

**Department of Community Planning and Economic Development – Planning Division**  
Variance, Site Plan Review  
BZZ – 3628

**Date:** July 16, 2007

**Applicant:** Swervo Development Corporation

**Address of Property:** 126 N 5<sup>th</sup> St and 110 5<sup>th</sup> St N

**Project Name:** 126 N 5<sup>th</sup> St Addition

**Contact Person and Phone:** Ned Abdul, 612-332-8323 x.3

**Planning Staff and Phone:** Tara Beard, (612) 673-2351

**Date Application Deemed Complete:** June 11, 2007

**End of 60-Day Decision Period:** August 10, 2007

**End of 120-Day Decision Period:** Not applicable

**Ward:** 7      **Neighborhood Organization:** Downtown Minneapolis Neighborhood Association

**Existing Zoning:** B4S-1 Downtown Service District

**Zoning Plate Number:** 19

**Lot area:** 24,426 square feet

**Proposed Use:** Three story addition for a restaurant use.

**Concurrent Review:**

- Variance to reduce the parking requirement from 6 to 0 spaces
- Site Plan Review

**Applicable zoning code provisions:** Chapter 525, Article IX, Variances – Chapter 530 Site Plan Review

**Background:** The applicant is proposing to construct a three story addition to the existing Wyman Partridge Building located at 110 5<sup>th</sup> St N. The addition is located on the adjacent property at 126 5<sup>th</sup> St N. The subject site is within the Warehouse Historic District; the project was granted a Certificate of Appropriateness by the Heritage Preservation Commission on February 13, 2007.

A tenant for the space has not been identified but the proposed use is restaurant. The proposed addition is three stories per the Zoning Code but functions as a two story space. The first floor is a 20 ft. 6 in. high dining area and kitchen; the second floor consists of bathrooms, prep area, and vertical circulation between the main floor and rooftop dining.

The addition is greater than 1,000 sq. ft. and faces the public street, therefore requiring Site Plan Review. The downtown zoning district in which the subject site is located requires 6 new parking spaces for the addition. The applicant is not proposing any parking and is requesting a variance to 0 parking spaces. Finally, the addition increases the Floor Area Ratio of the existing Wyman Partridge building from 6.91 to 7.25. This requires a variance to increase the FAR that was not originally noticed by staff. Staff recommends continuing the proposed project to the Planning Commission meeting of July 30, 2007 to allow time to properly notice the FAR variance.

### **RECOMMENDATIONS:**

#### **Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance to reduce the required parking at 126 5<sup>th</sup> St N from 6 to 0 spaces:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the required parking from 6 to 0 spaces at 126 N 5<sup>th</sup> St to the Planning Commission Meeting of July 30, 2007.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a Site Plan Review at 126 N 5<sup>th</sup> St and 110 5<sup>th</sup> St N until the Planning Commission Meeting of July 30, 2007.

### **Attachments:**

1. Zoning Map