



LAND USE APPLICATION SUMMARY

Property Location: 2008 Bryant Avenue S
Project Name: 2008 Bryant Avenue Apartments
Prepared By: Mei-Ling Smith, City Planner, (612) 673-5342
Applicant: DDMZ Real Estate
Project Contact: Michael Stoddard, DJR Architecture
Request: To construct a new apartment building with 10 dwelling units.
Required Applications:

Site Plan Review	For a new apartment building with 10 dwelling units.
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SITE DATA

Existing Zoning	R6 Multiple-Family Residential District
Lot Area	6,737 square feet / 0.15 acres
Ward(s)	10
Neighborhood(s)	Lowry Hill East Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	n/a
Small Area Plan(s)	<u>Uptown Small Area Plan (2008)</u>

Date Application Deemed Complete	March 4, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 3, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is located near the southwest corner of the intersection of Franklin Avenue W and Bryant Avenue S. The existing site is relatively flat and contains a two-and-a-half story building with three dwelling units, which would be demolished for the project. The site contains a curb cut on Bryant Avenue S and an easement for shared driveway access with the property to the south.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. This block of Bryant Avenue South contains both single-family homes and low-rise apartment buildings. The entire block is zoned R6 Multiple-Family District, with the exception of the property directly to the north, which is zoned OR2 High Density Office Residence District and contains an apartment building. There are commercial properties located to the west of the subject site, which front Hennepin Avenue, a Commercial Corridor. Franklin Avenue W is approximately 150 feet to the north of the site and is a Community Corridor in this location.

PROJECT DESCRIPTION. The applicant is proposing a four-story residential building with ten dwelling units. The unit mix would include one one-bedroom unit and nine two-bedroom units. Each floor, including the level below-grade, would contain two dwelling units. The property would include two surface parking spaces in the rear yard, including one accessible space, and would be accessible via a shared driveway and curb cut off of Bryant Avenue S. The applicant is also proposing six long-term bicycle parking spaces within the building.

The primary exterior materials of the building would be stucco, cementitious lap siding, and stained cedar siding. The primary entrance faces the public street and is located under a covered porch. The applicant is not proposing any balconies, but the development would include a community rooftop deck in the middle of the structure.

Site plan review is required for the development of a new multiple-family residential structure.

PUBLIC COMMENTS. Staff has received one public comment regarding this project as of the printing of this report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

I. Conformance to all applicable standards of Chapter 530, Site Plan Review.

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The first floor of the building is located between approximately 21 and 27 feet from the front lot line. The required front yard is based on the established front yard of the structures to the north

and south, which results in a required front yard of between 11 and 25 feet on the subject site. The proposed building placement complies with the requirements of the R6 zoning district.

- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The area between the building and lot line includes an accessible ramp, steps, and landscaping.
- All on-site accessory parking is located to the rear of the site, along the west property line.

Principal entrances – Meets requirements

- The building is oriented so that at least one principal entrance faces the front property line adjacent to Bryant Avenue S. There is also an entrance facing the on-site parking lot to the rear of the building.
- The principal entrance is clearly defined and emphasized through the use of architectural features. The applicant is proposing a covered porch and cedar siding to define the Bryant Avenue S entrance.

Visual interest – Meets requirements

- The building walls provide architectural detail and contain windows in order to create visual interest.
- The proposed building emphasizes architectural elements – including recesses, projections, windows, and entries – to divide the building into smaller identifiable sections.
- There are no blank, uninterrupted walls exceeding 25 feet in length.

Exterior materials – Meets requirements

- The applicant is proposing stucco, cementitious lap siding, and cedar siding as the building’s primary exterior materials. Each elevation would comply with the City’s durability standards for exterior materials (see Table 2). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Table 1. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
Glass	100%	16%	16%	22%	19%
Stucco	75%	66%	62%	43%	55%
Wood	75%	0%	2%	6%	0%
Fiber Cement (≤ 5/8”)	30%	18%	20%	29%	26%

Windows – Meets requirements

- For residential uses, the zoning code requires that no less than 20 percent of the walls on the first floor, and no less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. The minimum window requirements apply to the east elevation facing Bryant Avenue S as well as to the west elevation facing the on-site parking lot. The project is in compliance with the minimum window requirement (see Table 3).

- All windows are vertical in proportion and are evenly distributed along the building walls.

