Department of Community Planning and Economic Development – Planning Division
Rezoning, Conditional Use Permits, Variances, Site Plan Review, Plat & Vacations
BZZ – 3613, PL-214, Vac-1525 & Vac-1526

Date: August 27, 2007

Applicant: Children's Hospitals & Clinics

Address of Property: Properties east of Chicago Avenue: 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East and properties west of Chicago Avenue: 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East

Project Name: Children's Hospitals & Clinics—Hospital Expansion

Contact Person and Phone: Steve Dorgan, (612) 373-0287

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: July 30, 2007

End of 60-Day Decision Period: September 28, 2007

End of 120-Day Decision Period: On August 3, 2007, staff sent the applicant a letter extending the decision period no later than November 27, 2007.

Ward: 6 and 9 **Neighborhood Organization:** Phillips West and Midtown Phillips

Existing Zoning: OR2 High Density Office Residence District and OR3 Institutional Office Residence District

Proposed Zoning: OR3

Zoning Plate Number: 20

Legal Description of the Properties to be Rezoned: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1, "Hawkins 2nd Addition to Minneapolis", according to the recorded plat thereof, said Hennepin County, together with those parts of the vacated alley which accrued to said Lots by reason of said vacation,

Together with:

Lots 25, 26, 28, 29, 30 and 31, Auditor's Subdivision Number 212, according to the recorded plat thereof, said Hennepin County, together with those parts of the vacated alley which accrued to said lots by reason of said vacation.

Proposed Use: Planned unit development for a hospital including a new ambulatory care center and parking facility.

Concurrent Review:

Petition to rezone the properties located at 2508-2550 Chicago Ave, 2515-2543 Columbus Ave and 720-724 26th St E from OR2 to OR3 (these properties are located west of Chicago Ave).

Conditional use permit for a planned unit development to allow an expansion of a hospital.

Conditional use permit to allow a parking facility.

Variance to reduce the front yard along 25th St E from 15 feet to 0 feet to allow a 11-story building addition, an oxygen tank, and two mechanical grills (exhaust vents).

Variance to reduce the front yard along the east side of Chicago Ave from 15 feet to 13 feet to allow an addition and to 0 feet to allow a skyway and two 23 foot wide walkways for the existing hospital building.

Variance to reduce the interior side yard on the south side of the existing hospital building from 25 feet to 10.5 feet to allow an addition.

Variance to reduce the front yard along the west side of Chicago Ave from 15 feet to 4 feet to allow a new ambulatory care center and to 0 feet to allow a skyway and two 23 foot wide walkways.

Variance to reduce the interior side yard from 17 feet to 5 feet adjacent to 2500 Chicago Avenue to allow a new ambulatory care center.

Variance to reduce the rear yard adjacent to the property of 2501 Columbus Ave (Messiah Evangelical Lutheran Church) from 17 feet to 1.5 feet to allow an ambulatory care center.

Variance to reduce the front yard along Columbus Avenue from 15 feet to 1 foot to allow a parking facility.

Variance to reduce the corner side yard along 26th St E from 14 feet to 0 feet to allow a parking facility has been **withdrawn** by the applicant.

Variance to reduce the interior side yard along the north property line from 11 feet to 5 feet to allow a parking facility.

Variances to allow a drop-off area between the building and the street on the east and west side of Chicago Ave.

Variance to increase the maximum building lot coverage allowed from 70% to 80.5%.

Variance to increase the maximum impervious surface coverage allowed from 85% to 86.2%.

Site plan review.

Preliminary plat.

Alley vacation on the block west of Chicago Avenue between 25th and 26th Street East.

City of Minneapolis easement vacation (over former Elliot Ave) between 25th and 26th Street.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments; Chapter 525, Article VII, Conditional Use Permits; Chapter 525, Article IX Variances, specifically Section 525.520(1) "to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations.", Section 525.520(8) "to permit parking that cannot comply with the location requirements for on-site parking, as specified in Chapter 537, Accessory Uses and Structures, and Chapter 541, Off-Street Parking and Loading." and Section 525.520(15) "to vary the maximum lot coverage and impervious surface coverage requirements"; Chapter 527, Planned Unit Development; Chapter 530, Site Plan Review; and Chapter 598, Land Subdivision.

Background: Children's Hospitals and Clinics propose to expand their facilities in a multi-phased development proposal. The existing campus is located on the super-block bound by Chicago Avenue, 25th Street, 10th Avenue and 26th Street. Expansions on the existing campus include a nine-floor bed tower addition with a new emergency room and ambulance entrance on the first floor (north expansion), a 3- and 4-level addition with a Mother and Baby hospital (south expansion), and a 2- to 5-level addition with a new hospital lobby (west expansion). The hospital campus is proposed to be expanded to the block bound by Chicago Avenue, 26th Street, Columbus Avenue and 25th Street where a new ambulatory care center (ACC) with a below-grade loading dock and a new parking ramp with 778 spaces and would be constructed. A skyway and tunnel would link the two sides of the campus across Chicago Avenue.

In December of 2003, Children's Hospital received approvals from the Planning Commission to expand the hospital including a 6-floor, 50,000 square foot building addition and expansion of the parking ramp. The approvals included a variance to reduce the required front yard along 25th Street from 15 feet to 2.5 feet to allow the parking ramp expansion.

The Heritage Preservation Commission (HPC) is currently reviewing an application for demolition of a historic resource for the structure originally used as a church located at the property of 724 East 26th Street. The structure would need to be demolished in order to construct the parking ramp as proposed. The HPC first reviewed the application at its June 26th meeting and continued it to the August 21st meeting with the condition that the applicant provide additional information before the commission makes a decision. This staff report was written before the August 21st meeting had occurred.

The hospital is part of a network of health- and medical-related facilities concentrated mostly on Chicago Avenue called the Minneapolis Lifesciences Corridor. The corridor is a partnership of physicians, researchers, health and medical institutions, and the City of Minneapolis, working to advance health, improve research and technology, increase educational and economic development opportunities, and develop strong community-business partnerships among those working and living along the corridor.[1]

Reconstruction of Chicago Avenue is proposed for 2011. Children's Hospital has been corresponding with Public Works about the street design. Although the design is not final, the site plan is reflective of recent information provided by Public Works.

A PUD requires a conditional use permit (CUP) in the OR3 district. A parking facility is also a conditional use in the OR3 district. If the conditional use permits are approved, the actions must be recorded with Hennepin County as required by state law.

[1] Minneapolis Lifesciences Corridor. Overview. (accessed August 7, 2007). http://www.mplslifesciences.org/index.html

The proposed additions to the existing hospital, east of Chicago Avenue, would extend into the required periphery yards. Along Chicago Avenue, a 15 foot front yard is required. A portion of the addition adjacent to Chicago Avenue would extend into the yard two feet. The skyway would also extend into the yard. Two 23 foot wide walkways leading to the main entrance are proposed as well. The maximum width allowed is 8 feet. Along 25th Street, a 15 foot front yard is also required. The bed tower addition would be built up to the north property line. Between the parking ramp and the 25th Street right-of-way, the applicant is proposing to locate two mechanical grills, two oxygen tanks and other mechanical equipment in the required yard. An interior side yard is required along the south property line. The minimum interior side yard requirement is equal to 5+2x, where x is equal to the number of stories above the first floor. Therefore the minimum interior side yard requirement is 25 feet. Adjacent to the Abbott Northwestern medical office building located at 2545 Chicago Avenue, the building addition would be set back 10 feet. Variances are required to allow the proposed locations of the building additions and other obstructions.

The proposed ambulatory care center, west of Chicago Avenue, would not comply with all periphery yard requirements. Along Chicago Avenue, a 15 foot front yard is required. The ACC would be setback 4 feet from the front lot line. The skyway would extend into the front yard. Two 23 foot wide walkways leading to the main entrance are proposed as well. The maximum width allowed for a walkway is 8 feet. An interior side yard is required along the north property line and a rear yard is also required along the west property line adjacent to the Messiah Evangelical Lutheran Church for the ACC. The minimum interior side yard and rear yard requirement is equal to 5+2x, where x is equal to the number of stories above the first floor. Therefore the minimum interior side and rear yard requirement is 17 feet. The building would be set back 5 feet along the north (interior side) property line and it would be set back 1.5 feet from the west (rear) property line. Variances are required to reduce these yard requirements.

The proposed parking facility would not comply with all periphery yard requirements as well. Along Columbus Avenue, a 15 foot front yard is required. The parking facility would be setback 1 foot at the closest point from the front lot line. An interior side yard is required on the north side of the parking facility. The minimum interior side yard requirement is equal to 5+2x, where x is equal to the number of stories above the first floor. Because the parking facility would be 4-stories, an 11 foot interior side yard is required. The applicant is proposing a 5 foot setback between the parking facility and the north property line. Variances are required to reduce these yard requirements.

In office residence districts, off-street parking areas are not allowed to be located between the principal building and the front lot line. The applicant is proposing to locate two drop-off areas, one on the east and one on the west side of Chicago Avenue. Variances are required to allow the drop-areas between the building and the street.

Not more than 70 percent of a zoning lot can be covered by buildings in the OR3 district. On the proposed lot size of 379,791 square feet, 265,853.7 square feet of building coverage is allowed. The proposed building foot print area is 305,672 square feet or 80.5 percent of the lot area. Not more than 85 percent of a zoning lot can be impervious surfaces. The total amount of impervious surfaces

proposed exceeds 85 percent of the lot area. Variances are required to increase the lot coverage and impervious surface. At the time notices were sent out for the public hearing, the project included 327,211 square feet impervious surface or 86.2 percent of the lot area. Since then the plans were revised and the impervious surface has increased to 331,807 square feet or 87.4 percent of the lot area. The increase in impervious surface from 86.2 percent to 87.4 percent cannot be allowed unless a new public notice is mailed out (the required noticing period before a public hearing is 21 calendar days).

A site plan review is required for any new principal non-residential building, any addition exceeding 1,000 square feet to a non-residential building, and parking facilities with 10 or more parking spaces.

