

LAND USE APPLICATION SUMMARY

Property Location: 1121 W Lake Street and 3005 Emerson Avenue S
Project Name: Moxy Uptown
Prepared By: Kimberly Holien, Senior City Planner, (612) 673-2402
Applicant: Ben Graves, Graves Hospitality
Project Contact: Joshua Jensen, Collage Architects
Request: To construct a six-story hotel with 123 guest rooms and a ground floor restaurant.

Required Applications:

Rezoning	From the C2, Neighborhood Corridor Commercial district to the C3A, Community Activity Center district.
Conditional Use Permit	To increase the maximum height in the C3A district from four stories or 56 feet to five stories, 69.5 feet.
Variance	To increase the maximum floor area ratio (FAR) in the C3A district from 2.7 to 3.88.
Variance	To reduce the east rear yard setback from 15 feet to zero.
Variance	To decrease the front yard setback along Emerson Ave S.
Variance	To reduce the minimum loading requirement from one large space to zero.
Site Plan Review	To construct a six-story hotel building with 123 guest rooms.

SITE DATA

Existing Zoning	C2, Neighborhood Corridor Commercial District PO, Pedestrian Oriented Overlay District
Lot Area	11,840 sq. ft./0.27 acres
Ward(s)	10
Neighborhood(s)	CARAG (adj. to Lowry Hill East)
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Lake Street)
Small Area Plan(s)	<u>The Uptown Small Area Plan (2008)</u>

Date Application Deemed Complete	December 31, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	February 29, 2016	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located at the corner of W Lake Street and Emerson Avenue S. The site currently contains a two-story building that houses a restaurant with residential above and a surface parking lot. The existing building is proposed to be demolished as part of the project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area contains a mix of residential and commercial uses. The site has frontage on W Lake Street and is located across the street from Arby's. The property to the west contains a block-long, two-story building with various commercial uses. The building east of the site, across the alley, is a former Tires Plus that is being remodeled to accommodate a new retail tenant. The properties south of the site are low-density residential.

PROJECT DESCRIPTION. The project includes a six-story hotel with 123 guest rooms. The proposed building is designed to be six stories along W Lake Street and step down to five stories for the south half. The south half of the building has short-term parking below it at grade level with access from Emerson Avenue S and exiting via the alley. The first floor of the building includes a lobby and a restaurant with supporting functions. The primary hotel entrance into the building is facing W Lake Street near the west side of the building. The primary entrance into the restaurant is facing W Lake Street near the east end of the building. A secondary hotel entrance is also located on the back side of the building, adjacent to the vehicle drop-off.

The site is zoned C2 and contains the PO, Pedestrian Oriented Overlay district. Hotels with more than 20 rooms are first allowed in the C3A district and a rezoning is requested. The maximum height allowed in the C3A district is 4 stories or 56 feet, whichever is less. The proposed hotel is nine stories, 84 feet in height and requires a conditional use permit for height. The project includes 45,946 square feet of gross floor area on a site that is 11,868 square feet in area for a floor area ratio of 3.88. The maximum floor area ratio in the C3A district is 2.7 and a variance is requested.

The project also requires setback variances, including a variance to the front yard along Emerson Avenue S and the rear yard adjacent to the alley. A front yard setback of 15 feet is required for the first 25 feet from the south property line. The original plans received by staff required a variance to this setback. The applicant is working on revising the plans to eliminate this variance. The required rear yard setback is 15 feet and the majority of the building is located up to the property line. A variance from 15 feet to zero is requested.

The use requires 35 off-street parking spaces after taking advantage of the bicycle incentive reduction. All of the required parking will be accommodated via valet to a parking ramp within 800 feet of the site. The use also requires one large loading space. No loading space is designated on site and a variance is requested accordingly.

The applicant is currently working on updates to the plans that may result in changes to the required applications. As such, staff is recommending that the project be continued for one cycle, to the February 8, 2016, meeting.

PUBLIC COMMENTS. No correspondence had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Joshua Jansen of Collage Architects for the properties located at 1121 W Lake Street and 3005 Emerson Ave S:

A. Rezoning from the C2, Neighborhood Corridor Commercial district to the C3A, Community Activity Center district, retaining the PO, Pedestrian Oriented Overlay district.

Recommended motion: **Continue** the application to the February 8, 2016, City Planning Commission meeting.

B. Conditional Use Permit to increase height from 4 stories or 56 feet to 6 stories, 69.6 feet.

Recommended motion: **Continue** the application to the February 8, 2016, City Planning Commission meeting.

C. Variance to increase the maximum floor area ratio from 2.7 to 3.88.

Recommended motion: **Continue** the application to the February 8, 2016, City Planning Commission meeting.

D. Variance to decrease the east rear yard setback from 15 feet to zero.

Recommended motion: **Continue** the application to the February 8, 2016, City Planning Commission meeting.

E. Variance to decrease the west front yard setback.

Recommended motion: **Continue** the application to the February 8, 2016, City Planning Commission meeting.

F. Variance to decrease the minimum loading requirement from one large space to zero.

Recommended motion: **Continue** the application to the February 8, 2016, City Planning Commission meeting.

G. Site Plan Review to construct a six-story hotel with 123 rooms.

Recommended motion: **Continue** the application to the February 8, 2016, City Planning Commission meeting.

ATTACHMENTS

- I. Zoning map

