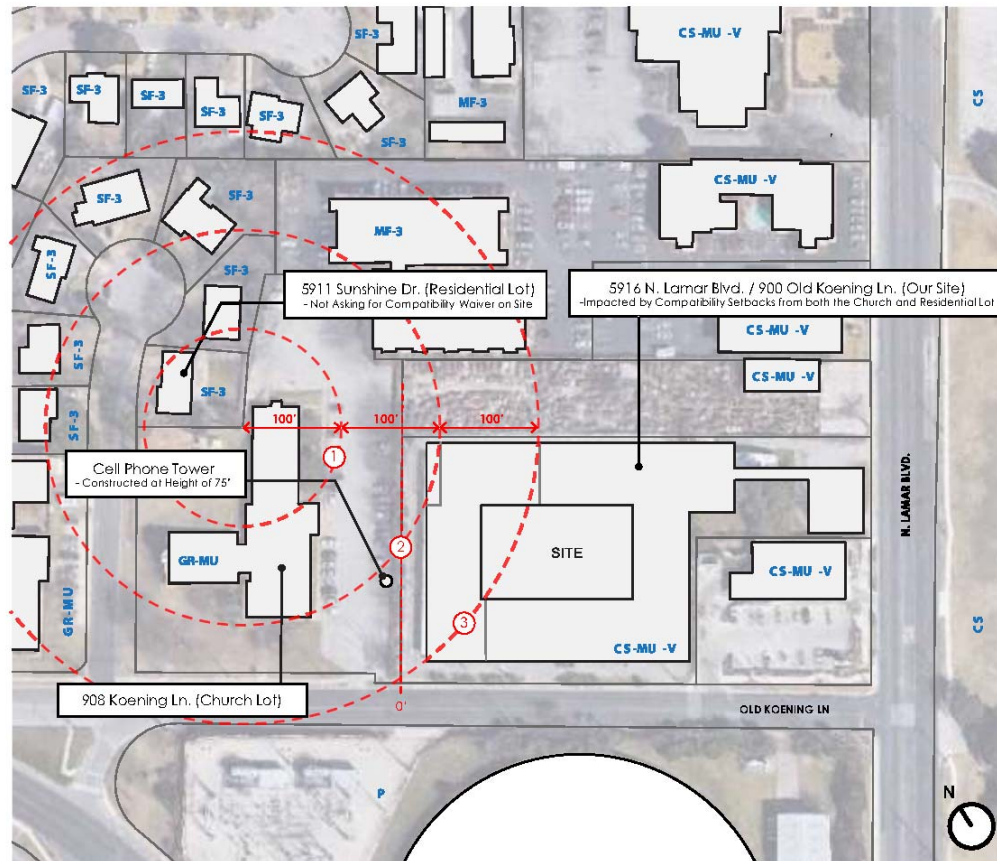
In order to account for these constraints, the applicant is requesting a variance from compatibility related to the church. Single-family compatibility would still apply.

The Koenig Lane Christian Church supports this request, and the Brentwood Neighborhood Association does not oppose it.

