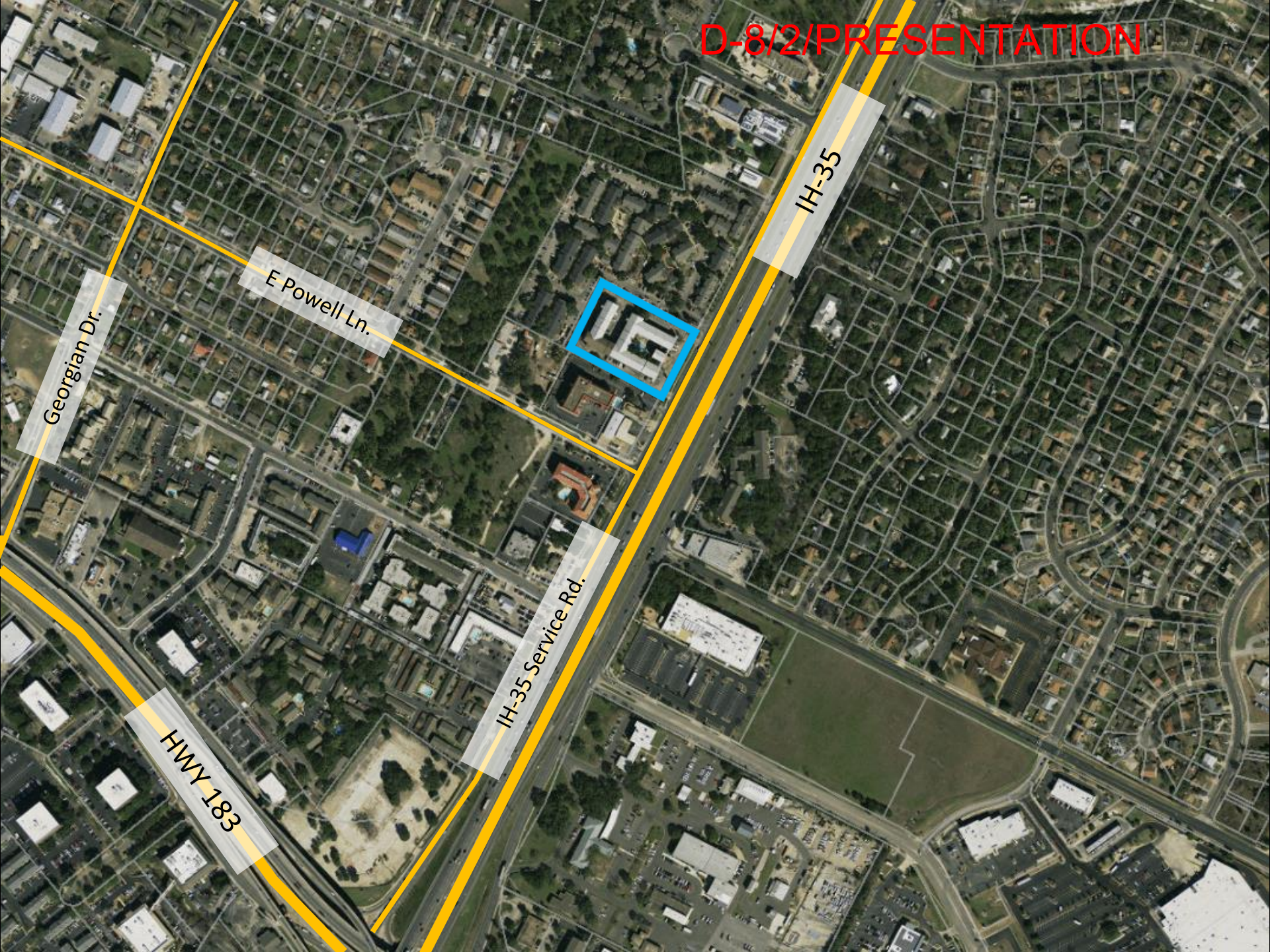


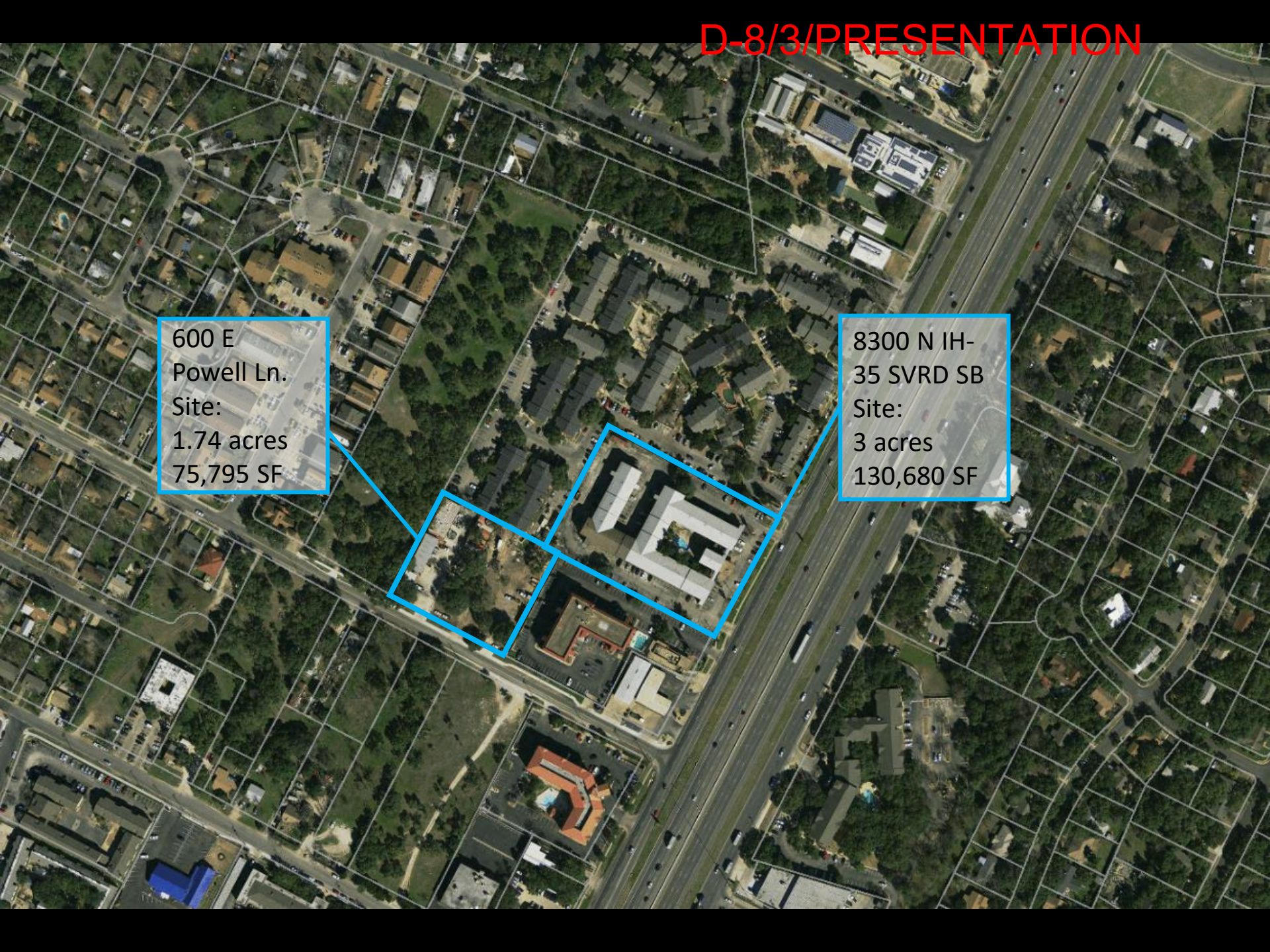
8300 N IH-35 SVRD SB

Board of Adjustment

May 10, 2021

D-8/2/PRESENTATION





600 E
Powell Ln.
Site:
1.74 acres
75,795 SF

This aerial photograph shows a suburban area with a grid of streets. Two specific sites are highlighted with blue outlines. The first site, located on the left, is a rectangular lot with a large, light-colored building. The second site, located in the center-right, is a larger, irregularly shaped lot containing a large, light-colored building with a complex roofline. A blue line connects the two sites, suggesting a relationship or a path between them. The surrounding area includes various residential houses, trees, and other commercial buildings.

8300 N IH-
35 SVRD SB
Site:
3 acres
130,680 SF

D-8/4/PRESENTATION



Project Summary

- Reuse existing extended stay hotel building for a deeply Affordable multifamily residential use
- 218 hotel units = 226 proposed residential units
 - 67 studios
 - 138 one-bedroom units
 - 21 two-bedroom units
- 50% of units @ 60% MFI
 - Affordable for 40 years
 - Affordable units will match overall unit mix

Request

Requesting a variance from LDC § 25-6, Appendix A (Tables of Off-Street Parking and Loading Requirements) for Multifamily Use to decrease the parking requirements for 1-bedroom and dwelling units larger than 1-bedroom to 1 space in order to convert existing hotel into deeply Affordable multifamily use.

D-8/7/PRESENTATION



D-8/8/PRESENTATION



D-8/9/PRESENTATION



D-8/10/PRESENTATION



D-8/11/PRESENTATION



D-8/12/PRESENTATION



Hardship

The hardship is incurred by the conversion of the hotel into a dense Affordable multifamily use.

Thereby necessitating use of the existing hotel structures and on-site parking to provide 113 units @ 60 % MFI and below.

