



**LAND USE APPLICATION SUMMARY**

*Property Location:* 41 North 12<sup>th</sup> Street  
*Project Name:* PPL YouthLink Supportive Housing and YouthLink Renovation  
*Prepared By:* Hilary Dvorak, Principal Planner, (612) 673-2639  
*Applicant:* Project for Pride in Living, Inc. (PPL)  
*Project Contact:* Abbie Loosen with PPL  
*Request:* To add a new 17-unit (47 beds) residential building addition to the existing YouthLink community center

*Required Applications:*

<b>Rezoning</b>	Petition to rezone the property from the II Light Industrial District and B4C-1 Downtown Commercial District to the B4C-1 Downtown Commercial District.
<b>Site Plan Review</b>	For a new 47-unit residential building addition.
<b>Preliminary Plat</b>	PL-307.
<b>Vacation</b>	Of a portion of North 12 <sup>th</sup> Street between Chestnut and Linden Avenues.

**SITE DATA**

<b>Existing Zoning</b>	II Light Industrial District B4C-1 Downtown Commercial District DP Downtown Parking Overlay District
<b>Lot Area</b>	49,114 square feet / 1.13 acres
<b>Ward</b>	5
<b>Neighborhoods</b>	North Loop; adjacent to Loring Park and Downtown West
<b>Designated Future Land Use</b>	Transitional Industrial
<b>Land Use Features</b>	Growth Center (Downtown)
<b>Small Area Plan</b>	<i>North Loop Small Area Plan (2010)</i>

<b>Date Application Deemed Complete</b>	June 1, 2016	<b>Date Extension Letter Sent</b>	June 9, 2016
<b>End of 60-Day Decision Period</b>	July 31, 2016	<b>End of 120-Day Decision Period</b>	September 29, 2016

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The site is located on the west side of downtown Minneapolis. The site is located between Chestnut Avenue and Linden Avenue West and west of North 12<sup>th</sup> Street. The site is currently occupied by YouthLink, a community center, and a surface parking lot.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by various industrial businesses and Interstate 394. The site is located in the North Loop neighborhood.

**PROJECT DESCRIPTION.** YouthLink operates a day drop-in center at 41 North 12<sup>th</sup> Street for youth ages 16-23 that are experiencing homelessness. Clients are able to talk with staff about educational and employment goals, seek assistance finding housing, visit the medical clinic, eat meals, take showers and do laundry. The site is also home to the Youth Opportunity Center (YOC) which is a collaboration of organizations and agencies that provide resources for young people experiencing homelessness.

The applicant is proposing to construct a new five-story, 17-unit (47 beds) residential addition to the existing building. As part of the development, a small portion of the existing building will be demolished. YouthLink will renovate their existing space and expand into the basement of the building. Project for Pride in Living (PPL) and YouthLink are partnering on this development. There will be a total of 46 beds for youth ages 18-23 and one resident advisor bed. The beds will be grouped into ten quad units with shared kitchen and bathroom facilities, one one-bedroom unit and six studio units. On the ground floor of the building there will be shared common space, a health and wellness area and the Career Pathways center which will provide formerly homeless youth with guidance and assistance related to their educational and career goals. The residents will also have access to the services provided by YouthLink and at the YOC.

The existing YouthLink property is zoned II Light Industrial District and the portion of the property that is being vacated is zoned B4C-1 Downtown Commercial District. Since land cannot be combined into one zoning lot that results in more than one primary zoning classification the applicant has submitted a petition to rezone the entire property to the B4C-1 Downtown Commercial District.

The applicant is proposing to install a solar energy system on top of the addition once it is complete. The exact type of system has not been determined but the applicant believes that it will meet the regulations of the zoning code.

**RELATED APPROVALS.** Not applicable.

**PUBLIC COMMENTS.** Public comments have been submitted regarding the project. Any additional correspondence received prior to the public meeting will be forwarded on to the City 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 from the II Light Industrial District and B4C-1 Downtown Commercial District to the B4C-1 Downtown Commercial 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 Transitional Industrial on the future land use map. Transitional industrial sites may eventually evolve to other uses compatible with surrounding development. Although they may remain industrial for some time, they do not have the same level of policy protection as areas within Industrial Employment Districts. The site is located in Downtown Minneapolis which is a designated Growth Center.

