



**Request for City Council Committee Action  
from the Department of Community Planning and Economic Development**

**Date:** September 30, 2014

**To:** Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee

**Referral to:** Zoning and Planning Committee

**Subject:** Sally Witham, Peter Kim, Dan Fleak and William Wells are appealing the decision of the City Planning Commission's decisions regarding the proposed four-story, 42-unit apartment building at 2316-2320 Colfax Avenue South (zoned R6/Multiple-Family District) in Ward 10.

**Recommendation:** The following actions were taken by the City Planning Commission on August 25, 2014 (BZZ-6674).

**6. 2316-2320 Colfax Ave S (BZZ-6674, Ward: 10), ([Aaron Hanauer](#)).**

**A. Variance:** Application by Collage Architects, on behalf of The Lander Group, for a variance to reduce the minimum front yard requirement adjacent to Colfax Ave from approximately 19 feet to 15 feet to allow the building and open porches located at 2316-2320 Colfax Ave S in the R6/Multiple Family District.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the minimum front yard requirement adjacent to Colfax Ave S from approximately 19 feet to 15 feet to allow the building and open porches for the proposed project located at 2316-2320 Colfax Ave S.

**B. Variance:** Application by Collage Architects, on behalf of The Lander Group, for a variance to reduce the minimum rear yard requirement adjacent to the west property line from 5 feet to 0 feet to allow a pergola over the parking area for the property located at 2316-2320 Colfax Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the minimum rear yard requirement adjacent to the west property line from 5 feet to 0 feet to allow a pergola over the parking area for the proposed project located at 2316-2320 Colfax Ave S.

**C. Variance:** Application by Collage Architects, on behalf of The Lander Group, for a variance to reduce the minimum parking requirement from 38 to 27 spaces for the property located at 2316-2320 Colfax Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the minimum parking requirement from 38 to 27 spaces for the proposed project located at 2316-2320 Colfax Ave S, subject to the following conditions:

1. The final plans shall include the additional compact parking spaces as proposed.
2. A space shall be dedicated for the shared vehicle on the final site plan/floor plans.
3. The proposed project shall provide no less than the proposed 48 bike parking spaces that meet the zoning code's requirements for long term bike parking. The bike transit center shall be maintained in the final construction plans that will allow for a space for residents to complete bike repairs.

**D. Variance:** Application by Collage Architects, on behalf of The Lander Group, for a variance to reduce the minimum two-way drive aisle width from 22 feet to 20.3 feet for the property located at 2316-2320 Colfax Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the minimum two-way drive aisle width from 22 feet to 20 feet for the proposed project located at 2316-2320 Colfax Ave S.

**E. Variance:** Application by Collage Architects, on behalf of The Lander Group, for a variance to allow a transformer within the corner side yard for the property located at 2316-2320 Colfax Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the corner side yard requirement to allow a transformer for the proposed project located at 2316-2320 Colfax Ave S, subject to the following condition:

1. The applicant shall work with Public Works and CPED to ensure that the transformer and proposed screening will be located in a position to ensure the site triangle is preserved for the vehicles entering and exiting the site.

**F. Site Plan Review:** Application by Collage Architects, on behalf of The Lander Group, for a site plan review for the property located at 2316-2320 Colfax Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the site plan review application to allow a four-story, 42-unit apartment building at 2316-2320 Colfax Ave S, subject to the following conditions:

1. All other areas of the site not governed by 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways will be covered with turf grass, perennial flowering plants, vines, wood mulch, shrubs or trees. The proposed landscaping outside of the project's property lines will require an encroachment permit.
2. Rooftop mechanical equipment shall be screened to be in compliance with Section 535.70 of the zoning code.
3. The cement board lap siding on the north and west elevation shall be replaced with stucco.

4. The Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, lighting and landscape plans. A lighting plan shall be submitted that is in compliance with Section 535.590 and 541.570 of the zoning code.
5. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by August 25, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
6. The applicant shall work with staff and the utility company to move the transformer away from the street, if possible.
7. The applicant shall work with staff on a stormwater management plan that does not impact the public realm.

**Ward:** 10

Prepared by: Aaron Hanauer, Senior City Planner, 612-673-2494 Approved by: Jason Wittenberg, Planning Manager Presenters in Committee: Aaron Hanauer, Senior City Planner
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**Community Impact:**

- Neighborhood Notification: The Lowry Hill East Neighborhood Organization were notified of the appeal application.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On September 3, 2014, staff sent a letter to the applicant extending the 60-day decision period to no later than December 2, 2014.
- Other: Not applicable

**Background/Supporting Information:** Sally Witham, Peter Kim, Dan Fleak and William Wells filed an appeal of the decision of the City Planning Commission to approve five variance applications and site plan review to allow for a four-story, 42-unit apartment building for the property located at 2316-2320 Colfax Avenue South in the R6/Multiple-Family District. The applicants' reasons for the appeal are attached.