

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-3440

Date: March 26, 2007

Applicant: Convention Center Hotel, LLC

Address of Property: 1125 4th Ave S

Project Name: Global One Hotel

Contact Person and Phone: Mark Globus, (612) 333-0606

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

Date Application Deemed Complete: February 26, 2007

End of 60-Day Decision Period: April 27, 2007

End of 120-Day Decision Period: Not Applicable

Ward: 7 **Neighborhood Organization:** Downtown Minneapolis Neighborhood Association,
adjacent to Citizens for a Loring Park Community and Elliot Park
Neighborhood Inc.

Existing Zoning: B4S-1 Downtown Service District, DP (Downtown Parking) Overlay District

Zoning Plate Number: 20

Lot area: 33,237 square feet

Proposed Use: A 10 story hotel with 213 rooms, a restaurant and meeting rooms.

Concurrent Review:

- A Conditional Use Permit to allow three surface parking spaces in a Downtown Parking Overlay District

Applicable zoning code provisions: Chapter 525: Article VII Conditional Use Permits

Background: The applicant, Convention Center Hotel, LLC, is proposing a new 10-story hotel at a former MNDOT traffic management center between 11th and 12th St S along 4th Ave S. The property is located in the B4S-1 District and the DP Downtown Parking Overlay District and doesn't have an address or a PID number. A new address had been designated by Minneapolis Development Review: 1125 4th Ave S.

Three of the parking spaces proposed by the applicant are on the site surface. Because the site is located in a Downtown Parking Overlay District, any accessory surface parking spaces require a conditional use permit. This application was not identified by staff in time to notice it for the March 5, 2007 hearing, when all other applications were heard. On March 5, 2007 the Planning Commission approved the following applications:

- Conditional Use Permit to increase wall sign height on the proposed building.
- A Variance to reduce the on-site parking requirement from 99 to 38 spaces.
- Site Plan Review
- Vacation of the Grant Street right-of-way east of 4th Ave S and an easement for public alley purposes where the existing building now stands.
- Preliminary Plat and Final Plat of the property.

On March 5, 2007, the Planning Commission denied the following applications:

- A Variance to increase the number of wall signs permitted higher than 6 stories or 84 feet from 2 to 3.
- A Variance to increase sign height for a freestanding sign from 8 to 20 feet.

As of March 16, 2007, the appeal period expired and all of these decisions were final except for the Vacation, which will be heard by the Zoning & Planning Committee of the City Council on April 5, 2007.

At the time of the writing of this report staff has not received any letters from the neighborhood with respect to this particular application.

CONDITIONAL USE PERMIT -

Required Findings for the Conditional Use Permit to allow three surface parking spaces in a Downtown Parking Overlay District:

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

There is no evidence that allowing three parking spaces will endanger the public safety or comfort. These spaces will allow drop off parking which is greatly needed for a hotel use.

- 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 subject site faces a surface parking lot across 4th Ave S and is providing screening and landscaping between the proposed surface spaces and the public sidewalk.

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

Access to the site will be via two existing curb cuts off 4th Ave S. The proposed spaces are angled off a one-way drive aisle. Utilities and other necessary facilities for the project will be provided.

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

These surface spaces will allow hotel drop off without requiring underground parking. This is an important function of hotel use. Without surface parking drop off parking might occur on the street. Providing these spaces will minimize traffic congestion in the public streets.

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

The proposed site is unique in that it is at the crux of three different neighborhoods and has not typically been included in long-range planning analysis because it has been under state ownership. *The Minneapolis Plan* directs readers to Downtown 2010 for policy guidance in the downtown area (see attached map).

Downtown 2010 highlights hotel access as a strategy for the convention center's success. Allowing some surface drop off parking spaces will improve access for the hotel.

Furthermore, chapter 551.730 of the Code states that the Downtown Parking Overlay District "is established to preserve significant and useful buildings and to protect the unique character of the downtown area and the mixed-use downtown neighborhoods by restricting the establishment or expansion of surface parking lots." Allowing three drop off spaces on the subject site will not endanger the unique character of the downtown area or any significant and useful buildings.

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.

In addition to a Conditional Use Permit for the surface parking, the project must receive final approval of Vacation 1450 and meet all conditions of approval for BZZ-3419 before final approvals and building permits may be sought. The project was reviewed by Preliminary Development Review in August of 2006. Specific Development standards for hotels includes that "the use shall provide a minimum of fifty guest sleeping rooms, except when located in the downtown districts." Although this project is located in the downtown district, it has more than 50 guest rooms.

RECOMMENDATIONS:

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a Conditional Use Permit to allow three surface parking spaces accessory to a hotel in the Downtown Parking Overlay District at 1125 4th Ave S.

Attachments:

1. Statement of use
2. Findings
3. PDR Comments
4. Travel Demand Management Plan draft
5. Preliminary and final Plat, Site plans, Elevations, Floor plans, and Zoning map
6. Vacation Maps
7. Photos