A plat or registered land survey is required as part of any application for planned unit development approval. The applicant is proposing to do a plat. Please note that none of the proposed platted lots can be separated from the PUD without amending the conditional use permit.

The proposed buildings and additions are located over public right-of-way. The alley on the block west of Chicago Avenue between 25th and 26th Street East must be vacated in order to allow the ACC and the parking facility. Also, the City of Minneapolis easement vacation (over former Elliot Ave) between 25th and 26th Street must be vacated to allow the north and south additions to the hospital.

Children's Hospitals and Clinics are working on completing a Travel Demand Management Plan (TDMP) to determine the traffic impacts on the surrounding area and the parking needs of the hospital expansion. The draft has been reviewed and some minor changes are required. However, enough information was provided to use it for the purposes of this report.

The threshold for requiring a mandatory Environmental Assessment Worksheet (EAW) is 400,000 square feet of new gross floor area (GFA) within a 5-year period. The GFA from the proposed expansion and the GFA from expansions in the last 5-years equals 396,999 square feet. Although the proposed expansion would not trigger the EAW, future expansions in the next few years would require an EAW if the threshold is met.

Correspondence from the Phillips West Neighborhood Organization was received and is attached to this report. Staff will forward additional comments, if any are received, at the City Planning Commission meeting.

REZONING: Petition to rezone the properties located at 2508-2550 Chicago Ave, 2515-2543 Columbus Ave and 720-724 26th St E from OR2 to OR3 (these properties are located west of Chicago Ave).

Findings as required by the Minneapolis Zoning Code for the rezoning petition:

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

The site is adjacent to Chicago Avenue, which is designated as a community corridor by *The Minneapolis Plan*. The site is also located in a designated growth center. A growth center accommodates different scales and intensity of employment generating uses, which can coexist alongside housing and a mix of other activities. The employment generating uses in this growth center include the Wells Fargo Home Mortgage campus, commercial uses on Lake Street, Allina and Children's Hospitals, and the Midtown Exchange. The proposed rezoning would allow for the expansion of an employment generating use.

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

The proposed district would allow for institutional uses that would generate more employment in an area designated as a growth center. 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.

Those properties proposed to be rezoned are located south of a church and a commercial building located in the OR2 district. These are the only properties on the block that are not proposed to be rezoned. Directly across Columbus Avenue to the west, the properties are zoned OR2. An office building, a community center, and a funeral home are located on these properties. To the south and across 26th Street, residential uses are located in the OR2 district. The existing Children's Hospital campus is located on the east side of Chicago Avenue and is zoned OR3. The proposed OR3 district would allow for institutional uses that would generate more employment in an area designated as a growth center. The OR3 district allows 24-hour operations for a hospital. Rezoning from OR2 to OR3 would also increase the allowed building bulk. The maximum floor area ratio would increase from 2.5 to 3.5 and the maximum height would increase from 4 stories and 56 feet to 6 stories and 84 feet. The rezoning could create conflicts with nearby residences if development is not designed to reflect the surrounding residential properties.

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 OR2 district does not allow colleges, universities, or hospitals that would be allowed in the OR3 district. Because the properties are located in a growth center, institutional uses would be an appropriate use of the land if appropriate transitions are provided between the institution and the surrounding properties. The amendment is in the public interest and not solely in the interest of the property owner.

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.

In the last several years, development has occurred on the Abbott Northwestern and Children's Hospital campuses. Also, the former Sears building was redeveloped into the Midtown Exchange, a mixed-use development.

CONDITIONAL USE PERMIT: for a planned unit development to allow the expansion of a hospital.

Findings as required by the Minneapolis Zoning Code for the conditional use permit:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The planned unit development would include the expansion of the existing hospital building, a new ambulatory center and a new parking facility. The proposed drop-off areas and mid-block pedestrian crossing on Chicago Avenue could negatively impact pedestrian safety by increasing conflicts between vehicles and pedestrians. The main entrances for the hospital and the ambulatory care center are proposed at the middle of the block on Chicago Avenue. A drop-off area is located between each entrance and the street. The drop-off areas are mirror images, each with two curb cuts and located directly across from each other. A mid-block pedestrian crossing is proposed north of the drop-off areas. The proposal encourages pedestrians to cross in the middle of the block rather than at the street intersections where traffic signals are provided. Although a crossing is allowed, Planning and Public Works staff do not believe that providing an actuated flasher would make the mid-block crossing safe. A drop-off area currently exists in front of the hospital on Chicago Avenue. Through an existing access easement, the drop-off area is accessed from 2545 Chicago Avenue. Staff encourages the applicant to connect the drop-off area entrance with the entrance at 2545 Chicago Avenue and to modify the existing access easement to reduce the number of curb cuts on Chicago Avenue. The rest of the development proposal should not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

Relocation of the loading dock area to the new ACC with access from 26th Street would reduce truck traffic on 25th Street, primarily a residential street. A space for the MRI unit would be accessed from 25th Street. The applicant has indicated that it would only use the space two to three times a year. The ambulance entrance would be relocated to 25th Street. Although the entrance would be used approximately ten to twelve times a day, the applicant has indicated that lights and sirens are used only once or twice a month and does not believe they would ever be used more than four times a month. Most of the ambulance trips are inter-facility transfers rather than site trauma cases. Staff believes the location of the ambulance entrance should not negatively impact the adjacent residences if the lights and sirens are used no more than four times a month. The shadow study submitted by the applicant indicates that 25th Street and the residential properties on the north side of the street east of Chicago Avenue would be impacted by shadowing during the winter months during the midday hours. To reduce the impacts of shadowing of the residential properties, floors four and above of the bed tower addition would be set back 20 feet from the lot line along 25th Street. A new helipad would be located on top of the bed tower addition. Children's currently uses the Abbott-Northwestern helipad and transports patients through the buildings to Children's Hospital. Children's patients would now be brought directly to Children's Hospital.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The site is served by existing infrastructure. Vehicle access would be from Chicago Avenue, 25th Street and 26th Street. The Public Works Department will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The parking requirement for a hospital is based on a traffic study conducted by the applicant. A travel demand management (TDMP) has been reviewed for the planned unit development. Currently, 1,228 parking spaces are provided on-site. To accommodate the building additions over former Elliot Avenue, surface parking areas would be removed and several parking areas in the existing ramps would be reconfigured. Therefore the number of parking spaces on the existing campus would be reduced by 212 spaces. The new parking facility would replace those spaces. Not including the spaces that would be displaced on the existing campus, the applicant is proposing to provide 566 spaces for the new construction totaling 417,436 square feet of floor area (note: this calculation includes basement floor area, which is not included when calculating GFA for the purposes of the EAW threshold and maximum FAR). The number of full-time employees is expected to increase by 150 as a result of the expansion. The number of hospital beds would increase by 33 for a total of 226 beds in the hospital. The draft TDMP indicated that the proposed amount of parking would meet the demand of the development. Measures the

applicant would take to encourage use of alternative forms of transportation include multimodal transit and transit use discounts and rewards, secure bicycle parking and locker rooms for bikers and free parking for motorcycles. The site is also near two bus transit routes.

Planning and Public Works share concerns about potential impacts of the mid-block drop-off areas. The TDMP indicates that southbound Chicago Avenue thru traffic at the 26th Street intersection will queue northward beyond the entrances of the drop-off areas during peak periods. This queuing is expected to impact the circulation operations, degrading service to the hospital and to Chicago Avenue. Furthermore, vehicles making a left turn into the drop-off areas do not have exclusive lanes and may serve to further impact Chicago Avenue traffic flow.

5. Is consistent with the applicable policies of the comprehensive plan.

The Minneapolis Plan identified the area around the site as a growth center. A growth center accommodates different scales and intensity of employment generating uses, which can coexist alongside housing and a mix of other activities. The employment generating uses in this growth center include the Wells Fargo Home Mortgage campus, commercial uses on Lake Street, Allina and Children's Hospitals, and the Midtown Exchange. According to the principles and policies outlined in the plan, the following apply to this proposal:

3.4 Minneapolis will create a Growth Center plan for the South Phillips area, similar to the Downtown 2010 plan which would guide decisions and investment in the area, recognizing the contributions from existing plans and planning processes.

Applicable Implementation Step

Support the contribution of Wells Fargo, Allina Health Systems hospitals and other neighborhood institutions to the city and the neighborhoods adjacent to them.

Staff comment: Children's Hospital currently employs 1,685 full-time employees (in employee calculations, part-time employees are counted at 0.5 full-time employees). The expansion of the hospital would result in 150 additional full-time employees. The City Council adopted the *Phillips/Central/Powderhorn Park Small Area Plan* in 1997. The plan recognizes that Children's Hospital is an employment generating use; however, it does not make land use recommendations and does not provide any guidance for expanding neighborhood institutions beyond their existing boundaries. It does specify that "Future construction will be encouraged to incorporate design considerations and reduce the massive scale of buildings at the edges of institutional properties."

4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridors streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.

Staff comment: Chicago Avenue is designated as a community corridor. The plan states that "[community corridors] support limited commercial uses, which are measured against their impacts on residential character, such as the production of fumes or noise or negative aesthetics. Design and development along these streets is oriented towards the pedestrian experience."

Along Chicago Avenue, landscaping would be provided between the buildings and the sidewalk. Also, a large amount of windows would be provided.

9.6 Minneapolis will work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment.

Applicable Implementation Steps

Facilitate the location of new economic activity (office, research and development, and related light manufacturing) that takes advantage of environmental amenities and co-exists with neighbors in mixed-use environments.

Promote the use of progressive design guidelines and street-oriented building alignments to maximize compatibility with surrounding neighborhoods.

9.7 Minneapolis will work with institutional partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

Applicable Implementation Steps

Concentrate the greatest density and height in the interior of institutional campuses.

Develop building forms on the edges of institutional property which are most reflective of neighboring properties.

9.12 Minneapolis will promote design solutions for automobile parking facilities that reflect principles of traditional urban form.

9.15 Minneapolis will protect residential areas from the negative impact of non-residential uses by providing appropriate transitions between different land uses.