The following principles and policies outlined in the comprehensive plan apply to this proposal:

**Land Use Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.**

- 1.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.
- 1.15.3 Encourage the development of high- to very high-density housing within Growth Centers.

**Housing Policy 3.4: Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families.**

- 3.4.2 Support the creation of additional supportive housing units for homeless youth, singles and families.

The City Council approved the *North Loop Small Area Plan* in 2010. In the plan, the future land use for this property is Transitional Industrial. The plan further breaks up the neighborhood into land use districts which provide further land use guidance. This site is located in the Lower Industrial district. This district is the most self-contained industrial area. The primary land use in the future should remain industrial with intermittent opportunities for residential and commercial. It is a high priority of this plan to perpetuate the unique location of these industrial job opportunities in proximity to the Downtown Core and nearby transit. The proposed development is consistent with the principles and policies outlined in the *North Loop Small Area Plan*.

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

The proposed rezoning is not solely for the interest of the property owner. Rezoning the site to the B4C-1 Downtown Commercial District will allow for redevelopment of the property in a manner consistent with the comprehensive plan which calls for intermittent residential uses as noted above.

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.*

Properties in the immediate area are zoned II Light Industrial District, B4C-1 Downtown Commercial District, B4N Downtown Neighborhood District and OR3 Institutional Office

Residence District. The site is surrounded by various industrial businesses and Interstate 394. On the opposite side of Interstate 394 there are numerous residential developments of varying densities. Given the surrounding zoning classifications, the context and uses in the area, as well as adopted policy, rezoning the subject property to the B4C-I Downtown Commercial District would be appropriate and compatible in this location.

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.*

There are reasonable uses permitted in the II Light Industrial District. However, the future guidance in the comprehensive for this site is Transitional Industrial. Rezoning the property to the B4C-I Downtown Commercial District will allow for redevelopment of the site that is consistent with that guidance.

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 surrounding area has and continues to be primarily industrial in nature.

## SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

### ***1. Conformance to all applicable standards of Chapter 530, Site Plan Review.***

## BUILDING PLACEMENT AND DESIGN

### **Building placement – Requires alternative compliance**

- The building addition will be located between eight-and-a-half and nine-and-a-half feet from the front property line along Chestnut Avenue and between one and 36 feet from the corner side property line along North 12<sup>th</sup> Street. Alternative compliance is required.
- The placement of the building addition will reinforce the street walls, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The building addition will be set relatively close to the front and corner side property lines. There will be a principal entrance for the housing component facing Chestnut Avenue and there will be a principal entrance for the community center facing North 12<sup>th</sup> Street. There will be large windows on all sides of the building addition that maximize the opportunities for people to observe adjacent spaces.
- The area between the building and the lot lines include amenities such as landscaping and seating areas.
- All of the on-site accessory parking will be located towards the interior side of the site.

### **Principal entrances – Meets requirements**

- The principal entrance for the housing component will face Chestnut Avenue and the principal entrance for the community center will face North 12<sup>th</sup> Street.
- The principal residential entrance will be emphasized through the use of an awning, floor to ceiling windows and signage. The principal community center entrance will be emphasized through the use of floor to ceiling windows and signage.

**Visual interest – Requires alternative compliance**

- The building walls provide architectural detail and contain windows in order to create visual interest.
- There is one area of the building along Chestnut Avenue that will be over 25 feet in length and blank. Alternative compliance is required.

**Exterior materials – Meets requirements**

- The applicant is proposing to use Nichiha and brick as the building’s primary exterior materials. Each elevation would comply with the City’s durability standards for exterior materials (see Table 1). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed to be used as an exterior building material on the addition.
- The exterior materials and appearance of the rear and side walls of the building addition are similar to and compatible with the front of the building addition. It should be noted that the proposed brick on the addition will be the same as the brick on the existing building which will help tie the two together.

**Table 1. Percentage of Exterior Materials per Elevation**

<b>Material</b>	<b>Allowed Max</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Nichiha</b>	<b>100%</b>	67%	55%	40%	41%
<b>Brick</b>	<b>100%</b>	8%	20%	31%	28%
<b>CMU (existing)</b>	<b>100%</b>	0%	4%	0%	21%
<b>Glass</b>	<b>100%</b>	25%	21%	29%	10%

**Windows – Requires alternative compliance**

- For residential uses, the zoning code requires that no less than 20 percent of the walls on the first floor, and no less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. The project is in compliance with the residential window requirement except on the first floor facing the on-site parking lot (see Table 2). Alternative compliance is required.
- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. Based on the floor plans, all proposed shelving, mechanical equipment, and other similar fixtures allow views into and out of the building between four and seven feet above the adjacent grade. The project is in compliance with the nonresidential minimum window requirement (see Table 2).
- All windows are vertical in proportion and are evenly distributed along the building walls.

