



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

**Date:** April 10, 2008

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

**Referral to:** Zoning and Planning Committee

**Subject:** Phillip Broussard, on behalf of Karmel Village, LLC, has filed an appeal of the decision of the City Planning Commission in regard to the Karmel Village development located at 2848 Pleasant Avenue and 2825 Grand Avenue South. The appeal is associated with the decision of the City Planning Commission to approve the site plan review application with a condition of approval requiring that the entire addition be constructed out of brick.

**Recommendation:** At the March 17, 2008, City Planning Commission meeting seven of the ten Planning Commission members were present. All seven of the Planning Commissioners voted to approve the site plan review application with the condition that the exterior materials of the addition be brick to match the existing building.

**Ward:** 6

**Previous Directives:** Not applicable

Prepared by: Hilary Dvorak, Senior Planner Approved by: Jason Wittenberg, Planning Supervisor Presenters in Committee: Becca Farrar, Senior Planner
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### Community Impact

- Neighborhood Notification: Notice of the Planning Commission hearing was mailed on February 25, 2008, and notice of the appeal was mailed on March 31, 2008.
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: A 60-day extension letter was mailed on March 26, 2008, extending the 120-day decision period to June 20, 2008.

### Supporting Information

Phillip Broussard, on behalf of Karmel Village, LLC, has filed an appeal of the decision of the City Planning Commission in regard to the Karmel Village development located at 2848 Pleasant Avenue and 2825 Grand Avenue South. The appeal is associated with the decision of the City Planning Commission to approve the site plan review application with a condition of approval requiring that the entire addition be constructed out of brick. The original condition of approval from Planning Staff was that exterior materials of the addition be stucco and cement based siding.

The original staff report and the minutes from the March 17, 2008, City Planning Commission meetings are attached.

Department of Community Planning and Economic Development – Planning Division  
BZZ-3956

The appellant has stated that the decision is being appealed for several reasons. Please see the appellant's complete statement and reasons for the appeal that are attached.

- “The proposed development was in compliance with all Planning and Zoning requirements relating to exterior surface...”
- “Without notice to the applicant or an opportunity to be heard by the applicant and after public discussion was closed, a motion was brought to approve the site plan with the restrictions as set forth in the staff report.”
- “The applicant was not accorded due process as applicant was denied an opportunity to address the issues that were raised by the committee member's “change”.”

**Department of Community Planning and Economic Development – Planning Division**  
Site Plan Review  
BZZ-3956

**Date:** March 17, 2008

**Applicant:** Basim Sabri with Karmel Village, LLC

**Address of Property:** 2848 Pleasant Avenue and 2825 Grand Avenue South

**Project Name:** Karmel Village

**Contact Person and Phone:** Phillip Broussard with Architron, Ltd., (612) 331-0567, ext. 201

**Planning Staff and Phone:** Hilary Dvorak, (612) 673-2639

**Date Application Deemed Complete:** February 21, 2008

**End of 60-Day Decision Period:** April 21, 2008

**End of 120-Day Decision Period:** Not applicable for this application

**Ward:** 6      **Neighborhood Organization:** Whittier Alliance

**Existing Zoning:** R5, Multiple-family District

**Proposed Zoning:** Not applicable for this application

**Zoning Plate Number:** 25

**Legal Description:** Not applicable for this application

**Proposed Use:** 77-unit multiple-family residential development with enclosed parking

**Concurrent Review:**  
**Site plan review**

**Applicable zoning code provisions:** Chapter 530, Site Plan Review.

**Background:** The applicant submitted a conditional use permit and a site plan review application for a 92-unit residential development to the City of Minneapolis in 2007. The City Planning Commission reviewed these applications on December 3, 2008. At this meeting the Planning Commission approved a conditional use permit for 58 dwelling units and denied the site plan review application. The site plan review application was denied given that the reduced number of units approved would likely cause the entire plan to shift and not be relevant. The Planning Commission actions were appealed to the City Council. The Zoning & Planning committee forwarded the appeal to the full City Council without recommendation. At the City Council meeting on January 18, 2008, a conditional use permit for 77 dwelling units was approved. The City Council denied the site plan review application given that the reduced number of units approved would likely cause the entire plan to shift and not be relevant.