Applicable Implementation Steps

Provide appropriate physical transition and separation using green space, setbacks or orientation between residential and nonresidential uses.

Encourage site planning for new developments that orients the “back” of proposed buildings to the “back” of existing development.

Require screening and buffering for new developments next to residential areas.

Promote quality design and building orientation of commercial and industrial development that is appropriate with the surrounding neighborhoods.

Mitigate, through screening and buffering, limiting the size and scale of a building, and a business' hours of operation, the effects of commercial properties on residential areas.

9.16 Minneapolis will encourage new development to use human scale design features and incorporate sunlight, privacy, and view elements into building and site designs.

Applicable Implementation Step

Encourage the design of all new buildings to fulfill light, privacy and view requirements for the subject building as well as for adjacent buildings.

Staff comment: In large part, the density and height would be focused at the interior of the campus. The proposed buildings are similar in scale to the buildings on the Abbott-Northwestern campus. The increased height requested by the applicant should not have a significant effect on surrounding properties and public spaces. Windows would be provided on all sides of the new construction. Where the structures do not fully comply with yard requirements, the applicant is proposing to provide enhanced landscaping. The oxygen tanks and other mechanical equipment adjacent to 25th Street would be screened to reduce the visual impact on the nearby residential properties. Staff is recommending that the north wall of the parking ramp adjacent to 25th Street be designed to look like a building.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

With the approval of the rezoning, conditional use permits, the variances, the site plan review, the plat and the vacations, the project will be in conformance with the zoning code.

Through the planned unit development, the applicant is requesting exceptions to the following standards of the zoning code:

The applicant is requesting that the planning commission authorize an increase in the maximum building height, the number of proposed parking spaces, and a master sign plan. Exceptions to these zoning regulations may be authorized only upon the Planning Commission finding that the PUD includes adequate site amenities to address any adverse effects of the exception.

Building Height: Building height in the OR3 district is limited to six stories or 84 feet, whichever is less. The height of the bed tower addition would be 11 stories and 133 feet. The height of the west expansion of the hospital would be seven stories and 73 feet. The height of the ambulatory care center would be seven stories and 78 feet. Although the bed tower would only have nine floors and the ambulatory care center would only have five floors, the buildings are taller by definition of story in the zoning code. A story is defined as that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or 14 feet, whichever is less. Because several floors would exceed 14 feet, the number of stories is greater than the number of floors. Please note, the measurements of 133 feet for the bed tower addition and 78 feet for the ACC are to the top of the parapet of the highest level and does not include the stair and elevator towers.

The shadow study submitted by the applicant indicates that 25th Street and the residential properties on the north side of the street east of Chicago Avenue would be impacted by shadowing during the winter months during the midday hours. It also indicates that shadowing of Chicago Avenue would increase. The property of 2500 Chicago Avenue, north of the proposed ACC, would have less access to light as well. The Abbott northwestern medical office building 2545 Chicago Avenue and the Abbott-Northwestern Hospital are located south of the Children's Hospital campus. The office building has 7 floors. The height of the Abbott Northwestern hospital buildings range from one- to six-floors. The residential structures in the immediate area are mostly two-stories in height. To reduce the impacts of shadowing of the residential properties, floors four and above of the bed tower addition would be set back 20 feet from the lot line along 25th Street. The proposed height should not impede any views of landmark buildings, significant open spaces or water bodies.

Section 527.140(b) authorizes the Planning Commission to grant exceptions to the building height limitations of a district for the purpose of promoting an integrated project that provides additional site amenities. The applicant is proposing to relocate their loading facility which currently has access from a primarily residential street, provide off-street bicycle parking, and more trees and shrubs than required by the site plan review section of the zoning code. The applicant has also committed to providing a green roof on the ACC to address water detention and heat generation and would be visible from the bed tower on the east side of Chicago Avenue. The applicant has indicated that the green roof would be an extensive system with a minimum of four inches of soil and an irrigation system. Staff believes that these amenities adequately address the adverse impacts of allowing the increased height a green perimeter is established around the entire campus including Chicago Avenue. Where the setbacks do not comply with yard requirements, enhanced landscaping should be provided.

Parking: Section 527.180 authorizes the Planning Commission to determine the number of off-street parking spaces required upon consideration the parking requirements specified in Chapter 541 for the individual uses within the planned unit development, the nature of the uses and population served, documentation supplied by the applicant regarding the actual parking demand for the proposed use, the potential for shared parking, and the use of alternative forms of transportation.

A hospital is the principal use of the PUD. The minimum parking requirement for a hospital is as approved by the conditional use permit based on a parking study of the institution, but not less than one space per three beds. A travel demand management (TDMP) has been reviewed for the planned unit development. Currently, 1,228 parking spaces are provided on-site. To accommodate the building additions over former Elliot Avenue, surface parking areas would be removed and several parking areas in the existing ramps would be reconfigured. Therefore the number of parking spaces on the existing campus would be reduced by 212 spaces. The new parking facility would replace those spaces. Not including the spaces that would be displaced on the existing campus, the applicant is proposing to provide 566 spaces for the new construction totaling 417,436 square feet of floor area. The number of full-time employees is expected to increase by 150 as a result of the expansion. The number of hospital beds would increase by 33 for a total of 226 beds in the hospital. The draft TDMP, based on the existing demand for parking, indicated that the proposed amount of parking would meet the demand of the development. Measures the applicant would take to encourage use of other forms of transportation include multimodal transit and transit use discounts and rewards, secure bicycle parking and locker rooms for bikers and free parking for motorcycles. The site is also near two bus transit routes.

Signs: Section 527.170 requires that all signs in a planned unit development comply with a master sign plan that is considered and approved with the development plan. It also authorizes the Planning Commission to grant exceptions to Chapter 543, On-Premise Signs.

Signage for nonresidential uses in the OR3 district is governed by Table 543-2 of the zoning code. The applicant's signage plan shows eight wall signs and seven monument signs. The size and height of the walls signs would comply with the OR3 district wall sign requirements. Likewise, the monument signs would comply with the size and height requirements of the OR3 district. The sign regulations do not limit the number of allowed walls signs; however, the number of monument signs are limited to one per zoning lot. Staff believes it is reasonable to allow seven monument signs due to the large size of the campus provided all lighted signs are either internally or externally lit. Back-lighted signs are

commercial in character and not reflective of the surrounding residential properties. Internal lighting is defined by the zoning code as a light source contained within the sign cabinet that illuminates by directing light onto the sign surface, or that illuminates only the letters of the sign copy, and which is not back-lighting (where a light shines through a translucent sign face).

Additional Findings Required For Planned Unit Developments:

In addition to the conditional use permit standards contained in Chapter 525, Administration and Enforcement, before approval of a planned unit development the city planning commission also shall find:

1. That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

a. The character of the uses in the proposed planned unit development, including in the case of a planned residential development the variety of housing types and their relationship to other site elements and to surrounding development.

For the most part, the density and height would be focused at the interior of the campus. The proposed buildings are similar in scale to the buildings on the Abbott-Northwestern campus. The increased height requested by the applicant should not have a significant effect on surrounding properties and public spaces. Windows would be provided on all sides of the new construction. Where the structures do not fully comply with yard requirements, the applicant is proposing to provide enhanced landscaping. The oxygen tanks and other mechanical equipment adjacent to 25th Street would be screened to reduce the visual impact on the nearby residential properties. Staff is recommending that the north wall of the parking ramp adjacent to 25th Street be designed to look like a building.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access and availability of transit alternatives.

The parking requirement for a hospital is based on a traffic study conducted by the applicant. A travel demand management (TDMP) has been reviewed for the planned unit development. Currently, 1,228 parking spaces are provided on-site. To accommodate the building additions over former Elliot Avenue, surface parking areas would be removed and several parking areas in the existing ramps would be reconfigured. Therefore the number of parking spaces on the existing campus would be reduced by 212 spaces. The new parking facility would replace those spaces. Not including the spaces that would be displaced on the existing campus, the applicant is proposing to provide 566 spaces for the new construction totaling 417,436 square feet of floor area. The number of full-time employees is expected to increase by 150 as a result of the expansion. The number of hospital beds would increase by 33 for a total of 226 beds in the hospital. The draft TDMP indicated that the proposed amount of parking would meet the demand of the development. Measures the applicant would take to encourage use of alternative forms of

transportation include multimodal transit and transit use discounts and rewards, secure bicycle parking and locker rooms for bikers and free parking for motorcycles. The site is also near two bus transit routes.

Planning and Public Works share concerns about potential impacts of the mid-block drop-off areas. The TDMP indicates that southbound Chicago Avenue thru traffic at the 26th Street intersection will queue northward beyond the entrances of the drop-off areas during peak periods. This queuing is expected to impact the circulation operations, degrading service to the hospital and to Chicago Avenue. Furthermore, vehicles making a left turn into the drop-off areas do not have exclusive lanes and may serve to further impact Chicago Avenue traffic flow.

The below grade loading area would be accessed from 26th Street. The new location should have less of an impact on pedestrians and adjacent residential properties because all maneuvering would occur within the building instead of on the street.

Walkways would connect all main entrances to the public sidewalks. On 26th Street, Public Works is requiring an eight foot wide sidewalk and a 10-foot wide boulevard. Currently, no boulevard exists on 26th Street.

c. The site amenities of the proposed planned unit development, including the location and functions of open space and the preservation or restoration of the natural environment or historic features.

Amenities proposed by the applicant include relocating their loading facilities which currently has access from and requires maneuvering in a primarily residential street, providing secure off-street bicycle parking for employees and visitors, and providing more trees and shrubs than required by the site plan review section of the zoning code. Although the site does not comply with the impervious surface requirements of the OR3 district, the applicant has also committed to providing a green roof on the ACC to address water detention and heat generation and would be visible from the bed tower on the east side of Chicago Avenue. The applicant has indicated that the green roof would be an extensive system with a minimum of four inches of soil and an irrigation system. The difference between the maximum amount of impervious surface allowed and what is proposed is approximately 9,000 square feet. Staff is recommending that the green roof be at least 9,000 square feet in area and encourages the applicant to install an intensive green roof system. In the public green space south of the ACC, the applicant has indicated that benches and a gateway sculpture would be provided.

d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.

