

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 6, 2024

Subject: Commercial Corridor Design Review Overlay District Site Plan – Lots 1-8, Block 4, Hill Park Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

CD Properties LLC has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lots 1-8 in Block 4 of Hill Park Addition along 6th Street between 12th Avenue and 13th Avenue.

Background:

The proposed redevelopment is located on the north half of Block 4 in Hill Park Addition within a Business B-2 District and the Commercial Corridor Design Review Overlay District. Development within the overlay district must be reviewed by the Planning Commission and City Council.

Item Details:

The proposed redevelopment includes a four-story mixed-use building with three commercial suites located along 12th Avenue and 117 apartment units. The development will be accessed by two access drives, one from 12th Avenue and one from 13th Avenue. A rear parking lot is located between the proposed building and the alleyway with 68 parking spaces. An additional 53 parking spaces are located below the building on the ground level. The developer proposes a shared parking agreement with the Lofts at Park Hill to the west across 12th Avenue.

The total off-street parking proposed is 137 parking spaces of the required 160 parking spaces. The developer is seeking variances to remove the required spaces for 10% of the number of units (reducing the total required off-street parking to 147 spaces) and to allow shared parking on a neighboring lot across 12th Avenue. The developer also proposes requesting boulevard parking along 12th Avenue. The review and approval of proposed boulevard parking is a separate review process outside of the commercial corridor design review overlay district site plan review.

No parking stalls are located in the front yard of the 6th Street commercial corridor. Seven parking spaces are located within the front yards of 12th Avenue and 13th Avenue, which is allowed for mixed-use developments. Parking will be screened from the south with a mix of proposed landscaped berms and trees.

The building is proposed as a four-story mixed-use building with a mezzanine above a portion of the upper-level units. The proposed total height is 59' 10.5". Max height allowed in the B-2 district is 60-feet. Buildings in the commercial corridor design review overlay district are limited to four stories.

Balconies are included for a portion of units. The balconies will encroach the front yard setbacks along 12th Avenue, 6th Street and 13th Avenue. The commercial corridor design review overlay district standards allow for the encroachment of balconies by 25% of the front yard setback when located along an arterial or collector street. Balconies along 6th Street will conform to this, however, exceptions are necessary for the balconies along 12th Avenue and 13th Avenue to extend 3'7" into the front yard setback areas.

The proposal meets all remaining commercial corridor design review overlay district standards. The development will meet the required landscaping.

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 of the site plan including the following exceptions:

- Reduced parking of 147 spaces
- Balconies to encroach front yard setbacks of 12th and 13th Avenue by 3'7"

Supporting Documentation:

Hearing Notice – Planning Commission

Application Checklist

Location Map

Site Plan

Floor Plans

Elevations

Renderings and Photos