Since the City Council meeting in January of this year the applicant has revise the development plans to reflect a 77 unit residential building. Once again, the majority of the existing building will be rehabbed leaving a small portion of the building to be demolished. The area on the north side of the site where the existing building will be demolished a new 4-story addition will be constructed in its place.

The majority of the first floor of the building will be dedicated to enclosed parking. There will be habitable space lining the parking area along Grand Avenue South, the Midtown Greenway and the southern portion of the building along Pleasant Avenue. The northern portion of the building facing Pleasant Avenue is located in back of an existing 12-foot high brick wall that will remain on the property. The upper three levels of the building are primarily dedicated to dwelling units. The lower two levels of the building are proposed to be used for resident and building-wide storage. Although the lower two levels of the building are proposed to be used for storage there will be access to the Midtown Greenway from within the building for the residents.

The unit count ranges between two and five bedroom units. There will be 37-two bedroom units, 24-three bedroom units, seven-three bedroom units and nine-five bedroom units. For the 77 dwelling units there will be a total of 103 parking spaces provided on the site (1.33 spaces per unit).

There are common rooms found throughout the building. On the first and second floors there are two common areas, on the third floor there is one common area and on the fourth floor there are two common areas.

There are a series of green spaces located throughout the site. There are two at-grade green spaces on the site; one is located towards the interior of the building and the other is located on the north side of the building. In addition, there are several areas of the roof that will be green. On the fourth floor of the building one of the green roof areas will be used as an outdoor play area for children who live in the building.

As part of the approvals in 2004 a portion of the public alley was vacated and a new leg of the alley was approved to be built leading out towards Grand Avenue South. The alley was never reconfigured per

the approvals of the City Council. As part of this development the alley needs to be rebuilt per the City Council approvals in order for there to not be a dead-end alley on the block. As part of the Preliminary Development Review meeting with Public Works the Right-of-Way division has requested that the applicant provide an easement over the new portion of the alley that will become public right-of-way. In addition, when the alley was vacated the properties located at 2820 and 2826 Pleasant Avenue lost access to the alley as the western half of the alley reverted back to the subject property. As part of the vacation in 2004 the applicant at the time was going to provide an easement to the two adjacent property owners in order for them to maintain access to their properties. Again, this never occurred. The Planning Division is recommending that the applicant work with the adjacent property owners for purposes of providing an access easement to them.

### **SITE PLAN REVIEW**

#### **Findings as Required by the Minneapolis Zoning Code:**

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

#### **Section A: Conformance with Chapter 530 of Zoning Code**

##### **BUILDING PLACEMENT AND DESIGN:**

- **Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.**
- **First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.**
- **The area between the building and the lot line shall include amenities.**
- **The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.**
- **Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.**
- **For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.**
- **In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.**
- **Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.**

- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
  - Residential uses:
    - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) 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 as follows:
      - a. Windows shall be vertical in proportion.
      - b. Windows shall be distributed in a more or less even manner.
  - Nonresidential uses:
    - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) 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 as follows:
      - a. Windows shall be vertical in proportion.
      - b. Windows shall be distributed in a more or less even manner.
      - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
      - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
      - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
  - Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.
- Minimum window area shall be measured as indicated in section 530.120 of the zoning code.
- The form and pitch of roof lines shall be similar to surrounding buildings.
- Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway

**shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

**PLANNING DEPARTMENT RESPONSE:**

- The building reinforces the street wall, facilitates pedestrian access and maximizes natural surveillance. The majority of the existing building will remain after the building renovation is complete. Although there will be an addition added to the building the building facades along both Pleasant Avenue and Grand Avenue South will remain as will the 12-foot high brick wall along Pleasant Avenue. The addition will be constructed internally to the site but will be visible from surrounding properties as it will be four stories in height. The principal entrance leading into the building will be directly connected to the public sidewalk and there will be windows and balconies located along all levels of the building.
- The zoning code requires that the building be located within eight feet of the property line except where a greater yard is required by the zoning ordinance. In this case the properties to the north of the site along both Pleasant Avenue and Grand Avenue South are zoned residential and require a minimum setback of 15 feet and 16 feet respectively. The building addition along Pleasant Avenue South will be setback 15 feet and the building along Grand Avenue South is existing.
- The area in between the building addition and the front property line along Pleasant Avenue will be landscaped. Given that the 12-foot high brick wall is going to remain on the site none of the “front yard” will be visible from the street.
- The principal entrance to the building is oriented towards Pleasant Avenue.
- The majority of the parking for this development is located on the first floor of the building and is enclosed. However, there are six parking spaces located in the courtyard of the building that are for visitors.
- The exterior material of the existing building is brick and the exterior materials of the addition are proposed to be stucco and lap siding. To ensure that the proposed materials are of a durable nature the Planning Division is recommending that the lap siding be cement based.
- There are no areas of the existing building or the addition that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- At least 20 percent of the first floor of the building and at least 10 percent of the upper floors of the Pleasant Avenue, Grand Avenue South and the Midtown Greenway sides of the building are required to be windows. The analysis of the project’s compliance with these requirements follows:
  - Pleasant Avenue: the percentage of windows on the first floor facing the street is 31 percent and the percentage of windows on the first floor facing the existing 12-foot high brick wall is zero percent. In total, 12 percent of the first floor is windows. The percentage of windows on the second through fourth floors of the building is greater than 10 percent. The Planning Division is recommending that the Planning Commission grant alternative compliance to allow less than 20 percent windows on the first floor of the building. That portion of the building located in back of the existing brick wall is the exterior wall of the parking garage. In order to provide ventilation into the garage, louvers need to be inserted into the window openings instead of glass.
  - Grand Avenue South: the percentage of windows on the first floor is 26 percent and the percentage of windows on the second through fourth floors of the building is greater than 10 percent.

- Midtown Greenway: the percentage of windows on the first floor is 19 percent and the percentage of windows on the upper levels of the building is greater than 10 percent. The Planning Division is recommending that additional windows be added to the first floor of the building facing the Midtown Greenway so the percentage of windows exceeds 20 percent.
- The windows in the building are vertical in nature and are evenly distributed along the building walls.
- The principal roof line of the existing building is slightly pitched. The principal roof line of the addition will also have a slight pitch to it so it will match that of the existing building.

**ACCESS AND CIRCULATION:**

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

**PLANNING DEPARTMENT RESPONSE:**

- The principal entrance to the building will be connected to the public right-of-way via a walkway.
- No transit shelters are proposed as part of this development.
- The majority of the parking for this development is located on the first floor of the building and is enclosed. However, there are six parking spaces located in the courtyard of the building that are for visitors.
- As part of the approvals in 2004 a portion of the public alley was vacated and a new leg of the alley was approved to be built leading out towards Grand Avenue South. The alley was never reconfigured per the approvals of the City Council. As part of this development the alley needs to be rebuilt per the City Council approvals in order for there to not be a dead-end alley on the block. As part of the Preliminary Development Review meeting with Public Works the Right-of-Way division has requested that the applicant provide an easement over the new portion of the alley that will become public right-of-way. Although the applicant will own land on both the north and south sides of the new east-west alley there will not be direct access from the site to the public alley.
- There maximum impervious surface requirement in the R5 zoning district is 85 percent. According to the applicant's submittal materials 78 percent of the site is impervious.