For the most part, the density and height would be focused at the interior of the campus. The proposed buildings are similar in scale to the buildings on the Abbott-Northwestern

campus. The increased height requested by the applicant should not have a significant effect on surrounding properties and public spaces. Windows would be provided on all sides of the new construction. Where the structures do not fully comply with yard requirements, the applicant is proposing to provide enhanced landscaping. The oxygen tanks and other mechanical equipment adjacent to 25th Street would be screened to reduce the visual impact on the nearby residential properties. Staff is recommending that the north wall of the parking ramp adjacent to 25th Street be designed to look like a building. To tie the appearance of the new ambulatory care center and parking facility in with the existing buildings, the applicant is encouraged incorporate colored glass panels west of Chicago Avenue similar to those in the elevator tower east of Chicago Avenue.

e. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.

The Public Works Department has not indicated concerns about the capacity of the public infrastructure in relation to this project. A stormwater management plan is required for the project, which will be reviewed by the Public Works Department.

2. That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.

Please refer to the preliminary registered land survey section of this report.

CONDITIONAL USE PERMIT: to allow a parking facility.

Findings as required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The use should not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The Messiah Evangelical Lutheran Church is located north of the proposed ramp. Residential uses are located south of 26th Street. An office building, a community center, and a funeral home are located directly west on the other side of Columbus Avenue. The applicant is requesting to

vary the required yards along the west and north property lines. Staff is recommending approval of the variances with the condition that the applicant provide yards with enhanced landscaping around the perimeter of the ramp, including a green, living wall on the west elevation, to provide a transition to the surrounding properties. The passenger vehicle and loading dock entrances and exits for the ramp are located on 26th Street, a one-way street with access to 35W. The ramp would be open to the public. The facility could be used by other properties in the area that are also in need of parking. With enhanced landscaping around the perimeter of the ramp, a 778-space parking facility should have little effect on surrounding properties.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The site is served by existing infrastructure. Vehicle access would be from 26th Street. The Public Works Department will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The parking requirement for a hospital is based on a traffic study conducted by the applicant. A travel demand management (TDMP) has been reviewed for the planned unit development. Currently, 1,228 parking spaces are provided on-site. To accommodate the building additions over former Elliot Avenue, surface parking areas would be removed and several parking areas in the existing ramps would be reconfigured. Therefore the number of parking spaces on the existing campus would be reduced by 212 spaces. The new parking facility would replace those spaces. Not including the spaces that would be displaced on the existing campus, the applicant is proposing to provide 566 spaces for the new construction totaling 417,436 square feet of floor area. The number of full-time employees is expected to increase by 150 as a result of the expansion. The number of hospital beds would increase by 33 for a total of 226 beds in the hospital. The draft TDMP indicated that the proposed amount of parking would meet the demand of the development. Measures the applicant would take to encourage use of alternative forms of transportation include multimodal transit and transit use discounts and rewards, secure bicycle parking and locker rooms for bikers and free parking for motorcycles. The site is also near two bus transit routes.

5. Is consistent with the applicable policies of the comprehensive plan.

Please see finding number 5 under the conditional use permit for the planned unit development section of this report.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

With the approval of the rezoning, conditional use permits, variances, site plan review, plat, and the alley vacation, the use will be in conformance with the zoning code.

VARIANCE: 1) to reduce the front yard along 25th St E from 15 feet to 0 feet to allow a 11-story building addition, an oxygen tank, and two mechanical grills (exhaust vents); **2)** to reduce the front yard along the east side of Chicago Ave from 15 feet to 13 feet to allow an addition and to 0 feet to allow a skyway and two 23-foot wide walkways for the existing hospital building; and **3)** to reduce the interior side yard on the south side of the existing hospital building from 25 feet to 10.5 feet to allow an addition.

Findings as required by the Minneapolis Zoning Code:

1. The property can not be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

Variance to reduce the front yard along 25th Street: A 15 foot front yard is required along 25th Street. The applicant is proposing 0 foot setback for a building addition, oxygen tanks and equipment, and mechanical grills. The existing hospital building is setback 0 feet along 25th Street. The part of the building located in the required yard has two floors and is 34 feet in height. The part of the addition that would be located in the front yard would have three floors and would be 47 feet in height. The upper floors of the addition would not be located in the required yard. The applicant has indicated that the placement of the oxygen tanks is due to a number of National Fire Protection Association regulations. For example, one regulation calls for the physical connection for the liquid oxygen delivery trucks to be within a 10-foot distance to enable the personnel to watch both the pressure gauge on the truck, thereby requiring the entire truck to also be located on the property while connected to the tanks. The applicant has stated that liquid oxygen delivery has typically occurred every 3 to 4 weeks. To minimize the visual impacts for the residential properties across the street, a screen would be provided for the oxygen tanks that would allow air intake required by regulation. The mechanical grills would also be screened by walls. The requests are reasonable if the mechanical equipment is sufficiently screened.

Variance to reduce the front yard along Chicago Avenue: Along Chicago Avenue, a 15 foot front yard is required. A portion of the building addition would extend two feet into the yard. The proposed skyway that would extend over Chicago Avenue connecting to the new ambulatory care center also requires a variance. The closest part of the existing hospital building is set back just under 15 feet from the front lot line. The Abbott northwestern office building to the south is set back approximately 19 feet. The proposed setback would maintain an open space between the building and the street characteristic of residences along Chicago Avenue. The skyway and wider walkways would better accommodate the pedestrian traffic on a large institutional campus. The request is reasonable.

Variance to reduce the interior side yard: A 25 foot interior side yard is required along the south property line. Adjacent to the Abbott northwestern medical office building, the 2-level building addition would be set back 10.5 feet from the lot line. The 9-story elevator tower on this side of the building is located 8 feet from the side lot line. The proposed setback for the addition is reasonable.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

Variance to reduce the front yard along 25th Street: The proposed setback is consistent with the existing setback of the hospital. The location of the existing buildings and oxygen tank regulations limit where the mechanical equipment can be located. The circumstances are unique to the property and have not been created by the applicant.

Variance to reduce the front yard along Chicago Avenue: Most of the building addition would comply with the yard requirement because the arched design of the addition. The hospital is a large institutional use that needs to accommodate a high amount of pedestrian traffic to, from and within the campus. The skyway would connect the hospital to the new ambulatory care center providing efficient access to both sides of the campus. The wider walkways provide sufficient area for patients and employees to gain access to and emphasize the main entrance. These circumstances are unique to very large institutional uses.

Variance to reduce the interior side yard: The 9-story elevator tower on this side of the building is located 8 feet from the side lot line. Also, Children's has a vehicle access easement with the Abbott northwestern property owner over a portion of the area between the Abbott northwestern office building and the south property line of the subject site. These circumstances are unique to the property.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses.

Variance to reduce the front yard requirement along 25th Street: The proposed setback is consistent with the existing set back of the hospital. A screen would be provided that would allow air intake required to comply with these regulations and would minimize the visual impact for the residential properties located across the street. The mechanical grills would also be screened by walls. The granting of the variances should have little effect on the surrounding properties and are in keeping with the intent of the ordinance provided the mechanical equipment is sufficiently screened.

Variance to reduce the front yard along Chicago Avenue: The proposed setback would still maintain an open space between the building and the street characteristic of residences along Chicago Avenue. Because hospital buildings would be located on both sides of the street and no residential structures are located on this block of Chicago Avenue, the skyway and walkways would not be out of character and should have little affect on surrounding properties.

Variance to reduce the interior side yard: The hospital use is compatible with the medical office building. The buildings are separated by a driveway and drop-off area preserved by an access easement. Also, the 9-story elevator tower on this side of the building is located 8 feet from the side lot line.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

Variances to reduce the front yard along 25th Street and Chicago Avenue and to reduce the interior side yard: The granting of the variances should not affect public safety or increase congestion in the public streets.

VARIANCE: To reduce the yard requirements to allow the ambulatory care center, specifically **1)** to reduce the front yard along the west side of Chicago Ave from 15 feet to 4 feet to allow the building and to 0 feet to allow a skyway and two 23-foot wide walkways; **2)** to reduce the interior side yard from 17 feet to 5 feet adjacent to 731 25th Street East to allow the building; and **3)** to reduce the rear yard adjacent to the property of 2501 Columbus Ave (Messiah Evangelical Lutheran Church) from 17 feet to 1.5 feet to allow the building.

Findings as required by the Minneapolis Zoning Code:

1. The property can not be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

Variance to reduce the front yard: A 15 foot front yard is required along Chicago Avenue. The applicant is proposing 4 foot yard to the new ACC. A one-story nonresidential is adjacent to the site and the only other structure on the block. It is built up to the front lot line. The applicant has indicated that the 124 foot depth of the ACC is necessary to accommodate market demand for a minimum floor plate area of 20,000 square feet in a "racetrack" configuration, which includes four 6-foot wide corridors with a 12 feet deep exam room on each side. Because the adjacent structure is built up to the lot line, the request is reasonable.

Variance to reduce the interior side yard and rear yard: A 17-foot wide interior side yard is required along the north property line and a 17-foot rear yard is required along the west property line. The applicant is proposing to set the building back 5 feet from the north property line and 1.5 feet from the west property line shared with the Messiah Evangelical Lutheran Church property. The building would be adjacent to the church parking lot and a nonresidential building and its parking lot. The request is reasonable.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

Variance to reduce the front yard: The adjacent building is built up to the lot line along Chicago Avenue. The circumstances are unique to the property and have not been created by the applicant.

Variance to reduce the interior side yard and rear yard: The building would be adjacent to two parking lots for nonresidential uses. The adjacent nonresidential building at 2500 Chicago Avenue is built up to the south lot line and does not contain openings. These circumstances have not been created by the applicant.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses.