**Table 2. Percentage of Windows per Applicable Elevation**

	Code Requirement		Proposed	
<b>Residential Uses</b>				
1st floor facing Chestnut Avenue	20% minimum	178 sq. ft.	48%	430 sq. ft.
2nd floor and above facing Chestnut Avenue	10% minimum	17 sq. ft.	13%	155 sq. ft.
1st floor facing North 12 <sup>th</sup> Street	20% minimum	96 sq. ft.	31%	150 sq. ft.
2nd floor and above facing North 12 <sup>th</sup> Street	10% minimum	63 sq. ft.	Between 20% and 27%	Between 126 sq. ft. and 168 sq. ft.
1st floor facing on-site parking lot	20% minimum	96 sq. ft.	0%	0 sq. ft.
2nd floor and above facing on-site parking lot	10% minimum	63 sq. ft.	11%	70 sq. ft.
<b>Residential Uses</b>				
1st floor facing North 12 <sup>th</sup> Street	30% minimum	43 sq. ft.	54%	76 sq. ft.
1st floor facing on-site parking lot	30% minimum	190 sq. ft.	38%	243 sq. ft.

**Ground floor active functions – Meets requirements**

- The ground floor facing both Chestnut Avenue and North 12<sup>th</sup> Street contains 100 percent active functions.

**Roof line – Meets requirements**

- The principal roof line of the building will be flat, which is similar to that of surrounding buildings.

**Parking garages – Not applicable**

- There are no parking garages proposed as part of this project.

**ACCESS AND CIRCULATION**

**Pedestrian access – Meets requirements**

- There are clear and well-lit walkways at least four feet in width connecting the building entrances to the adjacent public sidewalks.

**Transit access – Not applicable**

- No transit shelters are proposed as part of this development.

**Vehicular access – Meets requirements**

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic. The on-site accessory parking lot contains 36 parking spaces. The parking lot can be accessed from both Chestnut Avenue and Linden Avenue. The curb cut on Chestnut Avenue allows for ingress and egress whereas the curb cut on Linden Avenue allows for ingress only.
- There are no public alleys adjacent to the site.
- The applicant is proposing to have one small loading space on the site. It is proposed to be located near the building entrance on the northwest corner of the site.
- There is no maximum impervious surface requirement in the B4C-1 Downtown Commercial District. According to the materials submitted by the applicant, 90 percent of the site will be impervious, while 67 percent of the existing site is impervious.

**LANDSCAPING AND SCREENING**

**General landscaping and screening – Not applicable**

- In the Downtown Districts, any building containing 50,000 square feet or more of gross floor area is exempt from the general landscaping and screening requirements.
- The applicant is proposing approximately 8,712 square feet of landscaping on site, or approximately 34 percent of the site not occupied by the building (see Table 3).

**Table 3. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	49,114 sq. ft.
<b>Building Footprint</b>	--	23,678 sq. ft.
<b>Remaining Lot Area</b>	--	25,436 sq. ft.
<b>Landscaping Required</b>	5,087 sq. ft.	8,712 sq. ft.
<b>Canopy Trees (1:500 sq. ft.)</b>	11 trees	9 trees
<b>Shrubs (1:100 sq. ft.)</b>	51 shrubs	338 shrubs

**Parking and loading landscaping and screening – Requires alternative compliance**

- The parking lot has frontage on both Chestnut Avenue and Linden Avenue. Between the parking lot and Chestnut Avenue there is a telecommunications tower and its associated base equipment. Between the parking lot and Linden Avenue there is between zero and four feet of landscaping. Alternative compliance is required.
- The applicant is not proposing any type of screening between the parking lot and Linden Avenue. CPED is recommending that a three-foot screen consisting of a masonry wall, fence, berm, hedge, or combination thereof that is at least 60 percent opaque be installed between the parking lot and Linden Avenue.
- There is at least one tree provided for each 25 linear feet, or fraction thereof, of parking or loading area frontage along Linden Avenue.
- Because the existing surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. All of the parking spaces are located more than 50 feet from an on-site deciduous tree. Alternative compliance is required.