**LANDSCAPING AND SCREENING:**

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
- **Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**

- **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
  - **A decorative fence.**
  - **A masonry wall.**
  - **A hedge.**
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plant, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

**PLANNING DEPARTMENT RESPONSE:**

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the site is 69,551 square feet. The footprint of the building 47,690 square feet. When you subtract the footprint from the lot size the resulting number is 21,861 square feet. Twenty percent of this number is 4,372 square feet. According to the applicant's landscaping plan there is 15,175 square feet of landscaping on the site or approximately 69 percent of the site not occupied by the building.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The minimum tree and shrub requirement for this site is nine and 44 respectfully. According to the applicant's submittal materials there will be seven canopy trees, nine ornamental trees and 290 shrubs planted on the site. The applicant is also proposing to plant eight additional canopy trees in the right-of-way. The Planning Division is recommending that the application plant two additional canopy trees on the site.
- The applicant is proposing to have a series of green roofs on the building. All of the green roofs will have shallow planting areas less than six inches in depth.
- There are no on-site parking areas to be landscaped and screened.

**ADDITIONAL STANDARDS:**

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
  - Natural surveillance and visibility
  - Lighting levels
  - Territorial reinforcement and space delineation
  - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

**PLANNING DEPARTMENT RESPONSE:**

- Stormwater runoff will be directed to the green spaces located on the site including the open yards north of the building and in the courtyard and the shallow planting areas on the roof of the building.
- The building and the building addition should not block views of important elements in the city.
- The building and the building addition should cast minimal shadows on surrounding properties. Please note that this building will not cast shadows on the Midtown Greenway as it is located on the north side of the trench.
- The building and the building addition should have minimal wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as the principal entrance will be connected to the public right-of-way, there are windows located along all sides of the building where people can see in and out and there will be lights located near all of the building entrances
- This site is neither historically designated nor located in a historic district. Please note that the Midtown Greenway is a nationally designated landmark.

**Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council**

**ZONING CODE:**

- **Use:** Residential uses over five dwelling units require a conditional use permit in the R5 zoning district.

- **Off-Street Parking and Loading:** In the R5 zoning district the zoning code requires 1.0 parking space per dwelling unit. For 77 dwelling units the parking requirement would be 77 spaces. The applicant is proposing to provide a total of 103 parking spaces on the site.
- **Maximum Floor Area:** The maximum FAR in the R5 zoning district is 2.0. The lot in question is 69,551 square feet in area. The applicant proposes a total of 109,363 square feet of gross floor area, an FAR of 1.57.
- **Building Height:** Building height in the R5 zoning district is limited to four stories or 56 feet. The applicant is proposing to construct a building that is four stories or 43 feet in height. Please note that the applicant is proposing to have a spire located on top of the building that when measured to the top will be 56 feet above grade.
- **Minimum Lot Area:** The minimum lot area per dwelling unit in the R5 zoning district is 900 square feet. With 77 proposed dwelling units on a lot of 69,551 square feet, the applicant proposes 903 square feet of lot area per dwelling unit.
- **Dwelling Units per Acre:** The site is 1.6 acres in size. There are 48 dwelling units per acre proposed on the site.
- **Yard Requirements:** The front yard setback along Pleasant Avenue is 15 feet and the front yard setback along Grand Avenue South is 16 feet. The north and south interior side yard setbacks are  $5+2x$ , where  $x$  equals the number of stories above the first floor. The resulting setback along these two sides of the building is 11 feet. All of the setbacks for this development are being met. Please note that the building is located at the south property line. Because this is an existing condition no variance is required.
- **Specific Development Standards:** There are no specific development standards for residential uses.
- **Hours of Operation:** Residential uses are not subject to hours of operation.
- **Signs:** Signs are subject to the requirements of Chapter 543 of the Zoning Code. Multiple-family buildings on sites larger than 40,000 square feet are allowed to have one wall sign not exceeding 32 square feet in size. The top of the sign can not be located more than 12 feet above the ground. On corner lots there may be two wall signs allowed. In addition to the wall sign, one freestanding sign not exceeding 32 square feet in size and not taller than 8 feet is allowed on the site. Either the wall sign or the freestanding sign, but not both, may be illuminated.

