



MEMORANDUM

Date: March 26, 2018
To: Planning Commission
From: Danielle Sitzman, Planning & Development Services Manager
RE: Case #17-08 Martway Mixed Use Preliminary Site Plan

This preliminary site plan case was initially submitted as a 5-story mixed use building for consideration by the Planning Commission and a public hearing on September 25, 2017. Eight planned district deviations, as detailed in the attached staff report, were requested. A recommendation of denial was made by the Planning Commission due to concerns about the deviation in height.

Shortly after the meeting, the applicant indicated they would rework their proposal based on comments received at the meeting for reconsideration by the Planning Commission. Subsequently, a proposal for a 4-story building with the same mix and arrangement of uses was submitted for consideration by the Planning Commission and a public hearing on December 18, 2017. One less planned district deviation was requested (on-site parking). A recommendation of approval was made by the Planning Commission and the case proceeded to the City Council for action.

The City Council, at their February 2018 meeting, voted to remand this case to the Planning Commission for the reconsideration of height, density, and setback deviations. The applicant submitted revisions to the December 18, 2017 plan, making adjustment to the overall height (in feet), the number of dwelling units, and the massing of the building. The revisions did not contain changes that were significant according to the applicable code standards (440.175). As such, since the case has already proceeded through the public hearing process and on to the City Council, no additional public hearing or notices are required.

The current revisions result in only two of the original eight planned district deviations being necessary (stories and lot area per dwelling). Overall, the project remained a 4-story building with the same mix and arrangement of uses.

The attached staff report tracks the changes in the proposed plan by using underlining and highlighted text. The current information in each section is listed first. The published agenda contains an index of all of the attachments previously associated with this case. The tables included below have been excerpted from the staff report and detail the overall project details, and comparison of the remaining deviations to be considered.



MEMORANDUM

Overall Project Summary

	Use	Proposed 9.25.17 5-Story	<u>Proposed 12.18.17 4-Story</u>	<u>Proposed 3.26.18 4-Story</u>
Commercial	Office/retail	3,491 S.F. (ground floor)	<u>3,491 S.F.</u> (ground floor)	<u>6,250 S.F.</u> (ground floor)
Residential	Apartments	155,908 S.F. 156 units (floors 2-5)	<u>116,931 S.F.</u> 117 units (floors 2-4)	<u>92,896 S.F.</u> 90 units (floors 2-4)
	Total	159,399 S.F.	<u>120,422 S.F.</u>	<u>115,021 S.F.</u>

Building/Project Height

	Base Code (and/or)	Proposed 9.25.17	<u>Proposed 12.18.17</u>	<u>Proposed 3.26.18</u>
Stories	3	5	<u>4</u>	<u>4</u>
Overall Height	45'	67'	<u>56' 3"</u>	<u>45'</u>

Lot Area/Dwelling Units per Acre

	Base Code (and/or)	Proposed 9.25.17	<u>Proposed 12.18.17</u>	<u>Proposed 3.26.18</u>
Lot Area/D.U.	1,245	493	<u>621</u>	<u>807</u>
Units/Acre	35	88	<u>70</u>	<u>54</u>

The Planning Commission will make a recommendation on the remanded case which will then return to the April 18, 2018 City Council meeting for reconsideration.