**ADDITIONAL STANDARDS**

**Concrete curbs and wheel stops – Meets requirements**

- The parking lot is existing. The parking lot currently drains to a catch basin in Chestnut Avenue and will continue to do so after the building addition is complete.

**Site context – Meets requirements**

- There are no important elements of the city such as parks, greenways, significant buildings, and water bodies near the site that will be obstructed by the proposed building addition.
- This building should have minimal shadowing effects on public spaces and adjacent properties.
- The building has been designed with recesses and projections and canopies over the entryways which should help minimize wind effects on the surrounding area.

**Crime prevention through environmental design – Meets requirements**

- The site plan complies with crime prevention design elements as the principal entrances will be oriented towards the public sidewalks, walkways will direct people to and from the building entrances, there will be large windows on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks and there will be lights located near all of the building entrances and throughout the grounds.

**Historic preservation – Not applicable**

- This site is neither historically designated nor is it located in an historic district.

**2. Conformance with all applicable regulations of the zoning ordinance.**

The proposed use is permitted in the B4C-1 Downtown Commercial District.

**Off-street Parking and Loading – Meets requirements**

**Table 4. Vehicle Parking Requirements Per Use (Chapter 54I)**

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Residential Dwellings	0	--	0	27	36
Community Center	0	--	0	41	
	<b>0</b>	--	<b>0</b>	<b>68</b>	<b>36</b>

**Table 5. Bicycle Parking Requirements (Chapter 54I)**

Use	Minimum	Short-Term	Long-Term	Proposed
Residential Dwellings	9	--	Not less than 90%	50
Community Center	6	Not less than 50%	--	14
	<b>15</b>	<b>3</b>	<b>8</b>	<b>64</b>

**Table 6. Loading Requirements (Chapter 541)**

Use	Loading Requirement	Minimum Requirement	Proposed
Residential Dwellings	None	None	1 small
Community Center	Low	1 small	

**Building Bulk and Height – Meets requirements**

**Table 7. Building Bulk and Height Requirements**

	Code Requirement	Proposed
Lot Area	--	49,114 sq. ft. / 1.13 acres
Gross Floor Area	--	97,720 sq. ft.
Floor Area Ratio (Minimum)	Not applicable	1.99
Floor Area Ratio (Maximum)	4.0	
Building Height (Maximum)	Not applicable	5 stories or 60 ft.

**Lot Requirements – Meets requirements**

**Table 8. Lot Requirements Summary**

	Code Requirement	Proposed
Dwelling Units (DU)	--	17 DUs
Density (DU/acre)	--	15 DUs/acre
Lot Area (Minimum)	5,000 sq. ft.	49,114 sq. ft.
Impervious Surface Area (Maximum)	Not applicable	90%
Lot Coverage (Maximum)	Not applicable	48%
Lot Width (Maximum)	40 ft.	Between 112 ft. and 185 ft.

**Yard Requirements – Meets requirements**

**Table 1. Minimum Yard Requirements**

<b>Setback</b>	<b>Zoning District</b>	<b>Overriding Regulations</b>	<b>Total Requirement</b>	<b>Proposed</b>
<b>Front</b> (Chestnut Avenue)	0 ft.	--	0 ft.	Between 8.5 and 9.5 ft.
<b>Front</b> (Linden Avenue)	0 ft.	--	0 ft.	Between 6 and 63 ft.
<b>Corner Side</b> (North 12 <sup>th</sup> Street)	0 ft.	--	0 ft.	Between 1 and 36 ft.
<b>Interior side</b> (West)	13 ft.	--	15ft.	52 ft.

**Signs – Meets requirements**

- Signs are subject to the requirements of Chapter 543, On-Premise Signs. In the B4C zoning district there can be two-and-a-half square feet of signage for every one linear foot of primary building wall. Wall signs are limited to 120 square feet in size. Projecting signs are limited to 48 square feet in size. The maximum height of both wall signs and projecting signs is 28 feet. Freestanding monument signs are limited to 32 square feet in size and can be no taller than 8 feet. However, a freestanding monument sign shall not be allowed if the amount of signage exceeds two-and-a-half square feet of signage for every one foot of primary building wall. The zoning code limits the number of freestanding signs on a zoning lot to one.
- The applicant is proposing to have five wall signs located on the building. One near the principal entrance for the housing component and two near each of the entrances to the community center. All five of the signs meet the dimensional requirements of the zoning code.

