



**LAND USE APPLICATION SUMMARY**

*Property Location:* 1911 Nicollet Avenue  
*Project Name:* 1911 Nicollet Avenue Rezoning  
*Prepared By:* Mei-Ling Smith, City Planner, (612) 673-5342  
*Applicant:* 1911 Nicollet, LLC  
*Project Contact:* Kenneth Piper, Tanek, Inc.  
*Request:* To rezone the property located at 1911 Nicollet Avenue from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.

*Required Applications:*

<b>Rezoning</b>	Petition to rezone the property located at 1911 Nicollet Avenue from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District, retaining the existing PO Pedestrian Oriented Overlay District.
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**SITE DATA**

<b>Existing Zoning</b>	C1 Neighborhood Commercial District PO Pedestrian Oriented Overlay District
<b>Lot Area</b>	5,667 square feet / 0.13 acres
<b>Ward(s)</b>	6; adjacent to Ward 7
<b>Neighborhood(s)</b>	Stevens Square Community Organization
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (Nicollet Avenue)
<b>Small Area Plan(s)</b>	n/a

<b>Date Application Deemed Complete</b>	March 29, 2016	<b>Date Extension Letter Sent</b>	April 18, 2016
<b>End of 60-Day Decision Period</b>	May 27, 2016	<b>End of 120-Day Decision Period</b>	July 26, 2016

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject site, 1911 Nicollet Avenue, contains a two-story office building which was constructed in 1956 and covers the majority of the site. The remainder of the site contains a portion of a surface parking lot that continues to the south. There is a shared driveway along the rear (east) property line that provides access to the subject site and other properties on the block from East 19th Street. The building is directly adjacent to the property's north interior side lot line and also adjacent to the front property line along Nicollet Avenue. The two-story building to the north (1901 Nicollet Avenue) is also built along the site's north property line. The buildings currently function as two separate structures.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding neighborhood includes commercial uses, institutional uses – including a religious institution across Nicollet Avenue – and medium-density residential uses. The subject property, which is zoned C1 Neighborhood Commercial District, is adjacent to Nicollet Avenue, a designated Commercial Corridor. The property to the south is also zoned C1 and contains a surface parking lot that is shared with the subject site. While there are approximately six commercial properties within a three-block radius that are zoned C1, the majority of the surrounding commercial properties are zoned C2 Neighborhood Corridor Commercial District. All other properties are zoned either OR2 High Density Office Residence District or OR3 Institutional Office Residence District.

The subject site is located within the PO Pedestrian Oriented Overlay District, which extends along Nicollet Avenue from 14th Street E, to the north, down to 29th Street E, to the south. The PO overlay district also includes the nearby properties between Franklin Avenue E between Nicollet Avenue and Highway 65/I-35W South.

**PROJECT DESCRIPTION.** The applicant owns the adjacent building to the north and is proposing to connect the two buildings by creating openings within their shared wall. The applicant would then make aesthetic, life safety, and accessibility upgrades throughout the new building, including adding new windows, a new roof, and a metal panel exterior details to the 1911 Nicollet Avenue building, creating common corridors between the buildings, adding an elevator, creating a common accessible entrance facing Nicollet Avenue, and adding a new sprinkler system throughout the building.

The combination of the buildings results in a single building located in two separate zoning districts. The zoning code does not allow lots to be combined in a manner that results in more than one zoning classification on a lot, so the applicant is requesting to rezone the property at 1901 Nicollet Avenue from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District so that the entire site belongs to the same zoning district.

**PUBLIC COMMENTS.** Staff has not received any public comments as of the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 1911 Nicollet from the C1 district to the C2 district based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The property is designated as Mixed Use on the future land use map. There is no requirement that every building in a Mixed Use area be mixed use, but the designation allows for mixed use developments, such as residential uses mixed with office or retail.

The site is located along Nicollet Avenue, which is a designated Commercial Corridor. Commercial Corridors like Nicollet Avenue have historically been prominent destinations with a mix of uses, with highest density residential uses (50 to 120 dwelling units per acre) along the corridor and medium density uses in surrounding areas. The following principles and policies outlined in the plan apply to this proposal:

**Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

**Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.**

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

**Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.**

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

The C2 district allows a mix of uses, both commercial and residential. The extension of the C2 zoning district as proposed should not significantly affect nearby residential properties.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The proposed building modifications to combine 1901 Nicollet Avenue and 1911 Nicollet Avenue would result in split zoning. The rezoning would result in uniform zoning of the site and would allow for a wider range of goods and services along a Commercial Corridor, as called for in adopted City policies. The amendment is in the public interest and not solely in the interest of the property owner.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

The proposed zoning classification would be compatible with those of other properties in the area. The parcel that the applicant is requesting to rezone from C1 to C2 would be directly adjacent to 1901 Nicollet Avenue, which is zoned C2. A majority of the parcels along Nicollet Avenue, within a four-block radius of the site, contain C2 zoning. The existing uses and zoning classifications of adjacent and nearby properties are consistent with the C2 zoning district that is proposed for the parcel in question. In addition, both parcels are and would continue to be located within the PO Pedestrian Oriented Overlay District, which prohibits the use of drive-through facilities, automobile services uses, and transportation uses.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The C2 district allows four stories by-right instead of the two-and-a-half stories allowed in the C1 district, as well as larger retail spaces compared to the C1 zoning district. Because the site is located on a Commercial Corridor in a mixed use area, allowing a wider range of available goods and services and more dense residential development is appropriate.

The total development site is approximately 16,912 square feet. The parcel site that is located in the C2 district is approximately 11,275 square feet, and subject parcel that is located in the C1 district is approximately 5,637 square feet in size. If the rezoning petition were not granted, any future developments on each parcel would be limited to the lot area of each site and would be subject to different height limitations and include setbacks for any walls with residential windows facing the interior or rear property lines. At the same time, each development would be expected to meet the objectives for properties zoned C2 or C1 along a Commercial Corridor. Those factors limit the reasonable use of the property under the current zoning. Allowing the two properties to belong to the same zoning classification would make it possible for future developments on the properties to be constructed in an efficient, coherent manner along the corridor.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The two parcels on the subject site have been zoned C1 and C2 since 1999. Prior to that time, when a new zoning code was adopted, both belonged to the B3-4 Community Retail District for at least 30 years, which is comparable to today's C2 zoning district, as it contained a wide range of uses to accommodate the needs of a much larger consumer population than was served by neighborhood retail districts. The proposed rezoning of the subject site to C2 would be consistent with the historical zoning classification for this corridor as well as with the more recent mixed use commercial and office development that has occurred in the surrounding area.

**FOR REZONINGS ONLY**

**ZONING PLATE NUMBER. 20**

**LEGAL DESCRIPTION.** Lot 11, Block 31, Jackson Daniels and Whitney's addition to Minneapolis together with that part of vacated alley accruing thereto by reason of the vacation thereof. Hennepin County, Minnesota.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Kenneth Piper for the property located at 1911 Nicollet Avenue:

### A. Rezoning.

Recommended motion: **Approve** the petition to rezone the property located at 1911 Nicollet Avenue from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District, retaining the existing PO Pedestrian Oriented Overlay District.

## ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Site plan
5. Floor plans
6. Building elevations
7. Photos and renderings
8. Rezoning matrix