Table 2. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed		
Residential Uses (facing Bryant Ave S)					
1st floor	20% minimum	45 sq. ft.	21%	48 sq. ft.	
2nd floor	10% minimum	29 sq. ft.	20%	57 sq. ft.	
3rd floor	10% minimum	29 sq. ft.	19%	55 sq. ft.	
4th floor	10% minimum	37 sq. ft.	15%	55 sq. ft.	
Residential Uses (facing parking)					
1st floor (224)	20% minimum	45 sq. ft.	21%	48 sq. ft.	
2nd floor	10% minimum	29 sq. ft.	18%	53 sq. ft.	
3rd floor	10% minimum	29 sq. ft.	18%	53 sq. ft.	
4th floor	10% minimum	37 sq. ft.	15%	54 sq. ft.	

Ground floor active functions – Meets requirements

- The ground floor facing Bryant Avenue S contains 86 percent active functions, as approximately 4 feet of the building frontage contains mechanical equipment. At least 70 percent of the first floor building frontage facing the public street and sidewalk contains active functions.

Roof line – Meets requirements

- The principal roof line of the building will be flat, which is similar to that of surrounding apartment buildings.

Parking garages – Not applicable

- There are no parking garages proposed as part of this project.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements with Conditions of Approval

- The plans submitted by the applicant show walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities. However, the applicant has not submitted a lighting plan. Staff recommends a condition of approval that requires the final plans to demonstrate compliance with 530.130 of the zoning code so that there are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses.
- Curb cuts have been consolidated. The applicant is proposing to keep the existing curb cut which is shared with the property to the south.

- There are no public alleys adjacent to the site.
- Service vehicles are not expected to access the site and would not conflict with pedestrian traffic.
- The proposed site plan minimizes the use of impervious surfaces. The maximum impervious surface area in the R6 district is 85 percent, while the materials submitted by the applicant show that 75 percent of the site would be impervious.

LANDSCAPING AND SCREENING

General landscaping and screening – Requires alternative compliance

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 1,682 square feet of landscaping on site, or approximately 36 percent of the site not occupied by buildings (see Table 4).
- The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is two and the applicant is proposing a total of two canopy trees (Imperial Honeylocust). However, the submitted plan requires a total of two landscaped yards between the parking area and the north and south property lines, respectively. Each landscaped yard is required to be approximately 199 square feet in area. The landscaped yard is provided along the north property line but not along the south property line. Each landscaped yard is required to contain a minimum of one tree. This requirement is met within the north landscaped yard, but not the south, so the applicant is requesting alternative compliance for the minimum tree requirement along the south parking lot frontage.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 10 and the applicant is proposing 10 shrubs throughout the site. As described above, the required yards along the north and south parking lot frontages are required to also provide a total of one shrub per 100 square feet. Two shrubs are required in each parking lot frontage and no shrubs are proposed in either location. Alternative compliance is being requested.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	6,737 sq. ft.
Building Footprint	--	2,099 sq. ft.
Remaining Lot Area	--	4,638 sq. ft.
Landscaping Required	928 sq. ft.	1,682 sq. ft.
Canopy Trees (1:500 sq. ft.)	2 trees	2 trees
Shrubs (1:100 sq. ft.)	10 shrubs	10 shrubs

Parking and loading landscaping and screening – Requires alternative compliance

- The parking area does not face the public street or sidewalk.
- The parking area abuts a residence district/residential use to the north and south. The applicant is proposing a seven-foot on-site landscaped yard of at least seven feet in width along the north

parking frontage, but is not proposing a landscaped yard along the south property line, where the trash and recycling enclosures would be located. This item requires alternative compliance.

- The applicant is proposing a six-foot cedar fence that is at least 95 percent opaque for the parking lot area facing the residential use to the north to meet the screening requirements in this location. However, the six-foot screen is not provided along the parking lot area facing the residential use to the south. The applicant is instead proposing a four-foot tall cedar trash enclosure for a portion of the parking lot frontage, and no screen where the driveway is located. Alternative compliance is requested.
- There are no corners of the parking lot that are unavailable for parking or vehicular circulation.
- As conditioned, the plant materials, and the installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – *Meets requirements*

- The applicant's materials show that any stormwater would drain toward the street. The applicant is not proposing discontinuous curbing or wheel stops for the two-stall parking lot, and on-site retention would not be practical.

Site context – *Meets requirements*

- There are no important elements of the city near the site that will be obstructed by the proposed building.
- This building should have minimal shadowing effects on public spaces and adjacent properties.
- This building has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – *Meets requirements with Conditions of Approval*

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The applicant's site plan does not include entry way lighting. However, the applicant has stated that there would be lighting provided for both entrances. Staff recommends a condition of approval that would require the final site plan to demonstrate how the entrances will be lit. As conditioned, the project would provide lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – *Not applicable*

- This site is neither historically designated nor is it located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is permitted in the R6 District.

