

## MEMORANDUM

---

**TO:** City Planning Commission, Committee of the Whole  
**FROM:** Peter Crandall, City Planner, (612) 673-2247  
**DATE:** November 17, 2016  
**SUBJECT:** Holmes Avenue Apartments, 3009-3013 Holmes Ave S

---

### SITE DATA

<b>Existing Zoning</b>	C3A District Pedestrian Overlay District
<b>Lot Area</b>	11, 228 square feet
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	ECCO
<b>Designated Future Land Use</b>	Mixed-Use
<b>Land Use Features</b>	Commercial Corridor (Lake Street), Activity Center
<b>Small Area Plan(s)</b>	<u>Uptown Small Area Plan (2008)</u>

### PROJECT DESCRIPTION

The applicant is proposing to construct a 6-story 66,805 square foot multi-family apartment building with 71 market-rate rental units. The building fronts along Holmes Avenue S and contains 1 level of underground parking and a half level of above ground parking totaling 39 stalls (enclosed). The street frontage at the ground level contains a lobby space and office as well as 2 walk-up lofted units. Exterior materials include textured CMU, stucco panel, fiber cement lap-siding and brick.

Initial feedback is sought on the land use applications and proposal generally and more specifically on the exterior material selections.

### APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

- **Conditional Use Permit for height** – The maximum height in the C3A district is 4 stories or 56 feet. The proposed project would be 6 stories 90 feet in height with elevator overruns.

- **Variance to the side yard setbacks** - The required sideyard is 15 feet for the North and South building walls. The applicant is seeking a variance to reduce this from 15 feet to 5 feet.
- **Variance to the rear yard setback** – The applicant is seeking to reduce the required rear yard from 15 feet to 1 foot.
- **Variance to the maximum FAR** – the maximum FAR for the site is 3.24 with a 20% bonus for enclosed parking. The applicant is seeking a variance to allow for an FAR of 4.64.

Additional applications may be required, depending on the plans that the applicant formally submits.

## **APPLICABLE POLICIES**

The *Uptown Small Area Plan* calls this part of the neighborhood the “West Lake Street Live / Work” area and states that it “should continue to develop as a mixed-use live/work area.” Additionally it states that “new development should resemble the current scale of buildings in the area...Buildings on the south side [of Lake Street] should contain residential entrances and limited retail uses and be carefully integrated into the existing residential fabric by stepping down in scale as they approach existing residential buildings on the side streets.”