

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 4, 2022

Subject: Prussman Conditional Use Permit – Apartment – 124 & 130 9th Street

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Lyle Prussman has applied for a Conditional Use Permit to build an apartment in the Residence R-2 two-family district.

Background:

124 and 130 9th Street were formerly occupied by single family homes that have recently been demolished. The owner of the two lots is proposing to redevelop the lots into a four-unit apartment building which would be allowed by Conditional Use Permit in the R-2 zoning district. Standards for approval of a CUP for apartments include:

- Such uses shall not be located in an area where they could have a negative impact on adjacent properties due to their size or the traffic generated from such use.
- The parking area shall be designed to have a minimal impact on surrounding residential properties.

Item Details:

The proposed apartment building would include a total of four units with two 3-unit apartments and two 4-unit apartments. Each unit would consist of two-stories and include a two-stall garage. The units and garages would be accessed from a driveway access along the west side of the building which will utilize an existing access drive from 9th Street.

The two lots will be combined through a replat. Once replatted, the parcel would be eligible for two access drives. There are currently three access drives within the frontage of the two existing lots and the middle access drive is proposed for removal with this project. The eastern access drive would be retained for a possible new garage / maintenance building to serve the development.

The proposed dwellings would require a minimum of fourteen parking spaces. The parking area must be paved and screened. The site plan includes twenty parking spaces but will need to be updated to demonstrate the required screening.

The site plan conforms to all setbacks and lot size requirements for the use in the R-2 district. A complete landscape plan will be required at the time of a building permit application.

Regarding the standards for approval, staff does not believe there to be negative impacts on adjacent properties due to the size of the development or the traffic generated. Staff has met with the developers to ensure that drainage mitigation will satisfy any potential negative drainage impacts to adjacent properties and do not have concerns related to drainage at this time.

So long as the parking area is screened with a screening mechanism approved by the community development department, staff does not have concerns related to the parking area.

Options and Recommendation:

The Planning Commission has the following options:

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

The Development Review Team recommends approval. Staff recommends approval with the following conditions:

- Drainage measures to be approved by City Engineering prior to building permit issuance

Supporting Documentation:

1. Public Hearing Notice
2. Aerial Map
3. Application
4. Site Plan
5. Building Plans