

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 3, 2024

Subject: Final Development Plan – Campanile Flats

Person(s) Responsible: Ryan Miller, City Planner

Summary:

DesignArc Group has submitted a Final Development Plan for Campanile Flats. The plan proposes a redevelopment of 1.18 acres of land along Campanile Avenue. An Initial Development Plan and petition to rezone was approved by the Planning Commission in May 2024. Both items need City Council approval.

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.

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. The alleyway between Campanile Ave and 12th Avenue will remain accessible to adjacent properties after the redevelopment. The proposed parking lot at 615 Campanile Avenue is designed to avoid any impacts to the existing alleyway and will not access the alleyway.

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 using the formula of one per bedroom plus 10% the number of total units. The total number of bedrooms proposed is 92. 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 landscape 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 plan seeks setback encroachments for balconies that will overhang the front yard setbacks of Campanile Ave and 7th Street by six-feet.

The variances all match those previously approved by the Planning Commission on the Initial Development Plan. Approval is contingent on City Council approval of the rezone and Initial Development Plan.

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 requested 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

Location Map

Final Development Plan

Floor Plans

Elevation Drawings

Building Renderings