

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: May 6, 2024
Subject: Initial Development Plan – Campanile Flats
Person(s) Responsible: Ryan Miller, City Planner

Summary:

DesignArc Group has submitted an initial development for Campanile Flats. The Initial Development Plan proposes a redevelopment of 1.18 acres of land along Campanile Avenue. The Initial Development Plan has been submitted concurrently with a petition to rezone the property from a Residence R-2 two-family district to a Planned Development District with Residence R-3 apartment district underlying zoning.

Background:

Five lots located along Campanile Avenue and one lot located along 7th Street are included in a proposal for a redevelopment apartment project. The redevelopment proposal includes the demolition of all structures on the lots for a proposed 84-unit, five-story apartment building and adjacent parking lot.

The applicant is seeking a planned development district to help tie in a cross-street parking lot into the primary development lot as well as provide some flexibility from zoning and landscape standards.

Item Details:

The proposed redevelopment includes an apartment building located east of Campanile Avenue and south of 7th Street. The apartment building will include ground level parking accessed from the alley as well as additional parking adjacent to the alley. An additional lot across Campanile Avenue located at 615 Campanile Ave will serve as additional parking for the development. A proposed mid-block pedestrian crossing is proposed. A total of 91 off-street parking stalls are proposed. The minimum off-street parking requirement is 101 parking stalls. The developer will also separately propose on-street parking along 7th Street.

An apartment use is permitted in the Residence R-3 apartment district. Development standards include a minimum lot area of 10,000 square feet, minimum lot width of 75-feet, minimum front yard setbacks of 20-feet, minimum side yard setbacks of 7-feet, minimum rear yard setbacks of 25-feet and a maximum height of 60-feet. Additional bufferyard setbacks apply due to the proposed total height of 59.5-feet. A landscaped bufferyard setback of 15-feet to parking and 25-feet to structure or a 40-foot open greenspace would be required to the south of the apartment lot. The developer is

seeking a reduced bufferyard setback of 7-feet to the south. The first floor of the structure is located at the 7-foot side yard setback with additional floors setback to the 25-foot bufferyard setback.

Parking stalls along the alley will prevent the project from meeting the required landscaping for an apartment use, which requires that all setback areas be landscaped. The developer is seeking a variance to remove landscape requirements where twelve parking stalls are located along the alley.

The satellite parking lot will also require exceptions. Shared parking is permitted when lots are adjacent. A cross street parking lot would not meet the definition of adjacent. Additionally, the parking lot must meet the setback requirements for the lot due to its accessory use for an apartment. The parking lot will need variances for setbacks to the north, west and east. The proposed setback from Campanile Ave is 10-feet. Setbacks to the north, south and alleyway are proposed to be 3.5 feet. The parking lot will be screened with fencing and landscaping.

Lastly, the Initial Development Plan seeks setback encroachments for balconies that will overhang the front yard setbacks of Campanile Ave and 7th Street by six-feet.

The Planning Commission will make recommendations to the City Council on the rezone and Initial Development Plan. If approved, a Final Development Plan will be required for Planning Commission review and approval.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval including the following requests exceptions:

- Reduction of required parking by ten stalls
- Allow shared parking on lot across Campanile Ave
- Reduced setbacks for parking lot at 615 Campanile Ave
- Reduction to required landscape area in rear yard where parking is proposed
- Reduced bufferyard setback to the south
- Six-foot front yard encroachment for balconies

Supporting Documentation:

Hearing Notice – Planning Commission
Location Map
Initial Development Plan
Floor Plans
Elevation Drawings
Building Renderings