

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: January 31, 2014
Re: Staff Report for 3909-3911 Broadway Commercial/Residential Conversion – Development Plan

Item #1 – 3909-3911 Broadway Commercial/Residential Conversion – Development Plan (PID #201312230045)

Application: Development Plan
Location: 3909-3911 Broadway
Applicant: Doug Grossman
Zoning: CBD
Current Use: Office/Commercial
Proposed Use: Mixed Use (Commercial / Office/Multi-family Residential)

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to convert the second floor of 3909-3911 Broadway from offices to residential apartments. Three office units exist in the space and the applicant is proposing to convert this area to three one-bedroom apartments. Each apartment will also have a kitchen, living area, and a three piece bathroom with shower. According to submitted materials, each apartment will have its own utilities.

The proposed application has been submitted pursuant to section 1135.12(i), which states that multi-family residential uses may be permitted within C-2 and CBD districts upon approval of a development plan. This section additionally requires that the proposed residential areas have separate utility systems and be separated by twenty feet of open yard or a two hour rated fire wall from select uses, including general merchandise stores.

Building

No structural changes to the building are proposed. According to submitted materials, the building is concrete block with concrete floors separating the residential from the commercial businesses on the first floor. There is a front and a back stairway, both made of steel and concrete. The commercial units on the first floor have separate entrances.

Parking

Five parking spaces exist on the site of the proposed apartments. The on-site parking does not meet the required (eight) spaces for multi-family residential developments; however section 1135.12(c) states that parking requirements can be met by offsite parking facilities if suitable proof of the long term availability of such offsite parking is presented. A shared parking agreement has been submitted between the applicant's property and the three adjacent parcels, allowing for three parking spaces on the adjacent parcels to be utilized for the apartment tenets. This agreement has not yet been recorded, and staff recommends the agreement be recorded before final approval of the development plan.

Landscaping

Service structures, including outdoor A/C units, will be screened per chapter 1136 with fencing and supplemental landscaping.

Signage

No signage is proposed with this application.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulation:

1. The Agreement for Ingress, Egress, and Parking shall be recorded with the Franklin County Recorder.