

Department of Community Planning and Economic Development – Planning Division
Final RLS

Date: September 13, 2004

Applicant: Market Square Real Estate, Inc.

Address of Property: 275 Market Street, 700, 746 and 810 Glenwood Avenue and 211 and 301 Lyndale Avenue North

Contact Person and Phone: Dawn Grant, (612) 347-9301

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

Ward: 5 Neighborhood Organization: Harrison Neighborhood Association

Existing Zoning: I1 with the IL Industrial Living Overlay District

Proposed Use: 97 dwelling units

Concurrent Review:
Preliminary Registered Land Survey 23

Background: In January of 2004, the City Planning Commission granted several land use applications in order to allow the applicant to convert the third through eighth floors of the northern building of the International Market Square (IMS) complex into 97 for-sale, residential dwelling units. There is a two-story tower (ninth and tenth floors) on the western part of the building that will be converted into penthouse units. The first and second floors will remain part of the IMS Design Center. A lobby area will be created allowing for a private residential entrance. As part of this development the applicant is also proposing to construct a new three-level parking ramp that will accommodate up to 355 vehicles. A skyway will connect the ramp to the second floor of the IMS building. The upper two levels of the ramp will be utilized by the public and the lower level of the ramp will be utilized by the residents. Separate entrances into the building will be provided in order to maintain the private residential entrance.

Development Plan: The site plan is attached.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Registered Land Survey:

The final RLS is similar to the preliminary RLS and the City Attorney's office has indicated that the required monuments have been placed, that the dedications are sufficient and that the required affirmations are stated on the face of the plat. The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **approve** the final RLS application for International Market Square located at 275 Market Street, 700, 746 and 810 Glenwood Avenue and 211 and 301 Lyndale Avenue North.