

DATE: November 8, 2018
TO: Planning Commission Members
FROM: Jennifer Howland, Community Development Manager
RE: Case 18-36: Planned Development Work Session: Peerless Flats

Existing Zoning: OT, Old Town District
Proposed Zoning: PD, Planned Development
Existing Use: vacant, single-family residential
Proposed Use: Multi-Family Residential

1.0 Proposal

Kevin McGraw of River Caddis Development has submitted a request for a zoning change from OT, Old Town District to PD, Planned Development District and a Preliminary Development Plan for a proposed multi-family residential development at the property commonly referred to as the Stanco property bounded by Jackson, Fulton, First and Second Streets. The current use of the property is vacant land, a vacant industrial building, and two single-family homes. The proposal calls for 129 residential units (69 in Building A and 60 in Building B), plus a future concept for 12 additional condos at the northeast corner of the site.

2.0 Process

The required pre-application conference has taken place. The next step is a work session with the Planning Commission to determine whether the project is ready to schedule a public hearing. A Planned Development requires approval of a preliminary development plan and rezoning of the property, which are subject to a recommendation by the Planning Commission and approval by the City Council. Following approval of the preliminary development plan and rezoning, the applicant will then bring a final development plan forward to the Planning Commission for approval. That plan will include the level of detail expected from a traditional site plan review.

The proposed project also includes a request by the developer to vacate Elliott Street right-of-way between First Street and Second Street. The City Council has passed a resolution directing the Planning Commission to hold a public hearing on this request. We will hold that hearing at the same time we hold the hearing for the Planned Development.

3.0 Staff Review

General Standards

The intent of the project is to provide a mix of residential housing options at a variety of price points in close proximity to the downtown. The Old Town District permits multiple-family dwellings as a Special Land Use, but this project seeks to pursue the PD process to allow for a site layout, density and building massing that would not be permitted by traditional zoning. The property is served adequately by all essential public facilities and services and will not burden the capacity of said facilities and services. The MSDDA has submitted a letter of support regarding the project to demonstrate the Authority's interest in encouraging residential development in the downtown district. A minimum of 12 affordable units are proposed to be provided in Building B, which supports the City's affordable housing priorities, the site is a former brownfield that will be cleaned up, and a public parking lot is also proposed.



Guidance Standards

The project would be classified as Multi-Family Residential. The proposed building separation meets the Guidance Standards (at least 20 feet of separation between buildings). The property would have quadruple frontages, so setbacks from all streets would be 25 feet. The proposed project has a range of front setbacks from 5 feet to 11 feet. This close proximity to the street is consistent with downtown development standards. Building A is proposed to be as tall as 80 feet to the penthouse but primarily 64 feet 8 inches to the main roofline (6-7 stories), and 43 feet for the portion of the building closest to the property lines (stories above the 4th story are set back further). Building B is proposed to be 31 feet tall and 3 stories. The guidance standard for height is 4 stories/52 feet, but in no instance shall building height exceed 96 feet. The guidance standards for percent land coverage and land area per unit are met.

Phasing

There are three (3) phases proposed in this development. Phase 1 includes Building A at the corner of Jackson and First Street along with associated site improvements, and possibly the public parking lot on the south end of the site. Phase 2 includes Building B in the center of the site and associated site improvements. Phase 3 includes the twelve residential condos at the northeast corner of the site.

Private Roads – N/A

PD Design Considerations and Performance Standards

The proposed PD appropriately addresses the standards outlined in Section 40-421.05 of the Zoning Ordinance.

Building Massing: Architectural breaks every 30 feet and building separation of at least 20 feet are provided. Existing site corridors may change, but the height of the buildings decreases towards the east where existing homes are located.

Building Height: The heights of Building A differ depending on the story. The four stories that are closest to the street are 43 feet tall, which is consistent with the CB District and the Harborfront Condos to the west (PD District). The taller sections are stepped back to provide additional setback from the property line. At 31 feet tall, building B is shorter than the CB District allows, and just one foot taller than the Old Town District allows.

Fumes & Odors: Fumes and odors will be handled to code.

Dust & Litter: Litter will be handled on site in two exterior trash enclosures near Building B. Trash will be stored in Building A, and it is unclear how trash will be stored in Phase 3. Dust is not expected to be an issue with this residential use.

Architectural Character: The architectural character is planned to be reminiscent of the industrial history of the property. Primary exterior materials will be metal, fiber cement panels, and brick.

Artificial Lighting: Lighting is to be determined.

Traffic & Access: Elliott Street right-of-way is proposed to be vacated. Access to the site will be from two curb cuts on First Street, one curb cut on Fulton Avenue, and two curb cuts on Second Street.

Stormwater Runoff: Stormwater runoff will be required to be properly managed; the details of that will be finalized as part of the final development plan stage. The developer intends to use bioswales to manage storm water in a more natural way.

Noise: Noise is not expected to be an issue in this residential development.

Landscaping: The developer plans to implement a variety of green infrastructure features that will add to the overall landscape design. Street trees will be planted around the perimeter of the site, and a dense landscape screen is proposed along the east property line to buffer the development from the residential neighborhood to the east. Internal landscaping will also be provided.

Outdoor Storage: No outdoor storage is proposed, except for some bicycle racks.

Signage: Signage will be limited to a small ground sign at the main entrance on First Street and Second Street.



Parking: A total of 129 residential dwelling units are proposed, which would require 258 parking spaces (2 per unit). The developer proposes to provide 202 private off-street parking spaces, 76 public off-street parking spaces, several bicycle racks for residents, and the site will also have public on-street parking available.

4.0 Sample Motions

Staff believes the project is ready to schedule a public hearing for the Planned Development and Elliott Street right-of-way vacation. The next available date for a public hearing would be December 11, 2018.