



## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
**DATE:** June 12, 2014  
**SUBJECT:** Riverton

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The applicant owns the existing Chateau building located at 425 13<sup>th</sup> Avenue Southeast and the existing Riverton building located at 1227 4<sup>th</sup> Street Southeast. The applicant is proposing to demolish the existing Riverton building, re-plat the existing properties into two new lots (keeping the existing access easements over them) and build a new 6-story, 66-unit residential building with ground floor commercial space.

The land use applications have been submitted and the project is tentatively schedule for the July 14, 2014, City Planning Commission meeting. The required land use applications include:

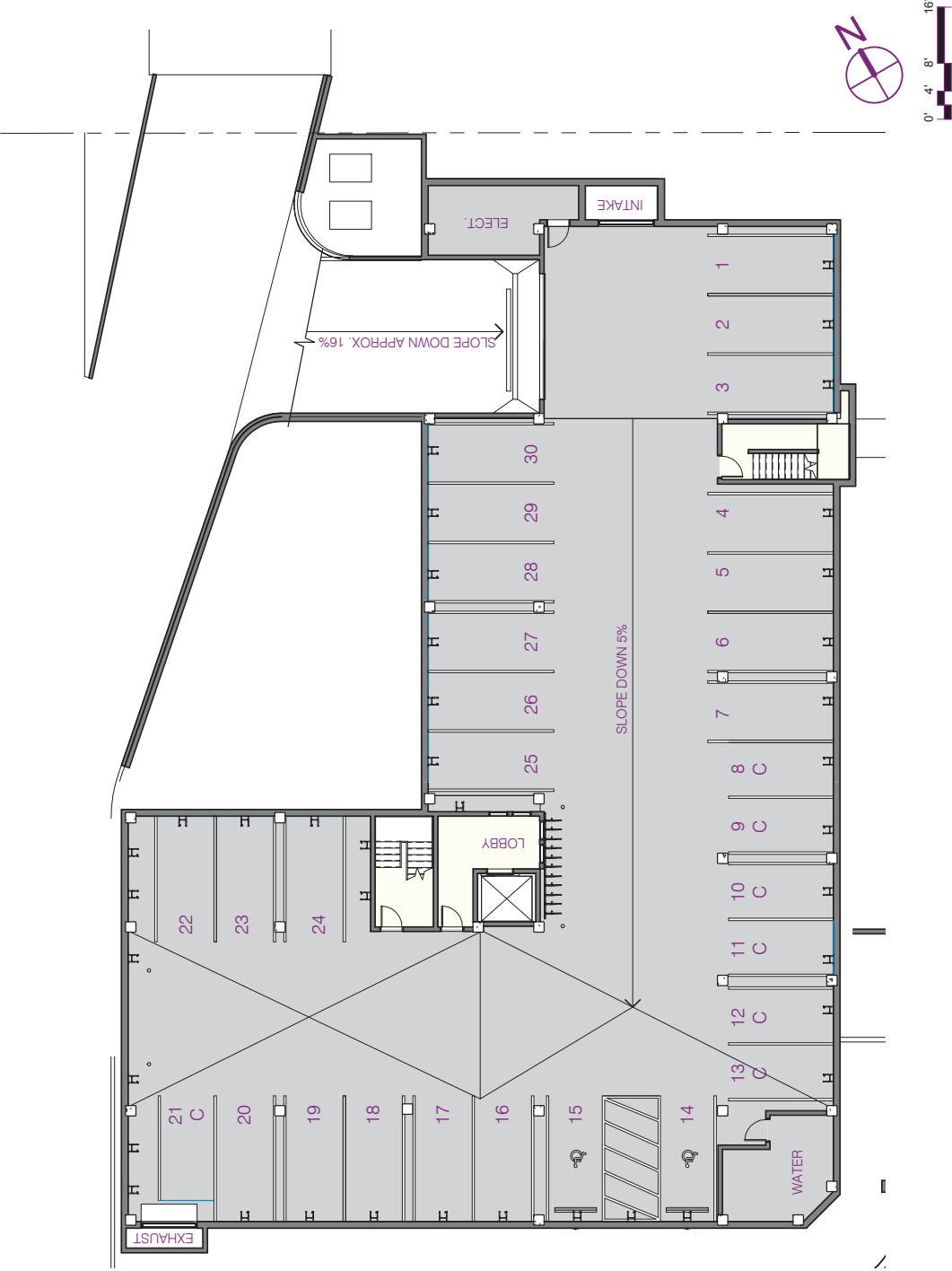
Riverton:

- Rezoning of 1227 4<sup>th</sup> St SE from R5 to OR3
- Setback variances of the front yard along 4<sup>th</sup> St SE, the front yard along 13<sup>th</sup> Ave SE and the north interior side yard
- Variance to increase the size of the retail space over 2,000 square feet
- Parking variance from 66 to 30
- Sign variance to allow 3 wall signs over 14 feet in height
- Site plan review
- Preliminary and final plat

