

**RESOLUTION NO. 2019-95**

**A RESOLUTION GRANTING AN EXCEPTION OR SPECIAL APPROVAL  
TO MODIFY THE NUMBER OF PARKING SPACES REQUIRED  
FOR EDMOND SENIOR APARTMENTS PHASES I AND II**

**WHEREAS**, TWG Development is the owner and developer of Edmond Senior Apartments, a 40-unit apartment building located at 225 South Washington Street; and

**WHEREAS**, TWG Development is proposing the construction of a second phase of its development on the same site, which project would create an additional 31 apartment units; and

**WHEREAS**, the zoning ordinance provisions pertaining to apartment complexes in the central business district require that a minimum of 1.5 parking spaces per dwelling unit be provided for a total of 107 parking spaces; and

**WHEREAS**, TWG is requesting to provide a total of 78 spaces; and

**WHEREAS**, the zoning ordinance permits the Zoning Board of Appeals to grant an exception or special approval to modify the parking space requirements of the zoning ordinance where such modification will not be inconsistent with the purpose and intent of such requirements; and

**WHEREAS**, the City Council, acting as Zoning Board of Appeals, has conducted a public hearing and received testimony regarding the exception or special approval requested; and

**WHEREAS**, the City Council has made the following findings:

- That the zoning ordinance, for senior housing outside the central business district, requires a minimum of 1 parking space for each 3 units plus 1 for each employee and that the number of spaces proposed by TWG Development would exceed this standard;
- That business and property owners in the downtown have expressed concern that Edmond Senior Apartments residents and visitors will take up available public parking spaces if insufficient off-street parking is provided on-site;
- That the Downtown Development Authority board has recommended that the number of spaces required for the development not be reduced below the current standard of 1.5 per dwelling unit so as to reduce potential pressure on limited public parking spaces;
- That TWG Development has provided testimony in support of their request including providing data from other developments they own as to the adequacy of 1 parking space per dwelling unit of senior housing;

- That current residents of Edmond Senior Apartments have expressed concern about the adequacy of parking available to them if the exception or special approval is granted; and

**WHEREAS**, the City Council has determined that granting the modification of parking space requirements as requested would/would not be inconsistent with the purpose and intent of such requirements;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council, acting as Zoning Board of Appeals, does hereby grant/deny the requested exception or special approval to modify the parking space requirements for Edmond Senior Apartments Phases I and II to provide a total of 78 spaces.