



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #10
 September 29, 2014
 BZZ-6763

LAND USE APPLICATION SUMMARY

Property Location: 2812 University Avenue SE
Project Name: Hampton Inn and Suites - University
Prepared By: [Mei-Ling Anderson](#), City Planner, (612) 673.5342
Applicant: Dave Barnhart and Jeff Barnhart
Project Contact: Daniel L. Pellinen, Tushie Montgomery Architects
Request: To allow a new, five-story hotel with 117 rooms.
Required Applications:

Rezoning petition	Petition to rezone the property at 2812 University Avenue Southeast from the C2 Neighborhood Corridor Commercial District to the C3A Community Activity Center District.
Conditional Use Permit	To increase the maximum height of a building from 4 stories/56 feet to 5 stories/64 feet, 8 inches in the C3A Community Activity Center District.
Variance	To reduce the minimum interior side yard requirement adjacent to the west property line from 13 feet to 7 feet, 8 inches.
Variance	To reduce the minimum required number of off-street loading spaces from 2 large loading spaces to 1.
Variance	To increase the maximum allowed front building setback on Williams Ave SE from 8 feet to 46 feet or more along the south property line in the PO Pedestrian Oriented Overlay District.
Variance	To increase the maximum allowed parking lot frontage from 60 feet to approximately 112 feet along Williams Ave SE in the PO Pedestrian Oriented Overlay District.
Variance	To increase the maximum area of a projecting sign from 48 square feet to 87.5 square feet.
Site Plan Review	For a new, five-story hotel with 117 rooms.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District PO Pedestrian Oriented Overlay District UA University Area Overlay District
Lot Area	37,966 square feet / 0.87 acres
Ward(s)	2
Neighborhood(s)	Prospect Park East River Road Improvement Association
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (University Ave)
Small Area Plan(s)	Stadium Village University Avenue Station Area Plan (2012)

Date Application Deemed Complete	September 5, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 4, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The project site contains a partially demolished, seventy-year-old building that once contained a day care center, a grocery store and deli, and an auto-repair business. The building was consumed by a fire in August 2013 and the site has been vacant since that time. This property is located on an interior through lot that has frontage on both University Avenue Southeast and Williams Avenue Southeast and is located approximately 300 feet from the Prospect Park Station on 29th Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There are two two-story office buildings located on either side of the site. There is a nine-story office building and a post office across University. The University Avenue corridor contains mostly commercial buildings as well as high-density residential buildings. Most of the development in this area has been high-density residential projects focused near the METRO Green Line. The south of the site is bounded by Williams Avenue SE. The area to the south of the site is contains mostly two-story multifamily residential buildings as well as low-density residential housing.

PROJECT DESCRIPTION. The applicant is proposing to construct a new, five-story hotel with 117 rooms. The building would be located along University Avenue SE and the west property line, which is adjacent to an existing two-story office building. The east and south sides of the site would contain the hotel's 37-space surface parking area, which takes up approximately 60 percent of the lot. The lot would be accessible from University Avenue SE and would be connected to the parking area on the adjacent property to the west at 2800 University Avenue SE. The applicant is proposing 25 standard parking spaces, two accessible spaces, ten compact spaces, and one large loading space.

The proposed use for the site is a hotel, which is a permitted use in the C3A Community Activity Center District. The applicant is proposing to rezone the property from the C2 to the C3A zoning district as well as a conditional use permit to increase the maximum allowed height in the C3A district from the greater of four stories/56 feet to five stories (64 feet-8 inches).

The proposal triggers five variances. **(1)** First, the minimum interior side yard in the C3A district is 13 feet and the applicant is proposing a side yard of 7 feet-8 inches along the west property line. **(2)** A hotel with 75,398 square feet of gross floor area is required to provide two large loading spaces and a variance is requested to reduce this requirement to one large loading space. **(3)** The applicant is varying two PO Pedestrian Oriented Overlay Districts standards related to building placement on the site; first, the maximum allowed building setback along a front lot line is eight feet and the proposed building would be set back more than 46 feet from its frontage on Williams Avenue SE. **(4)** In addition, the parking lot frontage on Williams Avenue SE would exceed the PO district maximum of 60 feet by 52 feet, for a total of 112 feet. **(5)** The applicant is also proposing a projecting sign that would exceed the maximum area allowed from 48 square feet to 87.5 square feet, which requires a variance.

Finally, the new, five-story hotel is subject to the standards in Chapter 530, Site Plan Review.

Staff has identified an additional land use application included in this proposal, which is a variance to reduce the minimum window requirement for the building wall facing Williams Avenue SE. In order to allow sufficient time to send out an additional notice of the public hearing, CPED is recommending that the applications be continued to the October 14, 2014, City Planning Commission meeting.

RELATED APPROVALS. The existing structure on the site was approved for demolition as of December 2013.

Planning Case #	Application	Action
BZH-28027	Demolition review	Approved in December 2013

PUBLIC COMMENTS. As of the printing of this report, staff has not received any public comments regarding the project. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Rezoning:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **continue** the rezoning petition to change the zoning classification at the property located at 2812 University Avenue Southeast from the C2 Neighborhood Corridor Commercial District to the C3A Community Activity Center District to the October 14, 2014, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **continue** the application for a conditional use permit increase the maximum height of a building from 4 stories/56 feet to 5 stories/64 feet, 8 inches in the C3A Community Activity Center District at the property located at 2812 University Avenue Southeast to the October 14, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the minimum interior side yard requirement adjacent to the west property line from 13 feet to 7 feet, 8 inches at the property located at 2812 University Avenue Southeast to the October 14, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the minimum required number of off-street loading spaces from 2 large loading spaces to 1 at the property located at 2812 University Avenue Southeast to the October 14, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **continue** the application for a variance to increase

the maximum allowed front building setback on Williams Ave SE from 8 feet to 46 feet or more along the south property line in the PO Pedestrian Oriented Overlay District at the property located at 2812 University Avenue Southeast to the October 14, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and continue the application for a variance to increase the maximum allowed parking lot frontage from 60 feet to approximately 112 feet along Williams Ave SE in the PO Pedestrian Oriented Overlay District at the property located at 2812 University Avenue Southeast to the October 14, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and continue the application for a variance to increase the maximum area of a projecting sign from 48 square feet to 87.5 square feet at the property located at 2812 University Avenue Southeast to the October 14, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and continue the site plan review application to allow a new, five-story hotel with 117 rooms at the properties located at the property located at 2812 University Avenue Southeast to the October 14, 2014, City Planning Commission meeting.