Variance to reduce the front yard: Chicago Avenue is a community corridor. Landscaping between structures, both residential and nonresidential, is typical along the corridor. Landscaping would be provided between the building and the front lot line. The granting of the variances should have little effect on the surrounding properties and are in keeping with the intent of the ordinance.

Variance to reduce the interior side yard and rear yard: The building would be adjacent to two parking lots and a nonresidential structure. The yard would be landscaped to enhance the buffer. The building would be set back far enough from the north lot line for the building code to allow openings in the wall. The granting of the variance should have little effect on the adjacent properties.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

Variance to reduce the front, interior side and rear yard requirements: The granting of the variances should not affect public safety or increase congestion in the public streets.

VARIANCE: To reduce the yard requirements for the new parking facility, specifically **1)** to reduce the front yard along Columbus Avenue from 15 feet to 1 foot; **2)** to reduce the corner side yard along 26th St E from 14 feet to 0 feet (**withdrawn**); and **3)** to reduce the interior side yard along the north property line from 11 feet to 5 feet.

Findings as required by the Minneapolis Zoning Code:

1. The property can not be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

Variance to reduce the front yard: A 15-foot front yard is required along Columbus Avenue. At its closest setback, the ramp would be 1 foot away from the front lot line (north end). At the south end, the ramp would be setback 5 feet because the width of the lot varies. A funeral home, an office and a community center are located across the street. Columbus Avenue is a secondary street in relation to Chicago Avenue, one block to the east, and Park Avenue, one block to the west. To mitigate the loss of greenspace, the applicant is proposing to incorporate a living, green wall on the Columbus Avenue façade. Because of the nature of the street and a living green wall would be provided, the request is reasonable.

Variance to reduce the interior side yard: A 11-foot wide interior side yard is required along the north property line. The applicant is proposing to provide a 5-foot wide yard. The ramp would be adjacent to a parking lot of a nonresidential property providing separation from the adjacent nonresidential structure. The request is reasonable.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

Variance to reduce the front yard: The width of the lot varies. Columbus Avenue is a secondary street in relation to Chicago Avenue, one block to the east, and Park Avenue, one block to the west. Nonresidential uses are located across the street. The circumstances are unique to the property and have not been created by the applicant.

Variance to reduce the interior side yard: The building would be adjacent to a parking lot of a nonresidential property. These circumstances have not been created by the applicant.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses.

Variance to reduce the front yard requirement: To mitigate the loss of greenspace, the applicant is proposing to incorporate a living, green wall on the Columbus Avenue façade. The granting of the variances should have little effect on the surrounding properties and are in keeping with the intent of the ordinance with the green living wall.

Variance to reduce the interior side yard: The ramp would be adjacent to a parking lot of a nonresidential property providing separation from the adjacent nonresidential structure. Also, the yard would be landscaped to enhance the buffer. The ramp would be set back far enough for the building code to allow openings on each floor of the ramp wall. The granting of the variance should have little effect on the adjacent property.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

Variance to reduce the front yard and interior side yard: The granting of the variances should not affect public safety or increase congestion in the public streets.

VARIANCE: to allow a drop-off area between the building and the street on the east and west side of Chicago Ave.

Findings as required by the Minneapolis Zoning Code:

1. The property can not be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

The applicant is proposing to locate a drop-off area with temporary parking between the building and the front lot line on both sides of Chicago Avenue. The drop-off areas would be adjacent to the main public entrances. Parking between a building and a street is not allowed in the office residence districts. A drop-off area exists in front of the hospital on Chicago Avenue. Through an existing access easement, the drop-off area is accessed from 2545 Chicago Avenue. A new drop-off area would replace the existing one when the west addition to the hospital is constructed. The applicant has indicated that employees and visitors without parking needs utilize the drop-off area. The draft TDMP estimates that 30 entering and 30 exiting trips would occur in the PM peak-hour at each drop-off area. The requests are reasonable.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

The existing hospital building and site layout limits where a drop-off area could be located. Although the ambulatory care center would be entirely new construction, the building and drop-off area would be located where they would be the most efficient extension of the existing campus. The circumstances are unique to the property.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

Restrictions on the location of parking areas in office residential areas are established to ensure compatibility between parking areas and residential uses and maintain the residential character of the districts. The proposed drop-off areas would be situated in recessed areas of the buildings. They would not likely have a substantial visual impact because they would be in a semi-sheltered location on the interior of the block. They would also be screened and landscaped. The drop-off areas should have little impact on surrounding properties.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

The drop-off areas would be located between the main entrance of each building and the street. The drop-off areas are mirror images, each with two curb cuts and located directly across from each other. A mid-block pedestrian crossing is proposed north of the drop-off areas. Staff is concerned that the proposed layout and number of curb cuts would negatively affect pedestrian safety. As previously mentioned, a drop-off area exists in front of the hospital on Chicago Avenue. Through an existing access easement, the drop-off area is accessed from 2545 Chicago Avenue. Staff encourages the applicant to connect the drop-off area entrance with the entrance at 2545 Chicago Avenue and to modify the existing access easement to reduce the number of curb cuts on Chicago Avenue.

VARIANCE: 1) to increase the maximum building lot coverage allowed from 70% to 80.5% and **2)** to increase the maximum impervious surface coverage allowed from 85% to 86.2%.

Findings as required by the Minneapolis Zoning Code:

1. The property can not be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

Building lot coverage: Not more than 70 percent of a zoning lot can be covered by buildings in the OR3 district. On the proposed lot size of 379,791 square feet, 265,853.7 square feet of building coverage is allowed. The proposed building foot print area is 305,672 square feet or 80.5 percent of the lot area. Please note that cantilevered portions of the building are included in the building coverage calculations. To comply with the requirement, approximately 39,800 square feet of footprint area would need to be eliminated. The hospital is a large interconnected campus. The high density and large building coverage is reasonable if it is concentrated, to a large degree, at the interior of the site and not along the streets.

Impervious surface variance: The maximum impervious surface coverage allowed in the OR2 district is 85 percent. The total amount of impervious surfaces proposed exceeds 85 percent of the lot area. With 86.2 percent of the site proposed as impervious surface, approximately 4,550 square feet of additional pervious surfaces would need to be provided to comply with the district requirement. The buildings would cover 80.5 percent of the site. The remaining 5.7 percent of impervious surface is from walkways, surface parking areas and driveways. Excessive amounts of impervious surface are not proposed in the development. The request to increase the amount of impervious surface to 86.2 percent is reasonable.

Please note: At the time notices were sent out for the public hearing, the project included 327,211 square feet impervious surface or 86.2 percent of the lot area. Since then the plans were revised and the impervious surface has increased to 331,807 square feet or 87.4 percent of the lot area. The increase in impervious surface from 86.2 percent to 87.4 percent cannot be allowed unless a new public notice is mailed out (the required noticing period before a public hearing is 21 calendar days). Therefore the recommendation is to approve only 86.2 percent.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

Building lot coverage: The expansion of the hospital would span three city blocks. The existing and proposed development must be connected for the hospital to function efficiently. The existing layout of buildings limits where expansion can occur.

Impervious surface variance: The buildings would account for almost all of the impervious surface. The existing campus is highly impervious. These circumstances are unique.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

Building lot coverage: The maximum lot coverage requirements are established to preserve open space in residential districts. Granting the variance would be in keeping with the intent of the ordinance and should not significantly alter the character of the area if green yards with enhanced landscaping are provided around the perimeter of the campus and adjacent to all streets.

Impervious surface variance: The maximum impervious surface requirements are established to provide a number of benefits from landscaping such as buffers between uses, on-site retention of stormwater, and preserving the residential character of an area. The proposed use as well as the adjacent uses is nonresidential. Where the buildings do not comply with the yard requirements, the applicant would provide enhanced landscaping. The stormwater on the west side of Chicago Avenue would be contained in a stormtrap below the drop-off area. Also, the applicant has stated they will install a green roof on the new ACC to address water detention and heat generation. The green roof would be an extensive system with a minimum of four inches of soil and an irrigation system. The difference between the maximum amount of impervious surface allowed and what is proposed is approximately 9,000 square feet. As part of the PUD recommendation, staff is recommending that the green roof be at least 9,000 square feet in area. The applicant is also encouraged to install an intensive green roof system. Although providing the required amount of pervious surfaces has many benefits, granting the variance would likely have little effect on the surrounding properties.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

Building lot coverage and impervious surface: The granting of the variances should not affect public safety or increase congestion in the public streets.

SITE PLAN REVIEW

Findings as required by the Minneapolis Zoning Code for the site plan review:

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.)

<u>Section A: Conformance with Chapter 530 of Zoning Code</u>

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.

  f. 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.**

Conformance with above requirements:

Main entrances for the hospital and the ambulatory care center would face Chicago Avenue. Walkways would lead to all entrances from the public sidewalk as well. An abundant amount of windows would be provided on all sides of the buildings to allow for natural surveillance and visibility. The first floor of all buildings would be within eight feet of the front lot line or setback as required by the district, except where the drop-off areas would be located between the hospital and the ambulatory care center. The applicant is requesting variances to allow the drop-off areas between the buildings and the street. Staff is recommending approval of the variances.

To reinforce the street wall where the drop-off areas are located staff is recommending that the applicant provide a decorative fence or wall with durable materials that is three feet in height. Providing a wall would also fulfill the screening requirements of a parking area.

Except where the drop-off areas would be located, landscaping would be located between the building and lot lines. The applicant would provide landscaping between the drop-off areas and the sidewalk.

All buildings would have a main entrance facing a street.

The majority of the parking would be enclosed within the parking ramps. A surface parking area would be located at the interior of the site under the southern hospital addition.

The walls of the south and west hospital expansion would not contain any blank walls exceeding 25 feet in width. Part of the first and second floor walls between the ambulance entrance and the parking ramp entrance of the north expansion fronting 25th Street would be blank for more than 25 feet. Staff believes that it is feasible to add windows or other architectural details to comply with this requirement and does not believe alternative compliance is warranted. The walls of the ACC would not contain any blank walls exceeding 25 feet in width, except on the third through fifth levels of the south elevation of stair/elevator tower. The walls would 30 feet wide. An abundant amount of windows are provided on the rest of the south elevation. Staff believes alternative compliance is warranted.