Off-street Parking and Loading – Meets requirements

- The off-street vehicle parking requirement is one per dwelling unit, for a total of 10. However, the project is located within a quarter-mile of a bus transit stop with midday service headways of 15 minutes or less, and qualifies for a 100 percent reduction of the residential parking requirement (see Table 5). Zero parking spaces are required and two are proposed, include one accessible space.
- The minimum bicycle parking requirement is one space for every two dwellings, for a total of five (see Table 6). All five are required to meet the definition of long-term bicycle parking per section 541.180 of the zoning code. The applicant is proposing six secure bicycle parking spaces in the lower level of the building, and the proposal meets the minimum requirements.
- The development does not require any off-street loading space.

Table 4. Vehicle Parking Requirements Per Use (Chapter 54I)

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Residential Dwellings	10	Transit Incentives (10)	0	--	2

Table 5. Bicycle Parking Requirements (Chapter 54I)

Use	Minimum	Long-Term	Proposed
Residential Dwellings	5	Not less than 90% (5)	6

Building Bulk and Height – Meets requirements

- The proposed development complies with the bulk and height requirements of the R6 district (see Table 7).

Table 7. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	6,737 sq. ft. / 0.15 acres
Gross Floor Area	--	8,396 sq. ft.
Floor Area Ratio (Maximum)	3.0	1.25
Building Height (Maximum)	6 stories or 84 feet, whichever is less	4 stories / 44 ft.

Lot Requirements – Meets requirements

- The proposed development complies with the lot requirements for the R6 district (see Table 8).

Table 8. Lot Requirements Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	10 DUs
Density (DU/acre)	--	66 DU/acre
Lot Area (Minimum)	5,000 sq. ft.	6,737 sq. ft.
Impervious Surface Area (Maximum)	85%	75%
Lot Coverage (Maximum)	70%	32%

Lot Width (Maximum)	40 ft.	50 ft.
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Yard Requirements – Meets requirements

- The development complies with the minimum yard requirements (see Table 9).
- The required front yard is based on the established front yards of the adjacent properties to the north and south. The proposed building would not be forward of the line that connects the two adjacent properties.
- The interior side yard requirement is $5+2x$, where x = the number of stories above the first floor. In this case, $x = 3$, so the minimum building setback is 11 feet along the north and south property lines. The proposed building would be set back 11 feet from both property lines. The proposed trash enclosure and parking spaces are permitted obstructions in the interior side yard.
- The rear yard requirement is also $5+2x$, so the minimum building setback requirement is 11 feet from the rear property line. The proposed building is approximately 35 feet from the rear property line. The proposed trash enclosure and parking spaces are permitted obstructions in the rear yard.

Table 6. Minimum Yard Requirements

Setback	Zoning District	Proposed
Front (East)	11 – 25 ft. (see above)	21 – 27 ft.
Interior Side (North)	11 ft.	11 ft.
Interior Side (South)	11 ft.	11 ft.
Rear (West)	11 ft.	35 ft.

Signs – Meets requirements

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- The applicant is proposing one non-illuminated wall sign facing Bryant Avenue S (see Table 10). The proposed sign would be in compliance with Chapter 543.

Table 10. Signage Summary

	Number Allowed/ Lot	Proposed Number	Maximum Size	Proposed Area	Maximum Allowed Height	Proposed Height
Attached	1	1	16 sq. ft.	3.5 sq. ft.	14 ft.	14 ft.

Screening of Mechanical Equipment – Meets requirements

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements.
- The applicant is proposing air conditioner units along the north building wall. The equipment would be fully screened on all four sides with a 3.5-foot wood fence in combination with the building wall.
- All other mechanical equipment is enclosed within the building or is screened from the public street by the building itself.

Refuse Screening – Meets requirements with Conditions of Approval

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535.

- The applicant is proposing a four-foot cedar fence to screen the trash and recycling containers in the southwest corner of the site. The site plan submitted by the applicant does not show the enclosure wrapping around the south side of the trash and recycling containers. In addition, the screen would not be at least two feet taller than the refuse and recycling bins. Staff recommends a condition of approval that requires the final site plan to be revised to demonstrate compliance with the screening requirements in section 535.80 of the zoning code.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including:

535.590. Lighting.

- a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
 - b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
 - 1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
 - 2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
 - 3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
 - 4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - 5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- The applicant has not submitted a lighting plan. Staff recommends a condition of approval that requires the applicant to submit a lighting plan for staff review.

Fences – Meets requirements

- Fences must comply with the requirements in Chapter 535. The applicant is proposing cedar fences in three locations to screen the parking area, air conditioner units, and refuse and recycling containers. All fences are in compliance with the maximum fence height and material requirements.

Specific Development Standards – Not applicable

- There are no specific development standards in Chapter 536 which apply to the proposed multifamily development.

