



Project Address: 201 South Bedford Street
Application Type: Planned Development Alteration
Legistar File ID # [29734](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

On May 20, 2013 the Plan Commission considered two requested alterations to 201 South Bedford Street. That project was approved as a 58-unit apartment building in 2012 and is now under construction. At that meeting, the Plan Commission approved the first alternation request, converting an in-building fitness room into a 59th dwelling unit.

The second proposed alteration was to convert the bike parking under the building into private storage units. The Plan Commission referred that request to the June 3 meeting for the applicant to continue to work with staff.

The applicant met with staff from Zoning, Traffic Engineering, and Planning. Staff concerns were again raised about converting all of the bicycle parking into primary storage units and the applicant was encouraged to meet the minimum bike parking requirements in the new zoning code. Based on those discussions, the applicant has revised the plans to eliminate five automobile parking stalls and relocate bicycle parking to that area. Storage lockers would be located as shown on the attached plans. In total, the revised plans show 59 underground bicycle parking stalls and 61 automobile parking stalls along with 59 private storage units.

Zoning, Traffic, and Planning staff have reviewed the revised plan. Staff notes that seven of the bicycle stalls appear to be partially obstructed by support columns and would not count towards the required total. These should be relocated, noting that these stalls could be wall-mounted or vertically mounted. Final plans should also be revised to label the stall dimensions and the specific rack type.

Staff appreciates the applicant's efforts to revise the plans and recommends approval of the revised approach, subject to the below conditions.

Recommendation (Revised)

The Planning Division recommends that the Plan Commission find the revised request meets the applicable planned development standards and **approve** the requested amendment to reconfigure the bike parking and add storage units, subject to input at the public hearing, the comments in the May 20, 2013 Planning Division Staff Report and the following additional conditions.

Planning Division Additional Comment (Contact Kevin Firchow 267-1150)

1. That the plans are revised and show 59 bike parking stalls that are not obstructed and comply with the design standards of 28.141(11). Bike parking stalls shall be dimensioned. The specific rack shall be identified. This information shall be provided for approval by the Zoning Administrator, Traffic Engineering Division, and the Planning Division.

Traffic Engineering Division Additional Comments (Contact Eric Halvorson, 266-6572)

2. Applicant shall secure bike parking to insure drive access aisle remains clear.
3. Applicant shall clearly define Access Aisle that serves storage units and bicycle parking.