Chateau:

- Variance to increase the FAR from 3.5 to 5.0





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X100

SUB-LEVEL PLAN





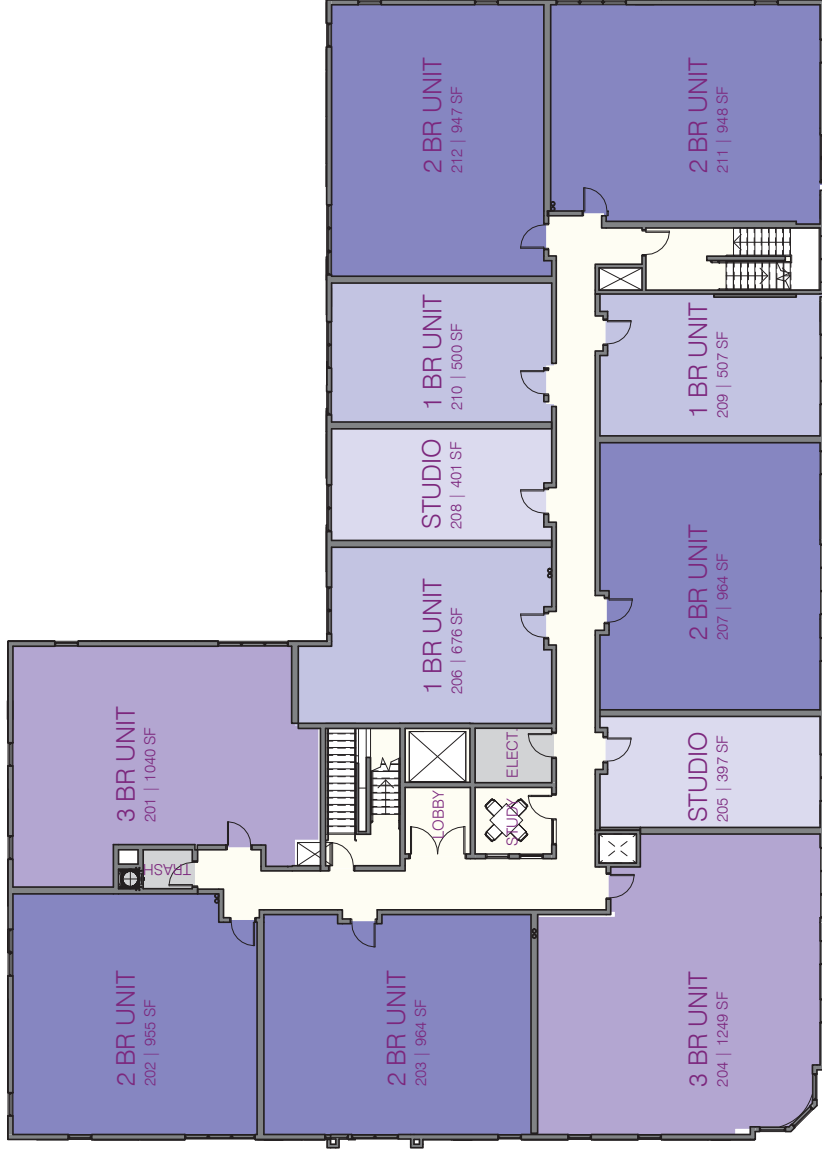
LEVEL 1 PLAN - ENLARGED  
RETAIL ON CORNER

