



Project Address: 22 South Carroll Street (4th Aldermanic District, Alder Verveer)

Application Type: Conditional Use

Legistar File ID #: [36301](#)

Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Related Reviews and Approvals

On December 4, 2014, the Zoning Board of Appeals granted a variance to exceed the allowable six-story height for a very small (104 square foot) portion of the ninth story addition on the south side of the building.

The Urban Design Commission received an informational presentation on November 5 (see attached report), referred the proposal on January 14 (see attached report), and granted final design approval on the revised version of the proposal on January 28 (report will be provided if available).

Summary of Recent Revisions and Conclusion

The program for the project remains the same, and there have been no changes regarding the conditional use needed in order for rooftop equipment to exceed the Capitol View Preservation Height Limit.

Following the January 14 referral of this proposal by the UDC, the applicant made exterior architectural revisions to address their concerns (see comparison on following page). In order to simplify the building and improve overall cohesiveness, vertical elements originally proposed on the Carroll side of the building (right side on the renderings) have been removed. Also, lighter colored EIFS panels have been added between windows on the Mifflin side of the building (left side on the renderings). The design details on the base of the building have been simplified, but with the same palette of materials – granite and limestone. The parapet has been slightly raised to accentuate the top of the building.

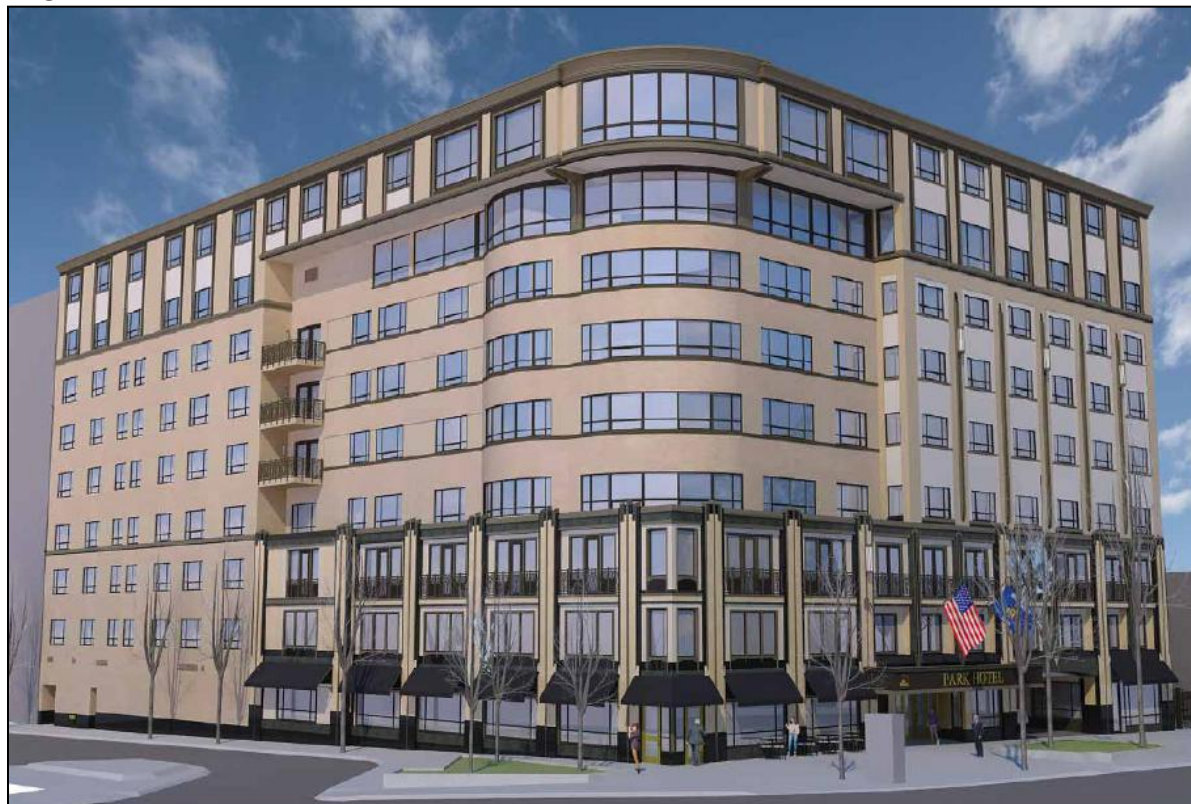
Recommendation

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 22 South Carroll Street. This recommendation is subject to input at the public hearing and the nine (9) conditions recommended by the Planning Division and other reviewing agencies in the January 14, 2015 staff report, as well as the following comments provided by Zoning Administrator.

Zoning Administrator (Contact Pat Anderson, 266-5978)

10. A variance was granted by the Zoning Board of Appeals on December 4 2014 to construct a building addition at the ninth-story of an existing building, within the six-story maximum building height limit area.
11. Provide 4 bicycle parking stalls. Bicycle parking shall be located in a safe and convenient location on an impervious surface. Provide details on final plans, a bicycle parking stall is two feet by six feet with a five-foot access area. Provide detail of bike rack.

Original Submittal



January 28 Revision