**Screening of Mechanical Equipment – Meets requirements**

- There is existing mechanical equipment located on the roof of the building that will remain and there will be new mechanical equipment located on the roof of the building addition. All of the rooftop mechanical equipment will be screened with horizontal metal panels.
- There will also be mechanical equipment, including a generator and transformers located on the ground towards the west side of the building. The mechanical equipment will be screened by a six-foot tall cedar wood fence.

**Refuse Screening – Meets requirements**

- All refuse and recycling storage containers will be located within the building.

**Lighting – Meets requirements**

- The photometric plan that was submitted conforms to the standards of Chapter 535, Regulations of General Applicability.

**Fences – Meets requirements**

- The applicant is proposing to install a four-foot high decorative metal fence around the perimeter of the outdoor courtyard located on the east side of the building.

**Specific Development Standards – Not applicable**

**DP Downtown Parking Overlay District Standards – Meets requirements**

- The parking lot is existing. Minor modifications will be made to the parking lot including the reduction of six parking spaces.

**3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.**

*The Minneapolis Plan for Sustainable Growth* identifies the site as Transitional Industrial on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

**Urban Design Policy 10.1: Promote building designs and heights that enhance and complement the image and form of the Downtown skyline, provide transition to the edges of Downtown and protect the scale and quality in areas of distinctive physical or historical character.**

10.1.3 Building placement should allow light and air into the site and surrounding properties.

**Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.**

10.5.3 Large-scale, high-rise, multi-family residential development is more appropriate in the Downtown Minneapolis Growth Center.

**Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.**

10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.

10.6.2 Promote the preservation and enhancement of view corridors that focus attention on natural or built features, such as the Downtown skyline, landmark buildings, significant open spaces or bodies of water.

10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.

10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.

10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.

10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

**Urban Design Policy 10.17: Provide sufficient lighting to reflect community character, provide a comfortable environment in a northern city and promote environmentally friendly lighting systems.**

10.17.1 Provide high-quality lighting fixture designs that are appropriate to street types and land use, and that provide pedestrian friendly illumination, but minimize glare and dark sky conditions, and other unnecessary light pollution.

10.17.5 Integrate exterior building lighting design to attune with building designs and landscaping.

- 10.17.6 Provide sufficient lighting for better way-finding and safe circulation within and around a development.

**Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.**

- 10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.
- 10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.
- 10.19.3 Landscaped areas should include plant and tree types that address ecological function, including the interception and filtration of stormwater, reduction of the urban heat island effect, and preservation and restoration of natural amenities.
- 10.19.4 Landscaped areas should be maintained in accordance with Crime Prevention Through Environmental Design (CPTED) principles, to allow views into and out of the site, to preserve view corridors and to maintain sight lines at vehicular and pedestrian intersections.
- 10.19.5 Landscaping plans should be designed to facilitate future maintenance including the consideration of irrigation systems, drought and salt-resistant species, ongoing performance of storm water treatment practices, snow storage, access to sun, proximity to buildings, paved surfaces and overhead utilities.

#### **4. Conformance with applicable development plans or objectives adopted by the City Council.**

The City Council approved the *North Loop Small Area Plan* in 2010. In the plan, the future land use for this property is Transitional Industrial. The plan further breaks up the neighborhood into land use districts which provide further land use guidance. This site is located in the Lower Industrial district. In this district, the primary land use in the future should remain industrial with intermittent opportunities for residential and commercial. The plan calls for buildings between two and ten stories in height with an urban street frontage and direct access to the public sidewalk. Buildings should have a prominent front entrance and an abundant amount of windows. The proposed development is consistent with the principles and policies outlined in the *North Loop Small Area Plan*.

#### **5. Alternative compliance.**

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building placement.** The building addition will be located between eight-and-a-half and nine-and-a-half feet from the front property line along Chestnut Avenue and between one and 36 feet from the corner side property line along North 12<sup>th</sup> Street. Since the development proposal is to add a residential component to what is a primarily industrial area, the additional setback allows for landscaping which will provide a buffer between the building and the property lines. CPED is recommending that the City Planning Commission grant alternative compliance.

