

WAIVER JUSTIFICATION STATEMENT

Greyhound

720 W. Muhammad Ali Blvd

The proposed waiver, which will permit the applicant to provide less than 50% clear glazing along South 7th and South 8th Street façade of the proposed five-story apartment building, will not adversely affect the adjacent property owners. The proposed structure will comply with the remainder of LDC Section 5.6.2 along Muhammad Ali Boulevard. The applicant is proposing to demolish the Greyhound Bus Station complex to bring a significant amount of housing to the downtown area. In addition, the proposed building design has been reviewed and approved in Case No. 22-OVERLAY-0018.

The proposed waiver will not violate the Comprehensive Plan. The property is within the Downtown Form District, which recognizes the need for high-density residential and long term parking. The waiver will permit the applicant to construct the proposed apartment building in the most efficient way possible because a majority of the first floor will be used for parking. In addition, the applicant is providing screening along South 7th Street and additional trees and landscaping along West Muhammad Ali Boulevard and South 8th Street.

The proposed waiver is the minimum necessary to provide relief to the applicant. The applicant has designed the proposed apartment building to bring 256 units to the downtown area. This design includes commercial space and surface parking on the ground floor.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant as it would require the applicant to provide glazing for an area that will mostly be used for parking.