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

The Minneapolis Plan for Sustainable Growth identifies the site as Urban Neighborhood on the future land use map and is not adjacent to any land use features. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

- 10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.
- 10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

- 10.5.2 Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

- 10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.
- 10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.
- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.

- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

- 10.8.1 Infill development shall reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

Urban Design Policy 10.22 Use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open spaces and parks, on publicly owned and private land.

- 10.22.2 Orient new housing to the street to foster safe neighborhoods.
- 10.22.3 Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- 10.22.5 Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- 10.22.7 Locate entrances, exits, signs, fencing, landscaping, and lighting to distinguish between public and private areas, control access, and to guide people coming to and going from the site.

CPEd finds that the proposed development is in conformance with the above policies of The Minneapolis Plan for Sustainable Growth.

4. Conformance with applicable development plans or objectives adopted by the City Council.

The site is located within the boundaries of the *Uptown Small Area Plan* adopted by the City Council in 2008. However, the small area plan does not provide specific land use guidance for this parcel, as the plan is focused on properties with frontage on Hennepin Avenue.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Parking area landscaping.** The parking area abuts a residence district/residential use to the north and south. The applicant is proposing a seven-foot on-site landscaped yard of at least seven feet in width along the north parking frontage, but is not proposing a landscaped yard along the south property line, where the trash and recycling enclosures would be located. This item requires alternative compliance. The trash enclosure would be located along the south property line in place of the landscaped yard. The driveway between the sidewalk and trash enclosure is required to have a minimum width of ten feet, which the applicant has shown. The trash enclosure location also allows the maneuvering area to meet the minimum width of 22 feet. It would be impractical to require compliance with the minimum seven foot landscaped yard in this location and staff recommends granting alternative compliance.

- **Parking area screening.** The applicant is proposing a six-foot cedar fence that is at least 95 percent opaque for the parking lot area facing the residential use to the north to meet the screening requirements in this location. However, the six-foot screen is not provided along the parking lot area facing the residential use to the south. The applicant is instead proposing a four-foot tall cedar trash enclosure for a portion of the parking lot frontage, and no screen where the driveway is located. Alternative compliance is requested. The proposed trash enclosure along the south property line would be four-feet tall, which provides some screening along the south parking lot frontage. As conditioned, the trash enclosure would be six feet tall. The driveway between the sidewalk and trash enclosure is required to have a minimum width of ten feet, which the applicant has shown. The trash location also allows the maneuvering area to meet the minimum width of 22 feet. It would be impractical to require compliance with the minimum seven foot landscaped yard this location and staff recommends granting alternative compliance.
- **Minimum tree requirement in required landscaped yards.** The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is two and the applicant is proposing a total of two canopy trees (Imperial Honeylocust). However, the submitted plan requires a total of two landscaped yards between the parking area and the north and south property lines, respectively. Each landscaped yard is required to be approximately 199 square feet in area. The landscaped yard is provided along the north property line but not along the south property line. Each landscaped yard is required to contain a minimum of one tree. This requirement is met within the north landscaped yard, but not the south, so the applicant is requesting alternative compliance for the minimum tree requirement along the south parking lot frontage. Given that staff also recommends granting alternative compliance for the minimum landscaped yard and screen along the south parking lot frontage, staff finds that it would be reasonable to grant alternative compliance for the minimum tree requirement along the south parking lot frontage.
- **Minimum shrub requirement in required landscaped yards.** The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 10 and the applicant is proposing 10 shrubs throughout the site. As described above, the required yards along the north and south parking lot frontages are required to also provide a total of one shrub per 100 square feet. Two shrubs are required in each parking lot frontage and no shrubs are proposed in either location. Alternative compliance is being requested. Staff finds that it would be practical to require two shrubs within the required landscaped yard along the north parking lot frontage, but recommends granting alternative compliance for the south parking lot frontage given that staff also recommends granting alternative compliance for the minimum landscaped yard and screen along the south parking lot frontage.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Michael Stoddard, on behalf of DDMZ Real Estate, for the property located at 2008 Bryant Ave S:

A. Site Plan Review.

Recommended motion: **Approve** the application for a new multifamily residential building, subject to the following conditions:

1. All site improvements shall be completed by March 28, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.

3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
5. The applicant shall provide no fewer than two shrubs in the required landscaped yard along the north parking lot frontage in order to comply with the minimum landscaping materials for required yards standards per section 530.160 of the zoning code.
6. The final plans shall be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.
7. The final plans shall be revised to demonstrate compliance with the refuse and recycling storage container screening requirements in section 535.80 of the zoning code.

ATTACHMENTS

1. PDR report
2. Written description submitted by applicant
3. Zoning map
4. Site survey
5. Plans
6. Building elevations
7. Rendering
8. Photos
9. Oblique aerial
10. Correspondence