

Widmeier, Janelle A.

From: Christofferson, Bruce <Bruce.Christofferson@CO.RAMSEY.MN.US>
Sent: Monday, September 19, 2016 4:00 PM
To: janelle.widmeier@minneapolis.gov
Subject: September 19 Planning commission

Regarding CPM Properties requests for multiple exemptions to the City of Minneapolis zoning code.

My wife and I are long term residents of the Como neighborhood in Minneapolis. We will not be available to personally attend this evening's planning meeting. I have included four points for the planning committee to consider before making a decision regarding the variances requested for CPM's proposed project at the intersection of Como and 15th Avenue SE. Please include the following points into the meeting discussion.

1. Parking - Parking at the intersection of Como and 15th is already crowded. Adding the vehicles associated with 30 new rental units to the on street parking load is not fair to the residents of the area, the property owners that are complying with Minneapolis parking guidelines and the businesses at this intersection.
2. Storm water – Preliminary building plans do not provide area to allow rain water to infiltrate into the earth on this property. Storm water sewers will have to be sized to accommodate 10 year and 100 year rainwater amounts while servicing all of the existing structures. Can the city guarantee the existing storm water sewer system is sized adequately to handle major rain events for another ¼ acre of roof?
3. Transformer placement- Xcel requires 8 foot of space around power transformers for the safety of their service personnel. The variance request will encroach on public sidewalk space just to provide a safe working space for Xcel staff. Any service work on the transformer would require closing the sidewalk. Safety of pedestrians should not be placed at risk to allow easement of transformer placement.
4. SECA revitalization plan- The Southeast COMO Association has stressed the need to provide homes for more families in the neighborhood. Families that will become long term residents of Minneapolis. The 30 units proposed will not be suitable for raising families.

Other than increasing the tax base for this piece of property I do not see the proposed 30 unit apartment building will enhance livability for the City of Minneapolis. This request for development seems directed at only enhancing the developers. The zoning codes were established for reasons. This development does not provide a compelling reason to ignore multiple city codes.

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