

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 25, 2022 / February 8, 2022

Subject: Conditional Use Permit: apartment building on Outlot E (130 9th Street) and the East 100 Feet of Outlot F in Parkdale Home Addition and the North 100 feet of Lots Six and Seven in Block Five of Oyloe's Addition (124 9th Street)

Presenter: Mike Struck, Community Development Director

Summary:

Lyle Prussman has applied for a Conditional Use Permit (CUP) to build a 4-unit apartment building in the Residence R-2 Two-Family District.

Background:

Single-family homes located at 124 and 130 9th Street have recently been demolished. The owner of the two lots is proposing to redevelop the lots into a 4-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 the replatting process. 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, with the middle access drive proposed for removal. 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 14 parking spaces. The parking area must be paved and screened. The site plan includes 20 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 use in the R-2 District. A complete landscape plan will be required at the time of the 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 drainage mitigation will satisfy any potential negative drainage impacts to adjacent properties and have no 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 has no concerns related to the parking area.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – the project would allow for multi-family housing opportunities.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

The Development Review Team and staff recommend approval with conditions. The Planning Commission voted 9-0 recommending approval with the following conditions proposed by staff:

- Drainage measures to be approved by City Engineering prior to Building Permit issuance.

Supporting Documentation:

Ordinance

Legal Notice – Planning Commission

Planning Commission Minutes

Aerial Map

Application
Site Plan
Building Plans