To divide the hospital and ambulatory care center into smaller, identifiable sections, recesses and projections, multiple entrances, windows and other architectural features have been incorporated. Along Columbus Avenue, the parking ramp would not contain any recesses, projections, or other architectural elements to significantly break up its 416 foot length. Because projections or recesses cannot be added without further encroaching into the front yard or making parking sizes nonconforming, staff is recommending that the applicant incorporate additional exterior materials and vary the height of the parapet wall.

The primary exterior materials of all proposed construction would primarily be pre-cast concrete panels and glass. These materials are durable.

Plain face concrete block would not be used as a primary exterior building material.

All sides of the buildings would be compatible.

Architectural details such as canopies, recesses in the building and surrounded by windows, would be used to emphasize the importance of the principal entrances. All required windows would be vertical in proportion and distributed in a fairly even manner. The applicant has not identified the light transmittance ratio of the windows on the first floor. The floor plan also does not indicate if the proposed windows would be blocked by interior fixtures. Staff is recommending that all windows are clear or lightly tinted with a light transmittance ratio of 0.6 or greater and that views are maintained into and out of the windows. Thirty percent of the first floor walls that face a street or on-site parking lot must be windows. Ten percent of the walls

above the first floor that face a street or on-site parking lot must be windows. On the ambulatory care center, the east and south elevations are subject to the minimum window requirements. The amount of windows proposed on all floors of the ACC would greatly exceed 30 percent. The north, south and east elevations of the hospital additions are subject the minimum window requirements. All walls of the additions would greatly exceed the minimum requirements, except the first floor wall of the north expansion (facing 25th Street). Thirty percent of the wall area is approximately 262 square feet. The windows proposed on the addition are not within 4 feet of the ground, therefore they do not count towards the minimum requirement. However, the existing north elevation of the hospital is predominantly windows and provides more than 30 percent windows for the total length of the north elevation. For this reason, staff is recommending that the planning commission grant alternative compliance.

The roofs on the building would be flat. Buildings that are located in this cluster of medical related uses also have flat roofs.

The elevations provided by the applicant indicate that the exterior of the parking garage would not be dominated by sloped floors and vehicles would be screened from view. Two of the parking garage walls face streets, 26th Avenue and Columbus Avenue. The stair case at the Columbus Avenue and 26th Street intersection is encased in a sheet of glass. Granite would be used as the exterior material at the base of the ramp. A living green wall would be located on the west elevation. The plans indicate that a screen would cover openings on the first level. Staff is recommending that the screens are decorative and that chain link not be used. Active uses have not been incorporated on the first floor. Although not shown on the plans, the applicant has indicated that they will provide a sculpture in the open green space south of the ACC. Staff believes providing public art in the proposed green space is an acceptable alternative to requiring active uses or display windows on the first floor of the ramp. As part of the approvals granted by the planning commission in 2003, a variance was granted to allow the expansion of the parking ramp (adjacent to the proposed north expansion of the hospital) subject to the condition that the elevation facing 25th Street be designed to look like a building. This requirement was not implemented. Improvements to this elevation are not proposed as part of this development. Staff is recommending that additional architectural details are provided to mask the appearance of the parking garage and screens the vehicles from view.

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.**

Conformance with above requirements:

Walkways at least four feet in width are proposed from the public sidewalk and parking areas to the building entrances.

A transit shelter is currently located on the northwest corner of the Chicago Avenue and 26th Street intersection. A shelter is also located at the northeast corner of the 25th Street and Chicago Avenue intersection.

Residential uses are located south of 26th Street between Columbus and Chicago Avenue. The loading dock would be relocated to the ACC with access from 26th Street. All maneuvering would occur within the building. Residential uses are also located north of 25th Street. A space for the MRI unit would be accessed from 25th Street. The applicant has indicated that it would only use the space two to three times a year. The ambulance entrance would be relocated to 25th Street. Although the entrance would be used approximately ten to twelve times a day, the applicant has indicated that lights and sirens are used only once or twice a month and does not believe they would ever be used more than four times a month. Most of the ambulance trips are interfacility transfers rather than site trauma cases. Staff believes the location of the ambulance entrance should not negatively impact the adjacent residences if the lights and sirens are used no more than four times a month. The proposed access and circulation for the parking ramps and loading area should not increase conflicts with pedestrians and nearby residential properties. The drop-off areas could increase conflicts with pedestrians. Staff is concerned that the proposed layout and number of curb cuts would negatively affect pedestrian safety. Queuing from the 26th Street intersection may also impact the crossing. As previously mentioned, a drop-off area exists in front of the hospital on Chicago Avenue. Through an existing access easement, the drop-off area is accessed from 2545 Chicago Avenue. Staff encourages the applicant to connect the drop-off area entrance with the entrance at 2545 Chicago Avenue and to modify the existing access easement to reduce the number of curb cuts on Chicago Avenue.

If the alley is vacated, there would be no alleys adjacent to the site. The loading dock is currently accessed from 25th Street, a residential corridor. The applicant is proposing to relocate the loading dock and providing access from 26th Street, a through-way corridor.

The applicant has applied for a variance to increase the maximum amount of impervious surface. Although not counted toward the maximum impervious surface requirement, the applicant has committed to installation of a green roof on the ACC. Excessive amounts of impervious surface are not proposed in the development.

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 plants, 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.**

Conformance with above requirements:

The zoning code requires that a least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is 379,791 square feet. The building footprint would be 294,798 square feet. The lot area minus the building footprints therefore consists of approximately 84,993 square feet. At least 20 percent of the net site area (approximately 16,998 square feet) must be landscaped. The applicant's landscape plan proposes to landscape 47,984 square feet, which far exceeds the minimum requirement. Although not counted toward the minimum landscaping requirement, the applicant has committed to installation of a green roof on the ACC.

The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 34 and 170 respectively. The applicant is also proposing to provide 52 canopy trees, 348 shrubs, and perennials gardens on-site. Additional trees, shrubs and perennials are proposed in the right-of-way and adjacent properties south of the existing hospital building.

A 15-foot front yard is required along Chicago Avenue. Between the drop-off areas and the street, a 30-foot landscaped yard is proposed on both sides of the street.

Screening that is 3 feet in height and at least 60 percent opaque is also required between the drop-off areas and the street. The applicant is proposing perennial gardens in these areas. To reinforce the street wall, staff has recommended that the applicant provide a decorative, 3-foot high fence with durable materials. This recommendation also applies to this requirement.

Trees are required to be provided for every 25 feet of parking area lot frontage. Three canopy trees would be required in each landscaped yard adjacent to Chicago Avenue. Trees are not shown in this area. Staff is recommending that the required number of trees are provided and that alternative compliance not be granted.

The landscape plan indicates that areas of the parking lot that are unavailable for parking or vehicle circulation would be landscaped.

Turf would cover all areas that are not paved or landscaped, with the exception of where crushed stone is proposed adjacent the west side of Chicago Avenue. Crushed stone is not a permitted surfacing material in a required front yard. Further the maximum width allowed for walkways is 8 feet. Staff is recommending that the applicant use decorative pavers for walkways in this area and that the walkway widths comply with the code requirement. All other areas shall be landscaped with plants.

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.**

Conformance with above requirements:

Continuous six inch by six inch concrete curbing is required around the surface parking areas unless on-site filtration of stormwater is practical. The type of curbing is not indicated. It appears that some filtration is feasible in the landscaped areas between the proposed curb cuts for the drop-off areas. Staff is recommending that the applicant provide discontinuous curbing as practical in these locations.

The new construction should not block or impede the views of any important elements of the city.

Shadowing on public spaces and adjacent properties from the buildings should not have a large impact.

Wind currents should not be a major concern. Along Chicago Avenue, the buildings would be set back with shrubs and trees located between them and the lot lines.

The site design provides natural surveillance and visibility with windows on all sides of the building. The proposal controls and guides to movement on the site with clearly defined walkways. Landscaping should not impede views into and out of the site. Security measures would include close circuit television throughout the interior and exterior of the buildings and ramps, three to four full-time security officers, and controlled access points at all buildings.

The site and existing structures not locally designated. The Heritage Preservation Commission (HPC) is currently reviewing an application for demolition of a historic resource for the structure originally used as a church located at the property of 724 East 26th Street. The structure would need to be demolished in order to construct the parking ramp as proposed. The HPC first reviewed the application at its June 26th meeting and continued it to the August 21st meeting with the condition that the applicant provide additional information before the commission makes a decision. At the time this staff report was written, the August 21st meeting had not occurred.

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: Planned unit developments, hospitals, and parking facilities are conditional uses in the OR3 district.

Parking and Loading: The parking requirement for a planned unit development is as approved by the conditional use permit. A hospital is the principal use of the PUD. The minimum parking requirement for a hospital is as approved by the conditional use permit based on a parking study of the institution, but not less than one space per three beds. Staff is recommending that the planning commission approve the number of parking spaces proposed.

The minimum loading requirement for the hospital is four large loading spaces. The applicant would provide four large spaces and two small spaces.

In office residence districts, off-street parking areas are not allowed to be located between the principal building and the front lot line. The applicant is proposing to locate two drop-off areas along Chicago Avenue. Staff is recommending approval of the variances.

Maximum Floor Area: The lot area, according to the applicant, is 379,791 square feet. The maximum FAR allowed is 3.5. The proposed floor area is a total of 646,709 square feet, which is an FAR of 1.7.

Minimum Lot Area: As previously noted, the overall lot has 379,791 square feet (8.72 acres). The minimum area required for a PUD is 2 acres.

Height: Building height in the OR3 district is limited to six stories or 84 feet, whichever is less. The height of the bed tower addition would be 12 stories and 133 feet. The height of the ambulatory care center would be seven stories and 78 feet. The height of the ambulatory care center would be seven stories and 78 feet. Although the bed tower would only have nine floors and the ambulatory care center would only have five floors, the buildings are taller by definition of story in the zoning code. A story is defined as that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or 14 feet, whichever is less. Because several floors would exceed 14 feet, the number of stories is greater than the number of floors. Please note, the measurements of 133 feet for the bed tower addition and 78 feet for the ACC are to the top of the parapet of the highest level and does not include the stair and elevator towers. The planning commission may grant increases in height through the planned unit development application. Staff is recommending that the planning commission approve the proposed height. All other buildings and additions would comply with the height requirement.