X101-A

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X102

LEVEL 2 PLAN





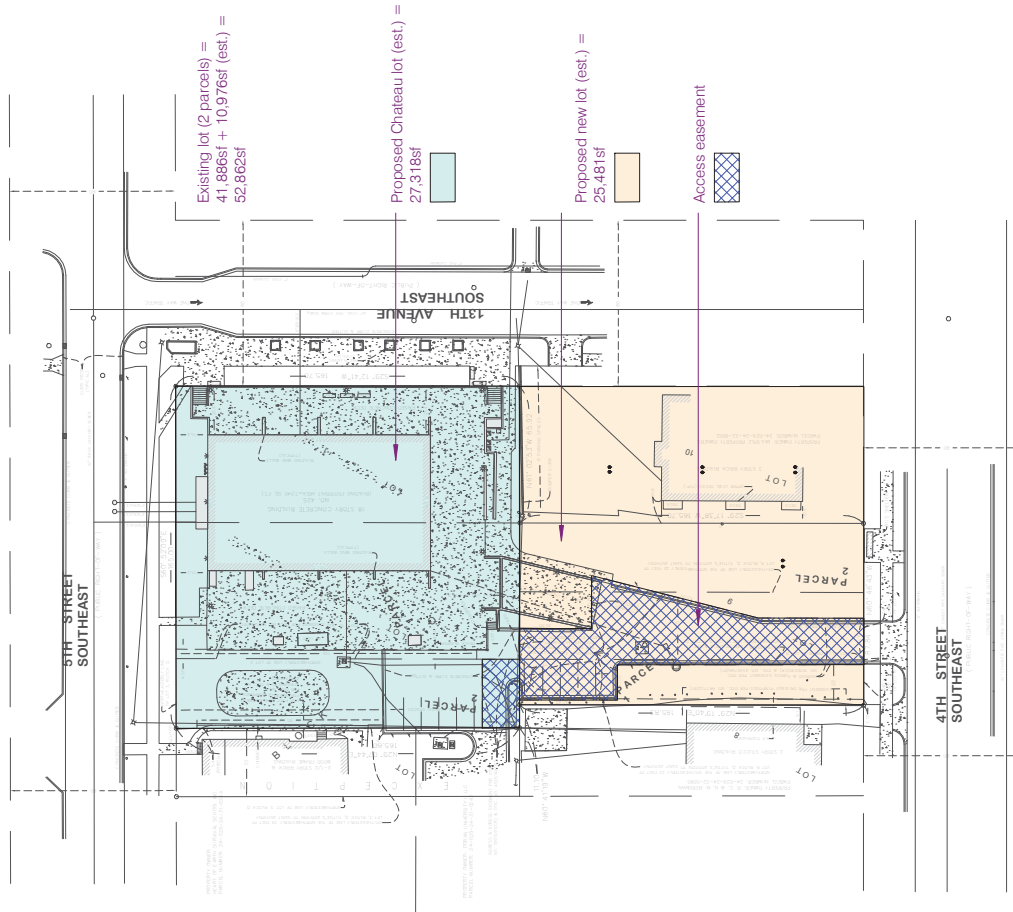
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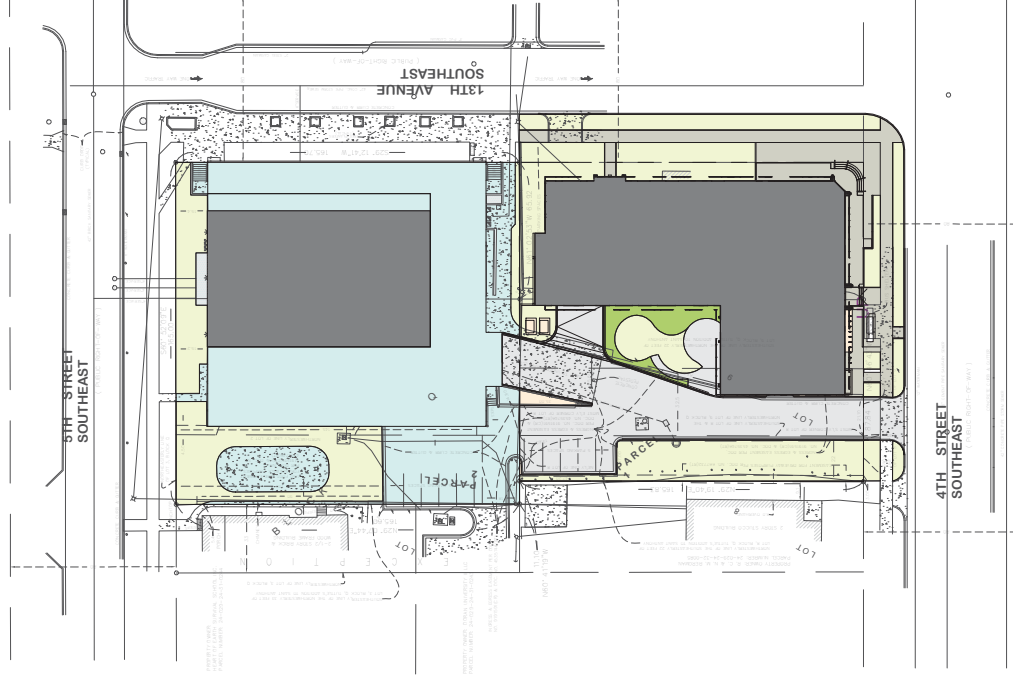
X105

TYPICAL UPPER LEVEL WITH UNITS



**1** Proposed site division

XL-100 1" = 60'-0"

