



City Council

Sandy Colvin Roy

Council Member, Twelfth Ward

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July 24, 2006

David Crockett
5724 Beard Avenue South
Edina, MN 55410

RE: Olin Crossing Phase II (4912 E 54th St, 5363, 5367 and 5371
Minnehaha Avenue)

Dear Mr. Crockett:

I am writing to inform you of my concern regarding the plans for Olin Crossing Phase II as presented to the Minneapolis Planning Commission.

My concern is the density of your proposed project. Our zoning code, with applicable density bonuses, permits 33 units at this location with the current C2 zoning. The City Planning Commission approved your application for 43 units. After reviewing the record, I do not believe the required findings have been met to grant variances for a 23% increase in the minimum lot area per dwelling unit or the 19% increase in Floor Area Ratio (FAR).

I encourage you to use your team's creativity to make adjustments to the plan and present a 33 unit option at the appeal hearing before the Zoning and Planning Committee on Thursday, July 27, 2006.

I appreciate that the first phase of Olin Crossing was able to garner neighborhood support and to build further good will through the management's responsiveness to concerns that arose during construction. I really hope that Phase II can do as well.

Sincerely,

Sandy Colvin Roy
Council Member, Ward 12

Cc: Jamie Mathwig, Olin Development Inc.
Tina Sanz, Zoning and Planning Committee Clerk
Hilary Dvorak, CPED