

50th & Rainbow Development

Deviation Request

The following Deviations from the equivalent C-1 Zoning are requested as part of the proposed PD Planned Development District:

5.3.7 A Unless otherwise indicated in a specific Overlay District, the facade of building in the C-1 District shall be constructed directly on the build-to line along at least seventy percent of the length of the building.

The proposed development is surrounded by residential housing of 2 story scale set back typically 35- 60 feet from Rainbow Boulevard. Placing the buildings at property line is inconsistent with surrounding scale and development. Placing the buildings back from Rainbow allows a softening of the perimeter to create a better scale with the neighboring houses as well as opportunity to create more habitable spaces for pedestrians, restaurants and retail. In effect it allows a place to be created versus a space directly adjacent to a major boulevard. Additionally, 5.5.1 B states that in C-1 Districts, off-street parking of no less than 75% of the parking places shall be to the rear or side of the building.

5.3.7 C Parking areas and parking garages shall be recessed or placed to the rear of buildings.

Due to the natural slope of the site, placing all parking to the rear of buildings would force an elevated parking garage in front of the first-floor retail. Underground rock is currently located at elevation 936 only a few feet below grade. Creating a recessed garage below the buildings would be cost prohibitive. The natural topography of the site sets itself up to place a recessed garage at the rear of the buildings with a small surface parking lot in front of the buildings to allow visible access to the retail and office entries.

5.3.8 A B C One-, two-, and three-story buildings are permitted in the C-1 Mixed-use Districts.

Portions of the building at the center of the project are 4 stories along Rainbow Boulevard. The additional story creates a stronger mass at the center of the site, allowing for rooftop terraces and a stronger sense of hierarchy and visual interest toward the center of the site. This undulation of the building heights allows for a more varied appearance in keeping with the massing and variety of the neighboring residential area. The proposed four-story portions remain in compliance with the zoning requirements and maximum allowable height restrictions of a "mid-rise building".

5.4.2.1 Minimum Parking Spaces Per Use

Based on the developer's experience with the local market and retail and office uses of a similar type to those of the proposed development, the amount of parking proposed is less than the minimum requirement and in keeping with market expectations and standards in this location.

