



Request for City Council Committee Action from the Department of Community Planning & Economic Development—Planning Division

Date: March 1, 2012

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject: Appeal of the decision of the City Planning Commission regarding the proposed 29th & Lyndale Redevelopment located at the property of 2900-2910 Lyndale Ave S and 2901-2919 Aldrich Ave S.

Recommendation: The following action was taken by the Planning Commission on February 6, 2012 (BZZ-5447):

A. Conditional Use Permit: Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a conditional use permit to increase the maximum building height from 4 stories to 7 stories and from 56 feet to 87 feet for the property located at 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S to allow a mixed use building with ground floor commercial uses and 171 dwelling units.

Action: The City Planning Commission adopted the findings and **approved** the application for a conditional use permit to increase the maximum building height from 4 stories to 7 stories and from 56 feet to 87 feet for the property located at 2900-2910 Lyndale Avenue South & 2901-2919 Aldrich Ave S, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

B. Variance: Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a variance of the PO Overlay District standard requiring the first floor of the building to be located within 8 feet of a lot line adjacent to a street to allow the first floor to be set back more than 8 feet from Lyndale Ave and 29th St for the property located at 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

Action: The City Planning Commission adopted the findings and **approved** the variance of the PO Overlay District standard requiring the first floor of the building to be located within 8 feet of a lot line adjacent to a street to allow the first floor to be set back more than 8 feet from Lyndale Avenue and 29th Street located at the properties of 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S, subject to the following condition:

1. The transformer proposed at the corner of 29th St and Aldrich Ave shall be located in the interior of the site.

- C. Variance:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a variance of the PO Overlay District standard requiring the maximum width of a curb cut to be 20 feet to allow a 25.5 foot wide curb cut on Aldrich Ave for the property located at 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

Action: The City Planning Commission adopted the findings and **approved** the variance of the PO Overlay District standard requiring the maximum width of a curb cut to be 20 feet to allow a 25.5 foot wide curb cut on Aldrich Ave located at the properties of 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

- D. Variance:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a variance to reduce the interior side yard requirement from 17 feet to 0 feet and the rear yard requirement from 13 feet to 0 feet to allow the building located at 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

Action: The City Planning Commission adopted the findings and **approved** the variance to reduce the interior side yard requirement from 17 feet to 0 feet and the rear yard requirement from 15 feet to 0 feet to allow the building located at the properties of 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

- E. Variance:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a variance to reduce the minimum drive aisle width requirement to allow 7 parking spaces to maneuver in the public alley for the property located at 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

Action: The City Planning Commission adopted the findings and **denied** the variance to reduce the minimum drive aisle width requirement to allow 5 parking spaces to maneuver in the public alley and in lieu of **approved** a variance to reduce the minimum drive aisle width requirement to allow 2 parking spaces located north of the parking garage ramp to maneuver in the public alley located at the properties of 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

- F. Variance:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a variance to increase the maximum size of a projecting sign and the amount of signage allowed on a primary building wall for the property located at 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

Action: The City Planning Commission adopted the findings and **approved** the variance to increase the maximum size of a projecting sign and the amount of signage allowed on a primary building wall located at the properties of 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S, subject to the following conditions:

1. The total amount of signage located on the Lyndale Avenue elevation shall not exceed 582 square feet.

2. The total amount of signage for on-site uses shall not exceed 184 square feet on the Lyndale Avenue elevation.
3. The total amount of signage located on the 29th Street elevation shall not exceed 50 square feet.

G. Site Plan Review: Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a site plan review for a new mixed use building with 171 dwelling units located at 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S.

Action: The City Planning Commission adopted the findings and **approved** the application for site plan review for a new mixed use building with 171 dwelling units located at the properties of 2900-2910 Lyndale Ave S & 2901-2919 Aldrich Ave S, subject to the following conditions:

1. An open decorative metal fence and landscaping that complies with the screening requirements of section 535.70 of the zoning code shall be provided between Aldrich Avenue and the generator, transformer, and parking area in lieu of the landscaping requirements of 530.70 of the zoning code.
2. Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, floor, site, lighting and landscape plans.
3. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by February 6, 2013, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
4. At least 30 percent of the ground floor parking garage wall facing Aldrich Ave shall be openings.

Ward: 10

Prepared by: Janelle Widmeier, Senior Planner (612-673-3156) Approved by: Hilary Dvorak, Planning Manager Presenters in Committee: Janelle Widmeier, Senior Planner

Community Impact

- Neighborhood Notification: The neighborhood group, Lowry Hill East Neighborhood Association, and adjacent neighborhood group, Whittier Alliance, was notified of the application.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On February 16, 2012, staff sent a letter to the applicant extending the 60 day decision period to no later than May 12, 2012.

Supporting Information

Soren Jensen, on behalf of the Midtown Greenway Coalition, has filed an appeal of the decision of the City Planning Commission approving the conditional use permit, variances and site plan review applications to allow a mixed use building with ground floor commercial uses and 171 dwelling units located at the property of 2900-2910 Lyndale Ave S and 2901-2919 Aldrich Ave S. At its meeting of February 6, 2012, the City Planning Commission voted 3-2 to approve the conditional use permit, 3-2 to approve the sign variance, 5-0 to

approve the site plan review, and 4-1 to approve the rest of the applications. The appeal (attached) was filed on February 14, 2012.