

- Variance of the drive-aisle requirement within the proposed surface parking lot;
- Site Plan review for a new 6 story mixed-use building that includes 5,762 square feet of ground level commercial space and 64 residential dwelling units on property located in the C2 District and the PO Overlay District;
- Alley Vacation.

Applicable zoning code provisions: Chapter 525: Article VII Conditional Use Permits, Chapter 525, Article IX Variances, Chapter 530 Site Plan Review and Chapter 598 Land Subdivision Regulations.

Background: The applicant, Wellington Management, proposes to construct a new 6-story, 70-foot tall, mixed-use development that includes 64 residential dwelling units and approximately 5,762 square feet of ground level commercial space on the property located at 2230 East Lake Street. The property is zoned C2 (Neighborhood Corridor Commercial District) and is located in the PO (Pedestrian Oriented) Overlay District. The proposed uses are permitted in the C2 district; however, a conditional use permit is required to increase the maximum permitted height two additional stories as the building proposed for the site is 6 stories or 70 feet as opposed to the allowable 4 stories or 56 feet. Numerous variances are also required to develop the site as proposed which include the following: (1) variance of the maximum allowable front yard setback of 8 feet for building placement in the Pedestrian-Oriented (PO) Overlay District; (2) variance of the off-street parking requirement for the residential component of the development; (3) variance to allow more compact parking spaces for the commercial uses than allowed within the proposed surface parking lot; and (4) variance of the drive-aisle requirement within the proposed surface parking lot. Site plan review is also required for the proposed development as is a vacation of the public alley located on the west side of the site.

The first floor of the proposed structure would accommodate a total of four retail spaces facing East Lake Street. The remainder of the first floor would include the lobby for the residential component of the project, as well as amenity space that includes fitness, community rooms and offices. As proposed the units would be one and two bedroom senior rental apartments.

The project is being continued until the January 7, 2013, City Planning Commission meeting in order to review the Travel Demand Management Plan (TDMP), receive official feedback from the Public Works Department on the proposed alley vacation, as well as to work with the applicant on comments received at the November 15, 2012, City Planning Commission Committee of the Whole meeting regarding site design and exterior materials.

Staff has not received official correspondence from the East Phillips Improvement Coalition (EPIC) or any neighborhood letters prior to the printing of this report. Any correspondence received after the printing of this report will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission continue the application for a conditional use permit to increase the maximum permitted height of a new mixed-use building in the C2 District from 4 stories or 56 feet to 6 stories or approximately 70 feet on the property located at 2230 East Lake Street to the January 7, 2013, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the application to allow a variance of the maximum allowable front yard setback of 8 feet for building placement in the Pedestrian-Oriented (PO) Overlay District on the property located at 2230 East Lake Street to the January 7, 2013, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the application to allow a variance to reduce the off-street parking requirement for the residential component of the development on the property located at 2230 East Lake Street to the January 7, 2013, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the application for a variance to allow more compact parking spaces for the commercial use than allowed within the proposed surface parking lot on the property located at 2230 East Lake Street to the January 7, 2013, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the application to allow a for a variance of the drive-aisle requirement within the proposed surface parking lot on the property located at 2230 East Lake Street to the January 7, 2013, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission **continue** the site plan review application for a new 6-story, 70-foot tall, mixed-use development that includes 5,762 square feet of ground level commercial space and 64 residential dwelling units on property located at 2230 East Lake Street to the January 7, 2013, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the alley vacation:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission and the City Council **continue** the vacation application (Vacation File 1604) to the January 7, 2013, City Planning Commission meeting.

Attachments:

1. Zoning map