Cell Tower



Compatibility to Single-Family



LEGEND

SITE PLAN DIAGRAM

--- COMPATIBILITY SETBACK

— PROPERTY LINE BOUNDARY

SF-3 ZONING DISTRICT CLASSIFICATION

□ BUILDING FOOTPRINT

① AT 100' FROM TRIGGERING PROPERTY

② AT 200' FROM TRIGGERING PROPERTY

③ AT 300' FROM TRIGGERING PROPERTY

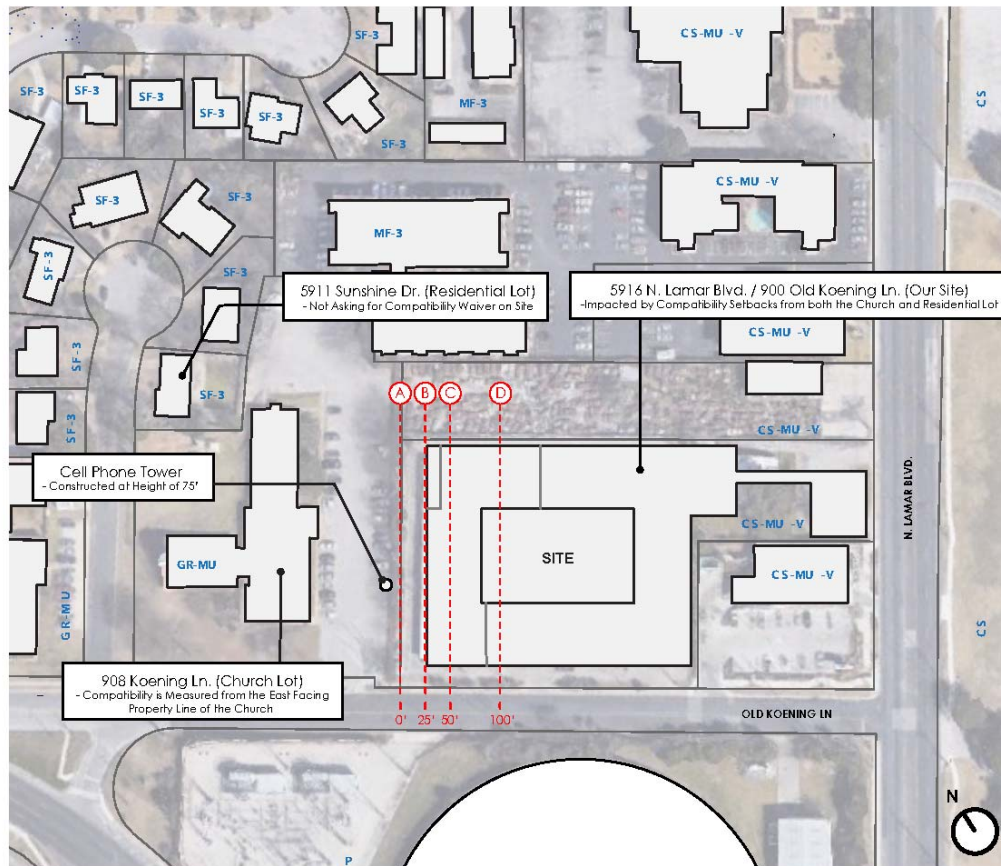
① → ② 40' + UP 1" IN HEIGHT FOR 10' OF SETBACK

② → ③ 50' + UP 1" IN HEIGHT FOR 10' OF SETBACK

③ → 60' MAXIMUM HEIGHT LIMIT

*The applicant is not requesting a compatibility waiver from any triggering single-family lots.

Site Layout



LEGEND

SITE PLAN DIAGRAM

- COMPATIBILITY SETBACK
- PROPERTY LINE BOUNDARY
- SF-3 ZONING DISTRICT CLASSIFICATION
- BUILDING FOOTPRINT

- A TRIGGERING PROPERTY LINE (CHURCH)
- B AT 25' FROM TRIGGERING PROPERTY
- C AT 50' FROM TRIGGERING PROPERTY
- D AT 100' FROM TRIGGERING PROPERTY

- A-B NO STRUCTURE ALLOWED
- B-C MAXIMUM 30' PER CODE
- C-D MAXIMUM 40' PER CODE
- D MAXIMUM 60'

Request Summary

	Current Regulations	With Variance
Single-Family Compatibility (By Zoning)	Applies	Applies (No Change)
Church Compatibility (By Use)	Applies	Waived
Within 25 ft. of Church	No Structure	As Allowed by SF Compatibility
Within 50 ft. of Church	30 ft. / 2 stories	As Allowed by SF Compatibility
Within 100 ft. of Church	40 ft. / 3 stories	As Allowed by SF Compatibility
Max. Height Allowed Under Zoning	60 ft.	60 ft. (No Change)