Hardship

Parking:

Bedroom Type	Total Units	Required Parking per Unit	Required Parking
Studio	67	1	67.0
1-bedroom	138	1.5	207.0
2-bedroom	21	2	42.0
Total	226 units		316
Total parking with §25-6-478 (E2) Reduction: $317 * 0.9$			284

Request:

- Approx. additional 18% reduction to minimum parking requirements.

Area Character

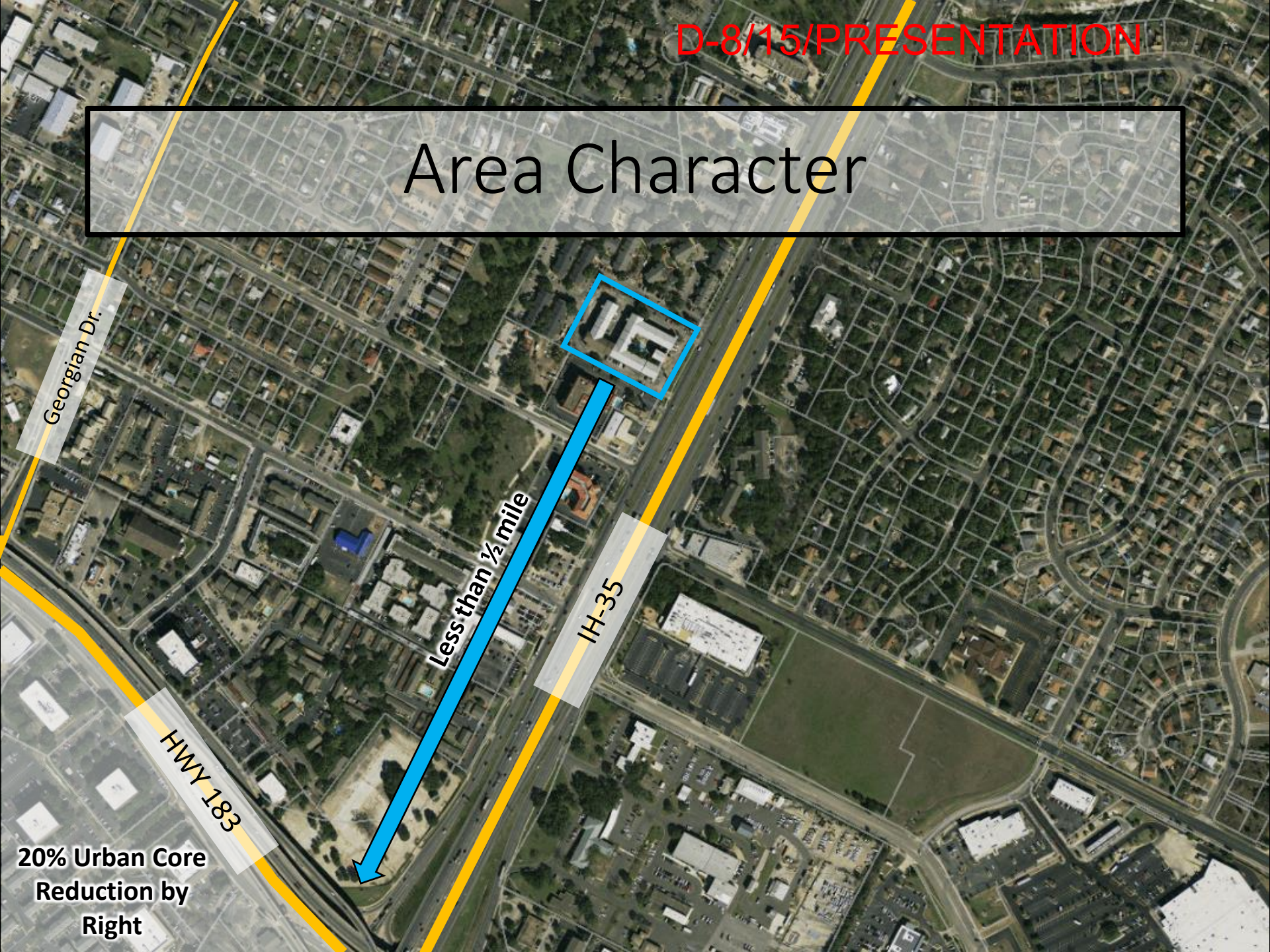
Georgian Dr.

Less than ½ mile

IH-35

HWY 183

20% Urban Core
Reduction by
Right



Reasonable Use

Options	Parking Spaces		Impact on Rent	Impact on Density
	On-Site	Off-Site		
A	239 spaces	0	None	None
B	239 spaces	44 spaces	Raise Rents	None
C	239 spaces	0	None	Lose: 20 1-bedrooms 14 Studios