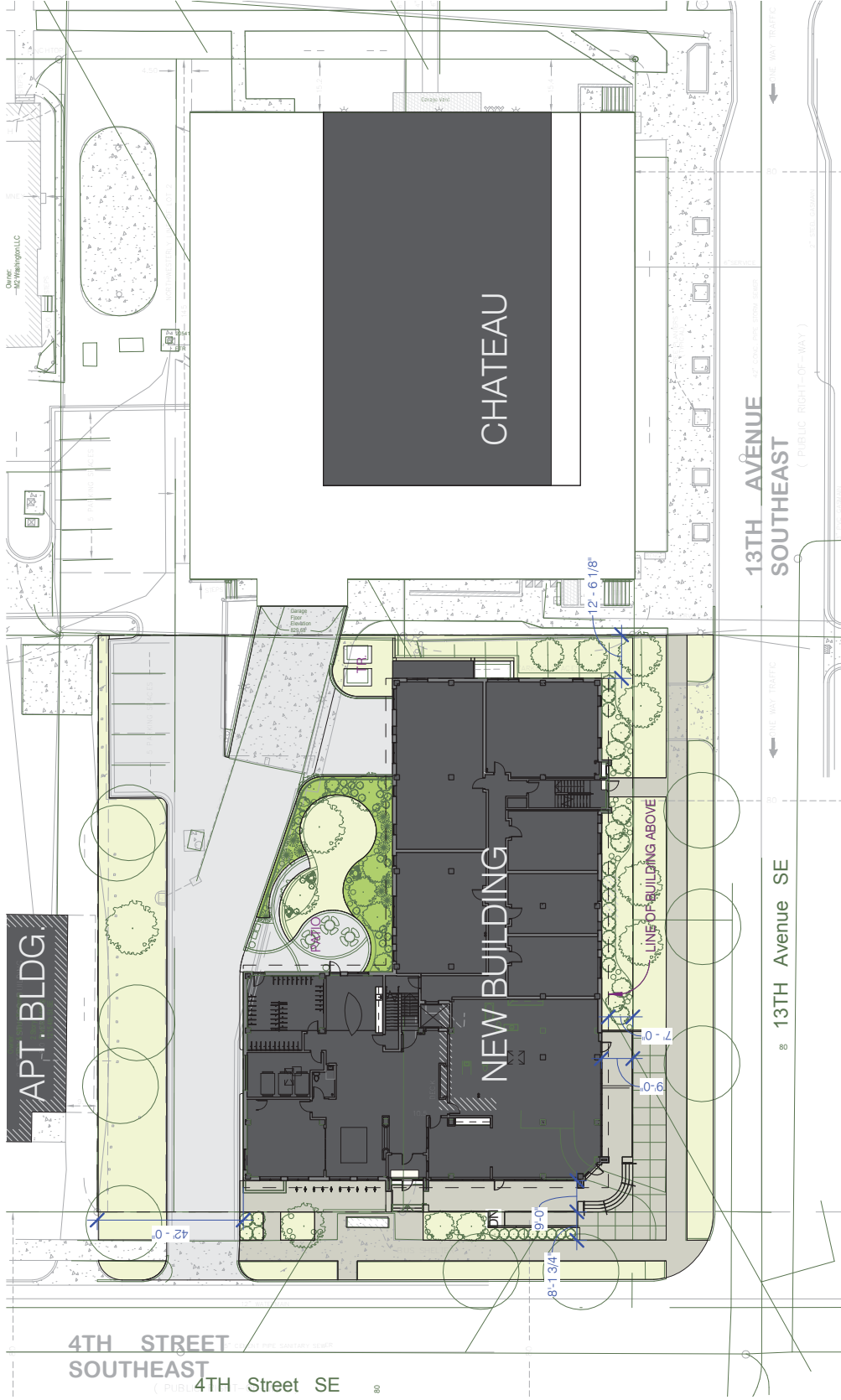


**2** Proposed site division with buildings

XL-100 1" = 60'-0"

**Existing Chateau**  
 proposed lot area = 27,318sf  
 green (previous) space = 4,305sf (16%)  
 lower footprint (level 1) = 7,048sf  
 tower footprint (levels 2-18) = 7,632sf  
 parking footprint = 17,202sf (63%)  
 gross sf without parking = 136,792sf  
 gross sf of parking only = 51,181sf  
 gross sf with parking = 187,973sf  
 FAR on proposed lot = 50  
 FAR on current lot = 3.0  
 existing dwelling unit count = 127  
 existing bedroom count = 247  
 existing enclosed parking stalls = 125  
 existing surface parking stalls = 10  
 DU / acre on current lot = 132  
 DU / acre on proposed lot = 204

**Proposed Building**  
 divided lot area = 25,481sf (.58 acres)  
 green (previous) space, estimated = 5,460sf (18%)  
 building footprint = 11,284sf at level 1 (44%)  
 11,997sf at levels 2-5  
 11,592sf at level 6  
 parking footprint = 11,016sf  
 gross sf without parking = 70,864sf  
 gross sf with parking = 81,880sf  
 FAR = 2.8  
 Dwelling units per acre = 115



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XL-101

SITE PLAN







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CONTEXT IMAGE