Yard Requirements: The properties included in the proposed site are located on two blocks, one east of Chicago Avenue and one west of Chicago Avenue.

East of Chicago Avenue

Along Chicago Avenue, a 15 foot front yard is required. A portion of the addition adjacent to Chicago Avenue would extend into the yard two feet. The applicant is requesting a variance. A variance is also required to allow the skyway to extend into the yard. Two 23 foot wide walkways leading to the main entrance are proposed as well. The maximum width allowed is 8 feet. Staff is recommending approval of the variances.

Along 25th Street, a 15 foot front yard is also required. The first three floors of bed tower addition would be built up to the north property line. Between the parking ramp and the 25th Street right-of-way, the applicant is proposing to locate two mechanical grills, oxygen tanks and other mechanical equipment in the required yard. The applicant is requesting variances to allow these obstructions. Staff is recommending approval of these variances.

An interior side yard is required along the south property line. The minimum interior side yard requirement is equal to 5+2x, where x is equal to the number of stories above the first floor. The tallest part of the building is 11 stories. Therefore the minimum interior side yard requirement is

25 feet. Adjacent to the Abbott northwestern medical office building, the building addition would be set back 10.5 feet requiring a variance. Staff is recommending approval.

West of Chicago Avenue

Along Chicago Avenue, a 15 foot front yard is required. The ambulatory care center would be setback 4 feet from the front lot line. A variance is also required to allow the skyway and two 23 foot wide walkways that lead to the main entrance. The maximum width allowed of a walkway in a required front yard is 8 feet. An interior side yard is required along the north property line and a rear yard is also required along the west property line adjacent to the Messiah Evangelical Lutheran Church for the ACC. The minimum interior side yard and rear yard requirement is equal to 5+2x, where x is equal to the number of stories above the first floor. Therefore the minimum interior side and rear yard requirement is 17 feet. The applicant is requesting a variance to allow a 5 foot setback along the north property line for the ACC. A variance is also required to reduce the required rear yard to 1.5 feet to allow the ACC. Staff is recommending approval of these variances.

Along Columbus Avenue, a 15 foot front yard is required. The parking facility would be setback 1 foot at the closest point from the front lot line. A corner side yard is required along 26th Street. The minimum corner side yard requirement is equal to 8+2x, where x is equal to the number of stories above the first floor. Because the parking facility would be 4-stories, a 14 foot corner side yard is required. The ramp would be set back 14 feet. An interior side yard is required on the north side of the parking facility. The minimum interior side yard requirement is equal to 5+2x, where x is equal to the number of stories above the first floor. Therefore the minimum interior side requirement is 11 feet. The applicant is proposing a 5-foot setback between the parking facility and the north property line. Staff is recommending approval of these variance requests.

Lot Coverage: Not more than 70 percent of a zoning lot can be covered by buildings in the OR3 district. On the proposed lot size of 379,791 square feet, 265,853.7 square feet of building coverage is allowed. The proposed building foot print area is 305,672 square feet or 80.5 percent of the lot area. The applicant is requesting a variance. Staff is recommending approval of the variance.

Impervious Surface: Not more than 85 percent of a zoning lot can be impervious surfaces. The total amount of impervious surfaces proposed exceeds 85 percent of the lot area. A variance is required to increase the amount of impervious surface allowed. At the time notices were sent out for the public hearing, the project included 327,211 square feet impervious surface or 86.2 percent of the lot area. Since then the plans were revised and the impervious surface has increased to 331,807 square feet or 87.4 percent of the lot area. The increase in impervious surface from 86.2 percent to 87.4 percent cannot be allowed unless a new public notice is mailed out (the required noticing period before a public hearing is 21 calendar days). Staff is recommending approval to increase the maximum amount of impervious surface to 86.2 percent.

Specific Development Standards: A hospital is subject to the following development standard of Chapter 536 of the zoning code:

Hospital. All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

Staff comment: The applicant has stated that the proposal includes all the known expansion plans for the next 10 years. A description of the phases is attached to this report.

Hours of Operation: Hours open to the public are not regulated for hospitals.

Signs: As noted in the conditional use section of this report, the applicant is proposing a master sign plan as part of the planned unit development. Section 527.170 authorizes the Planning Commission to grant exceptions to Chapter 543, On-Premise Signs. Staff is recommending that the planning commission approve the master sign plan as proposed, subject to the condition that back-lighted signs are not allowed.

Lighting: Lighting proposed for the development must comply with Chapter 535 and Chapter 541 of the zoning code including:

535.590. Lighting. *(a) In general*. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:

(1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).

(2) No exterior light source located on a nonresidential property shall be visible from any permitted or conditional residential use.

(3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.

(4) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light.

(5) Lighting shall not create a hazard for vehicular or pedestrian traffic.

(6) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

Dumpster screening: All refuse storage containers would be stored within the buildings.

Screening of mechanical equipment: Mechanical equipment proposed for the development must comply with Chapter 535 screening requirements:

535.70. Screening of mechanical equipment. (a) *In general*. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

(1) *Screened by another structure*. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:

a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.

b. The required screening shall be constructed with materials that are architecturally compatible with the structure.

c. Off-premise advertising signs and billboards shall not be considered required screening.

(2) *Screened by vegetation*. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.

(3) *Screened by the structure it serves*. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.

(4) *Designed as an integral part of the structure*. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

(b) *Exceptions*. The following mechanical equipment shall be exempt from the screening requirements of this section:

(1) Minor equipment not exceeding one (1) foot in height.

(2) Mechanical equipment accessory to a single or two-family dwelling.

(3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.

Staff comment: Rooftop equipment would be screened by structural walls. Staff is recommending that the applicant screen all of the mechanical equipment adjacent to 25th Street to minimize the visual impact.

MINNEAPOLIS PLAN: Please see finding number 5 under the conditional use permit for the planned unit development section of this report.

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.**

Alternative compliance is requested by the applicant for the following standards:

- Location of the buildings within 8 feet from a lot line adjacent to a street and reinforcing the street wall

The first floor of all buildings would be within eight feet of the front lot line or setback as required by the district, except where the drop-off areas would be located between the hospital and the ambulatory care center. The applicant is requesting variances to allow the drop-off areas between the buildings and the street. Staff is recommending approval of the variances. To reinforce the street wall where the drop-off areas are located staff is recommending that the applicant provide a decorative fence or wall that is three feet in height. Providing a wall would also fulfill the screening requirements of a parking area.

- Blank, uninterrupted walls exceeding 25 feet in width

The walls of the south and west hospital expansion would not contain any blank walls exceeding 25 feet in width. Part of the first and second floor walls between the ambulance entrance and the parking ramp entrance of the north expansion fronting 25th Street would be blank for more than 25 feet. Staff believes that it is feasible to add windows or other architectural details to comply with this requirement and does not believe alternative compliance is warranted. The walls of the ACC would not contain any blank walls exceeding 25 feet in width, except on the third through fifth levels of the south elevation of stair/elevator tower. The walls would 30 feet wide. An abundant amount of windows are provided on the rest of the south elevation. Staff believes alternative compliance is warranted.

- Division of the building into smaller identifiable sections

Along Columbus Avenue, the parking ramp would not contain any recesses, projections or other architectural elements to significantly break up its 416 foot length. Because projections or recesses cannot be added without further encroaching into the front yard or making parking sizes nonconforming, staff is recommending that the applicant incorporate additional exterior materials and vary the height of the parapet wall.

- Thirty percent windows

The first floor wall of the north expansion (facing 25th Street) would not comply with the minimum window requirements. Thirty percent of the wall area is approximately 262 square feet. The windows proposed on the addition are not within 4 feet of the ground, therefore they do not count towards the minimum requirement. However, the existing north elevation of the hospital is predominantly windows and provides more than 30 percent windows for the total length of the north elevation. For this reason, staff is recommending that the planning commission grant alternative compliance.

- Building design of parking garages

The elevations provided by the applicant indicate that the exterior of the parking garage would not be dominated by sloped floors and vehicles would be screened from view. Two of the parking garage walls face streets, 26th Avenue and Columbus Avenue. The stair case at the Columbus Avenue and 26th Street intersection is encased in a sheet of glass. Granite would be used as the exterior material at the base of the ramp. A living green wall would be located on the west elevation. The plans indicate that a screen would cover openings on the first level. Staff is recommending that the screens are decorative and that chain link not be used. Active uses have not been incorporated on the first floor. Although not shown on the plans, the applicant has indicated that they will provide a sculpture in the open green space south of the ACC. Staff believes providing public art in the proposed green space is an acceptable alternative to requiring active uses or display windows on the first floor of the ramp. As part of the approvals granted by the planning commission in 2003, a variance was granted to allow the expansion of the parking ramp (adjacent to the proposed north expansion of the hospital) subject to the condition that the elevation facing 25th Street be designed to look like a building. This requirement was not implemented. Improvements to this elevation are not proposed as part of this development. Staff is recommending that additional architectural details are provided to mask the appearance of the parking garage and screens the vehicles from view.

- Screening between a parking area and a street

Screening that is 3 feet in height and at least 60 percent opaque is also required between the drop-off areas and the street. The applicant is proposing perennial gardens in these areas. To reinforce the street wall, staff has recommended that the applicant provide a decorative, 3-foot high fence with durable materials. This recommendation also applies to this requirement.

- Trees along lot frontage adjacent to a surface parking area

Trees are required to be provided for every 25 feet of parking area lot frontage. Three canopy trees would be required in each landscaped yard adjacent to Chicago Avenue. Trees are not shown in this area. Staff is recommending that the required number of trees are provided and that alternative compliance not be granted.