- **Blank walls.** There is one area of the building along Chestnut Avenue that will be over 25 feet in length and blank. The blank wall is located on the first floor of the building and is 28 feet in length. All of the proposed Nichiha material will be blue but will be both smooth and ribbed. In this area of the building the different textures of the Nichiha material will be installed in a random pattern which visually breaks up the overall length of the wall. CPED is recommending that the City Planning Commission grant alternative compliance.
- **Windows.** The project is in compliance with the minimum window requirement except on the first floor facing the on-site parking lot. There are no windows proposed along this side of the addition. There is currently a mural painted on the north end of the YouthLink building. The applicant has indicated that a new mural will be added to the building on the first floor facing the on-site parking lot. CPED is recommending that the City Planning Commission grant alternative compliance. In addition, CPED is recommending that a mural be painted on the first floor of the building facing the on-site parking lot.
- **Parking lot landscaping and screening.** The parking lot has frontage on both Chestnut Avenue and Linden Avenue. Between the parking lot and Chestnut Avenue there is a telecommunications tower and its associated base equipment. Between the parking lot and Linden Avenue there is between zero and four feet of landscaping. The parking lot is existing. Given the placement of the telecommunications tower and its associated base equipment there is not adequate room to add landscaping along Chestnut Avenue. On the Linden Avenue side of the parking lot there is between 12 and 17 feet of public right-of-way that is proposed to be grass. CPED is recommending that the City Planning Commission grant alternative compliance.
- **Distance to trees.** All of the parking spaces are located more than 50 feet from an on-site deciduous tree. However, the southerly nine parking spaces are located within 50 feet of off-site deciduous trees. The parking lot is existing. Minor modifications will be made to the parking lot including the reduction of six parking spaces. If the distance to trees requirement were to be met an additional four parking spaces would need to be removed. The parking lot is screened from Chestnut Avenue by the telecommunications tower and its associated base equipment and the parking lot will be screened from Linden Avenue with landscaping. The existing building and the proposed addition will screen the parking lot from North 12<sup>th</sup> Street. In addition, there will be nine deciduous trees, 338 shrubs and 515 perennials planted on the site. CPED is recommending that the City Planning Commission grant alternative compliance.

## PRELIMINARY PLAT

The Department of Community Planning and Economic Development has analyzed the application for a preliminary and final plat based on the following findings:

- 1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

The applicant is proposing to combine several platted lots and vacated right-of-way into one platted lot. The subdivision is in conformance with the design requirements of the land subdivision regulations.

### Zoning Ordinance:

The subdivision is in conformance with the design requirements of the zoning code.

### Comprehensive Plan:

The subdivision is in conformance with the policies of the comprehensive plan.

- The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The applicant is proposing to combine several platted lots and vacated right-of-way into one platted lot. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

- All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

The land intended for building can be used safely without endangering the users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.

- The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The parcel created by this application presents no foreseeable difficulties for development. No significant alterations to the land appear necessary.

- The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

The Department of Public Works has reviewed the preliminary plans and will review the final plans for compliance with standards related to drainage and sanitary system plans. The applicant will be required to continue to work closely with the Department of Public Works, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed and that the development complies with all city and other applicable requirements.

## VACATION

The applicant is proposing to vacate a portion of the North 12<sup>th</sup> Street street easement between Chestnut Avenue and Linden Avenue (Vacation 1649).

The area to be vacated is legally described as follows:

- Commencing at the northeast corner of Lot 1, Block 18, Wilson, Bell and Wagner's Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota; thence South 02 degrees 18 minutes 20 seconds West, assumed bearing, along the east line of said Lot 1 a distance of 0.65 feet to the point of beginning of the land to be described; thence South 85 degrees 42 minutes 22 seconds East 22.50 feet; thence Southeasterly 25.26 feet along a tangential curve concave to the southwest having a radius of 22.15 feet and a central angle of 65 degrees 20 minutes 09 seconds; thence South 20 degrees 22 minutes 14 seconds East, tangent to last described curve, 11.01 feet; thence South 14 degrees 33 minutes 58 seconds East 46.85 feet to the east right of way line of said 12th Street North; thence South 02 degrees 18 minutes 20 seconds West along said right of way line 15.25 feet; thence South 33 degrees 05 minutes 12

seconds West 117.24 feet to the east line of Lot 12 of said Block 18; thence North 02 degrees 18 minutes 20 seconds East along the east lines of said Lots 1 and 12 a distance of 185.34 feet to the point of beginning and there terminate.

**RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS.** The Department of Public Works has reviewed the vacation petition and recommends approval of the vacation. Of the utility companies that have responded, none have requested easements.

**FINDINGS.** The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated.

## FOR REZONINGS ONLY

### ZONING PLATE NUMBER. 13

### LEGAL DESCRIPTION.

For 41 12<sup>th</sup> Street North

Tract A

Lots 1, 2, 10, 11 and 12, except that part taken by the City of Minneapolis for Linden Avenue, and except the North 15 feet of said Lot 10, all in Block 18, Wilson, Bell & Wagner's Addition to Minneapolis, together with that part of Block 4, Harmon's Addition to Minneapolis, lying South of said Lots 10, 11 and 12 and North of Linden Avenue and East of the West line of said Lot 10, produced South, according to the plat thereof on file and of record in the office of the Registrar of Deeds in and for Hennepin County, Minnesota, except that part thereof which lies southeasterly on Line 1 described below:

Line 1

Beginning at a point on the east line of said Lot 12, distant 91 feet south of the northeast corner thereof, thence run southwesterly to a point on the south line of said Lot 12, distant 16 feet easterly of the southwest corner thereof, thence continue southwesterly on the last described course to an intersection with the southerly line of course to an intersection with the southerly line of Tract A hereinbefore described and there terminating. Hennepin County, Minnesota.

Tract B

Lot 3 and the North 15 feet of Lot 10, Block 18, Wilson, Bell and Wagner's Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

For Former 12<sup>th</sup> Street Right of Way

That part of 12<sup>th</sup> Street North described as follows:

Commencing at the northeast corner of Lot 1, Block 18, Wilson, Bell and Wagner's Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota; thence South 02 degrees 18 minutes 20 seconds West, assumed bearing, along the east line of said Lot 1 a distance of 0.65 feet to the point of beginning of the land to be described; thence South 85 degrees 42 minutes 22 seconds East 22.50 feet; thence Southeasterly 25.26 feet along a tangential curve concave to the southwest having a radius of 22.15 feet and a central angle of 65 degrees 20 minutes 09 seconds; thence South 20 degrees 22 minutes 14 seconds East, tangent to last described curve, 11.01 feet; thence South 14 degrees 33 minutes 58 seconds East 46.85 feet to the east right of way line of said 12<sup>th</sup> Street North; thence South 02 degrees 18 minutes 20 seconds West along said right of way line 15.25 feet; thence South 33 degrees 05 minutes 12 seconds West 117.24 feet to the east line of Lot 12 of said Block 18;

thence North 02 degrees 18 minutes 20 seconds East along the east lines of said Lots 1 and 12 a distance of 185.34 feet to the point of beginning and there terminate.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Project for Pride in Living, Inc. for the properties located at 41 North 12<sup>th</sup> Street:

### A. Rezoning.

Recommended motion: **Approve** the application to rezone the properties from the II Light Industrial District and B4C-I Downtown Commercial District to the B4C-I Downtown Commercial District.

### B. Site Plan Review.

Recommended motion: **Approve** the site plan review application for a new 47-unit residential building addition, subject to the following conditions:

1. All site improvements shall be completed by August 5, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. A three-foot screen consisting of a masonry wall, fence, berm, hedge, or combination thereof that is at least 60 percent opaque shall be installed between the parking lot and Linden Avenue.
4. A mural shall be painted on the first floor of the building facing the on-site parking lot.

### C. Preliminary Plat.

Recommended motion: **Approve** the preliminary and final Plat.

### D. Vacation of a portion of North 12th Street between Chestnut and Linden Avenues (Vac-1649).

Recommended motion: **Approve** the vacation of a portion of the North 12<sup>th</sup> Street street easement between Chestnut Avenue and Linden Avenue.

## ATTACHMENTS

1. PDR report
2. Project description
3. Vacation information
4. Subdivision information
5. Zoning map
6. Architectural and civil plans
7. Renderings
8. Photos
9. Correspondence