The applicant did not submit any sign information as part of the project submittal.

- **Refuse storage:** The applicant is proposing to locate a trash and recycling room on the first floor of the building.
- **Lighting:** A lighting plan showing footcandles was not submitted as part of the project submittal.

**MINNEAPOLIS PLAN:**

The site is located on the designated Midtown Greenway and one block north of West Lake Street which is a designated Commercial Corridor. According to the principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Support the development of residential dwellings of appropriate form and density (Policy 9.5).
- Expand the understanding of the role that urban density plays in improving business markets, increasing the feasibility of urban transit systems and encouraging the development of pedestrian-oriented services and open spaces (Implementation Step for Policy 9.5).
- Work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment (Policy 9.6).
- Promote urban design solutions for automobile parking facilities that reflect principle of traditional urban form (Policy 9.12).
- Minneapolis will encourage new development to use human scale design features and incorporate sunlight, privacy, and view elements into building and site designs (policy 9.16).
- Minneapolis will build on recent initiatives to use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open spaces and parks, on publicly owned and private land (Policy 9.17).

The Planning Division believes that this development is in compliance with the above policies of *The Minneapolis Plan*.

In the *Midtown Greenway Land Use and Development Plan* the site is called out as a high-density housing site ranging between 40 and 120 dwelling units per acre. In addition, the site is located in an Urban-Oriented development district which permits apartment buildings between three and five stories. The Planning Division believes that the proposed development is in conformance with the *Midtown Greenway Land Use and Development Plan*.

**ALTERNATIVE COMPLIANCE:**

- **The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:**
- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

**PLANNING DEPARTMENT RESPONSE:**

- **At least 20 percent of the first floor of the building and at least 10 percent of the upper floors of the building are required to be windows.** The percentage of windows on the first floor facing Pleasant Avenue is 31 percent and the percentage of windows on the first floor facing the existing 12-foot high brick wall is zero percent. In total, 12 percent of the first floor is windows. That portion of the building located in back of the existing brick wall is the exterior wall of the parking garage. In order to provide ventilation into the garage, louvers need to be inserted into the window openings instead of glass.

**RECOMMENDATIONS**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review for a 77-unit residential building located at 2848 Pleasant Avenue and 2825 Grand Avenue South subject to the following conditions:

1. The applicant shall dedicate an easement to the City of Minneapolis over the new portion of the alley that will become public right-of-way, as per Public Works specifications, prior to the issuance of any building permit.
2. The applicant shall negotiate an access easement with the adjacent property owners of 2820 and 2826 Pleasant Avenue, prior to the issuance of any building permits.
3. The exterior materials of the addition shall be stucco and cement based siding.
4. Additional windows shall be added to the first floor of the building facing the Midtown Greenway so the percentage of windows exceeds 20 percent as required by section 530.120(b)(1).
5. A total of nine canopy trees shall be planted on the site as required by section 530.160.
6. Any changes to the site plan as a result of Preliminary Development Review may result in another public hearing by the City Planning Commission if the Zoning Administrator deems such changes significant under sections 525.360 and 530.100 of the zoning code.
7. Approval of the final site, landscaping, lighting and elevation plans by the Community Planning and Economic Development Department – Planning Division.
8. All site improvements shall be completed by March 17, 2009, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

**Attachments:**

1. Project description
2. February 21, 2008, e-mail to Council Member Lilligren and the Whittier Alliance
3. Zoning Map
4. Civil plans, site plan, landscaping plans, floor plans and elevations
5. Hennepin County Oblique Aerials of the site
6. Photographs of the site and surrounding area