- Concrete curbing around parking areas

Continuous six inch by six inch concrete curbing is required around the surface parking areas unless on-site filtration of stormwater is practical. The type of curbing is not indicated. It appears that some filtration is feasible in the landscaped areas between the proposed curb cuts for the drop-off areas. Staff is recommending that the applicant provide discontinuous curbing as practical in these locations.

PRELIMINARY PLAT

Findings as required by the Minneapolis Zoning Code for the preliminary plat:

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

The land would be divided into seven parcels, including an outlot. The driveway leading to the below-grade loading area beneath the ambulatory care center would extend into the proposed outlot. Outlots are defined as a lot which will not be developed for any use other than open space. Staff is recommending that the outlot not include any portion of the driveway.

Individual lots within a PUD are not required to meet the public street frontage requirement or the minimum lot area for the use located on that individual lot provided that the overall lot area of the PUD is sufficient to accommodate all of the uses within the development. Several of the lot lines would bisect buildings. For example, the ambulatory care center and the new parking ramp are located on separate lots even though they are interconnected on several levels. Likewise, the parking ramp located next to the hospital/vacated Elliot Avenue would be platted on a separate lot. The applicant has stated that platting the buildings on separate lots is for financing and ownership reasons. Disposition of lots within the PUD cannot be made without prior approval from the Planning Commission. Although the proposed plat can be allowed because it is part of a PUD, there may be building code issues as a result of platting lot lines through buildings.

The subdivision is in conformance with the applicable design requirements of the land subdivision regulations and the street design standards from Table 598-1 except for Section 598.230 (5), which requires utility easements to be 5 feet wide along an interior side lot line and 10 feet wide along a rear lot line where no alleys exist. In order to be in conformance with the land subdivision regulations, a variance of Section 598.230 (5) is required to allow the reduction of drainage and utility easements where the tracts abut one another. While variances from the zoning code require a separate application, variances from the subdivision standards are done as a part of the subdivision application subject to the standards listed below.

> **598.310. Variances.** Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these

regulations. No variance shall be granted unless the planning commission makes the following findings:

(1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.

(2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.

No utility easements would be provided along any interior lot lines or rear lot lines. Each proposed lot has access to at least one public street. The purpose of the RLS is to delineate ownership of various tracts of the site and building. Several of the lot lines would be located between existing buildings. Also, some of the lot lines run along building walls making utility easements impractical. Staff is recommending granting the variance to 0 feet.

2. 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 plat should have little impact on the surrounding area.

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

The site is basically level and does not present the other noted hazards. The easement variances should have little effect on surrounding uses.

4. 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.

Minimal changes to the grade are proposed. The lots would have frontage on existing public streets and are sufficient in size for the proposed use. Where property lines bisect buildings, there may be building code issues. Where vehicle access occurs over adjacent properties not owned by Children's Hospital, the applicant will be amending existing easements as a result of the development.

5. The subdivision makes adequate provision for storm or surface water 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 does not exceed the amount occurring prior to development.

The Public Works Department will review the project for appropriate drainage and stormwater management. The amount of stormwater runoff from the site should not increase significantly.

ALLEY VACATION (Vac-1525)

Development Plan: The applicant intends to use the vacated alley as part of a developable area to construct an ambulatory care center and parking facility.

Responses from Utilities and Affected Property Owners: Easements were requested by three utilities: Xcel Energy, MCI, and Comcast. These utilities have requested that an easement be reserved for All of the Alley opened by City Council Resolution (Street Opening No.956), on January 31, 1913, lying north of Hawkins 2nd Addition to Minneapolis and south of 25th Street East; And, all of the public Alley dedicated in Hawkins 2nd Addition to Minneapolis, all as of record at the Hennepin County Recorders office, Minneapolis, MN.

Findings: The ambulatory care center and the parking facility would encroach on the requested easements. At the time this report was written, staff had not received a written response from Public Works with their official recommendation. However, an email was sent indicating they did not have any concerns. The CPED Planning Division finds 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 if any easements requested above are granted by the petitioner.

ALLEY VACATION (Vac-1526)

Development Plan: The applicant intends to use the vacated City of Minneapolis easement over vacated Elliot Avenue South as part of a developable area to construct an addition to the existing hospital.

Responses from Utilities and Affected Property Owners: In 1975, the City Council vacated this section of Elliot Avenue and retained an easement for the city over a portion of it. Therefore the request is to only vacate the City's easement. Other utilities located in vacated Elliot Avenue are all private easements.

Findings: The north and south hospital additions would encroach on the existing easement. At the time this report was written, staff had not received a written response from Public Works with their official recommendation. However, through verbal communication they indicated they did not have any concerns as long as the applicant pays for the rerouting of a water main. The applicant submitted a letter stating that they would pay for the relocation of the water main. The CPED Planning Division finds that the area proposed for vacation is not needed for any public purpose and it is not part of a public transportation corridor.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Rezoning:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the petition to rezone the properties located at 2508-2550 Chicago Ave, 2515-2543 Columbus Ave and 720-724 26th St E from OR2 to OR3.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit for a Planned Unit Development:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a planned unit development for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East, subject to the following conditions:

1) The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

2) The applicant shall, to the extent possible, ensure that the occurrence of ambulances using lights and sirens to enter the ambulance area shall not exceed four times a month.

3) Enhanced landscaping shall be provided around the perimeter of the campus including along Chicago Avenue.

4) At least 40 sheltered and secure bicycle parking spaces shall be provided in the new parking ramp.

5) A green roof, at least 9,000 square feet in area, shall be installed on the ambulatory care center. The applicant is encouraged to install an intensive green roof system.

6) New signs approved as part of the master sign plan shall not be backlit.

7) The applicant shall consider incorporating colored glass panels in the new buildings west of Chicago Avenue similar to those in the elevator tower in the building east of Chicago Avenue.

Recommendation of the Community Planning and Economic Development Department – Planning Division for a Conditional Use Permit:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a

conditional use permit to allow a parking facility for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East, subject to the following condition:

1) The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the front yard along 25th St E from 15 feet to 0 feet to allow a 11-story building addition where three floors would be located in the yard, an oxygen tank, and two mechanical grills for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East, subject to the following condition:

1) The mechanical equipment shall be screened to minimize visual impact.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the front yard along the east side of Chicago Ave from 15 feet to 13 feet to allow an addition and to 0 feet to allow two 23-foot wide walkways and a skyway for the existing hospital building for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the interior side yard on the south side of the existing hospital building from 25 feet to 10.5 feet to allow an addition to the existing hospital building for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and

915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the front yard along the west side of Chicago Ave from 15 feet to 4 feet to allow a new ambulatory care center and to 0 feet to allow a skyway and two 23-foot wide walkways for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the applications for a variance to reduce the interior side yard from 17 feet to 5 feet adjacent to 2500 Chicago Avenue and for a variance to reduce the rear yard adjacent to the property of 2501 Columbus Ave from 17 feet to 1.5 feet to allow a new ambulatory care center for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the front yard along Columbus Avenue from 15 feet to 1 foot to allow a parking facility for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East, subject to the following conditions:

1) A green, living wall shall be provided along Columbus Avenue.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

The application for the variance to reduce the corner side yard along 26th St E from 14 feet to 0 feet to allow a parking facility has been **withdrawn**.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the interior side yard along the north property line from 11 feet to 5 feet to allow a parking facility for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to allow a drop-off area between the building and the street on the east and west side of Chicago Ave for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East, subject to the following condition:

1) The applicant is encouraged to connect the entrance of the drop-off area on the east side of Chicago Avenue with the vehicle entrance of the medical office building at the property of 2545 Chicago Avenue.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to increase the maximum building lot coverage allowed from 70% to 80.5% for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to increase the maximum impervious surface coverage allowed from 85% to 86.2% for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516

10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Site Plan Review:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for site plan review to allow a planned unit development located at the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East, subject to the following conditions:

1) Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, site and landscape plans.

2) Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by August 27, 2009, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

3) Blank, uninterrupted walls on the first and second floor of the north hospital expansion facing 25th Street that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed 25 feet in width as required by section 530.120 of the zoning code.

4) The applicant shall incorporate more than one exterior material and shall vary the height of the parapet wall on the west side of the new parking facility as required by section 530.120 of the zoning code. Chain link shall not be used to screen the openings in the ramp. As an alternative to providing active uses or display windows on the first floor of the parking ramp, public art that complies with yard requirements shall be provided in the open green space south of the ambulatory care center.

5) On walls facing a street, first floor windows shall have clear or lightly tinted windows with a light transmittance ratio of 0.6 or higher and views into and out of the building shall not be blocked as required by section 530.120 of the zoning code.

6) Additional architectural details shall be provided on the north side of the parking ramp adjacent to 25th Street to make it look like a building and screen vehicles from view as required by section 530.120 of the zoning code.

7) A decorative fence or wall with durable materials that complies with section 530.170 of the zoning code shall be provided between the drop-off areas and Chicago Avenue.

8) Three deciduous, canopy trees shall be provided between each drop-off area and Chicago Avenue as required by section 530.170 of the zoning code.

9) In the landscaped, open space south of the ambulatory care center, crushed stone shall not be located in required yards, decorative pavers shall be used for walkways, and walkways shall not exceed 8 feet in width as required by section 530.180 and section 535.280 of the zoning code.

10) Six-inch by six-inch concrete curbing shall be provided around surface parking areas except where pedestrian access is necessary and where on-site retention and filtration is practical as required by section 530.230 of the zoning code.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Preliminary Plat:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the preliminary plat for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East, subject to the following condition:

1) The outlot shall not include any part of the loading dock driveway.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Alley Vacations:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the alley vacation and the city easement vacation for the properties located at 2525-2545 Chicago Avenue, 2501-2525 Elliot Avenue, 2502-2516 10th Avenue South, and 915 25th Street East, 2508-2550 Chicago Avenue, 2515-2543 Columbus Avenue and 720-724 26th Street East.

Attachments:

1. Preliminary Development Review comments
2. Statement of proposed use/10-year development plan and findings
3. Correspondence
4. Zoning map
5. Hennepin County map
6. Plans
7. Site photos