

Community Planning and Economic Development Planning Division Report

Variance and Site Plan Review
BZZ-3950

Date: March 17, 2008

Applicant: Emeka Okeakpu

Address Of Property: 2038 West Broadway Avenue N.

Project Name: Two-story Addition to an Existing Commercial Building

Contact Person And Phone: Emeka Okeakpu, 612-221-9762

Planning Staff And Phone: Michael Wee, 612-673-5468

Date Application Deemed Complete: February 12, 2008

End of 60 Day Decision Period: April 12, 2008

Ward: 5 **Neighborhood Organizations:** Jordan and Willard-Hay

Existing Zoning: C1 Neighborhood Commercial District and PO Pedestrian Oriented Overlay District

Proposed Use: Office addition to an existing commercial retail building

Concurrent Review: Variance to reduce the required parking spaces from 18 to 14 spaces, and Site Plan Review

Appropriate Section(s) of the Zoning Code: Chapter 530 Site Plan Review; Chapter 541 Off-Street Parking and Loading.

Background: The applicant owns an existing one-story commercial building located at 2038 West Broadway Avenue N., and recently purchased the corner lot to the east and in agreement with the city to purchase the middle lot (2034 West Broadway Avenue) to develop a two-story office building addition. The existing commercial building is occupied and used for a retail shop, where approximately 354 square foot addition is also proposed to the rear. This north wall of this building was built up to the north property line. The two-story office addition will be located along West Broadway to line up with the existing commercial building. This will be set back at 9 feet from the front lot line along West Broadway, and an average of 14 feet along Logan Avenue. In the PO district, building set back can not exceed 8 feet from the front lot line. A variance is requested to exceed the front yard setback in the PO Overlay district. Increasing the gross floor area by 1,000 square feet to a non-residential building will require a site plan review.

Parking will be located behind the proposed office addition and accessed through Logan Avenue. A small portion of the parking will encroach the required landscape yard; however, the same amount of space is being offset by adding it to the required landscape yard. The applicant is requesting alternative

CPED – Planning Division Report
BZZ - 3950

compliance for the small portion encroaching the landscape yard and for the parking maneuver located towards the alley that also encroaches the required landscape yard. Parking requirements for the existing one story commercial building is deemed grandfathered. The proposed two-story office addition of 4,450 square feet will require two spaces per Table 541-1. Fourteen (14) parking spaces are provided with 80 foot parking frontage facing Logan Avenue. Being in a PO district, accessory parking spaces can not exceed 150% of the minimum required parking spaces. That is, parking should not be more than 3 spaces for this particular property. The 14-parking space is 11 spaces over (366%) the allowable maximum in a PO district. Variances are required for exceeding the number of parking spaces and exceeding the parking frontage. The proposed driveway is 24 feet wide, which is 4 feet more than allowed in the PO district. A variance is requested to increase the maximum driveway width from 20 feet to 24 feet.

The new building will provide two office spaces on each floor. Wall finish will be stucco for both the existing and the new addition. Window meets the requirements of Section 530.120 of the zoning code, except on the east elevation because of dumpster location. An alternative compliance is also requested for the required windows for this elevation. There's no requirement as to maximum lot area and lot width in the commercial district for office and commercial retail uses. C1 district has a maximum floor area ratio of 1.7, but the proposed addition including the existing building has only 0.4 in FAR.

Residential uses are located to the east where it is predominantly low density and to the south where it is predominantly high density residential. Commercial uses are concentrated along both sides of West Broadway.

Staff discovered that the development, as proposed, requires additional variances in the Pedestrian Oriented Overlay District. For this reason, the application must be continued to allow for a new public notice.

RECOMMENDATIONS:

Recommendation of the Community Planning and Economic Development Department - Planning Division for the Variance:

The Community Planning and Economic Development - Planning Division recommends that the City Planning Commission **continue** the variance application to the meeting of March 31, 2008.

Recommendation of the Community Planning and Economic Development Department - Planning Division for the Site Plan Review:

The Community Planning and Economic Development - Planning Division recommends that the City Planning Commission **continue** the site plan review application to the meeting of March 31, 2008.