

Community Planning and Economic Development Department – Planning Division
Variances, Site Plan Review and Preliminary RLS
BZZ-2633

Date: May 10, 2010

Applicant: Dan Hunt

Address of Property: 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall, 1013 Nicollet Mall and 1000 Marquette Avenue

Project Name: The Nicollet

Contact Person and Phone: Dan Hunt with Hunt Associates, LLC, (612) 630-2448

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

Date Application Deemed Complete: September 26, 2005

End of 60-Day Decision Period: November 25, 2005

End of 120-Day Decision Period: on May 26, 2006, the applicant submitted a letter to the City of Minneapolis waiving their rights to a review within 120 days pursuant to Minn. Stat. § 15.99.

Ward: 7 Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Existing Zoning: B4-1, Downtown Business District and the NM Nicollet Mall and DP Downtown Parking Overlay Districts

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 19

Legal Description: Not applicable for this application

Proposed Use: 356-unit residential development with some retail and office space

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Concurrent Review:

Floor area ratio premiums

Transfer of development rights

Variance: to reduce the south interior side yard setback from the required 127 (was noticed for 129) feet to a distance measuring between 0 feet and 83 feet for the building, balconies and the roof terrace

Variance: to reduce the east interior side yard setback from the required 127 (was noticed for 129) feet to a distance measuring between 0 feet and 16 feet for the building, balconies, the architectural arc and the roof terrace

**Site plan review
Preliminary Registered Land Survey**

Applicable zoning code provisions: Chapter 549, Article II, Floor Area Ratio Premiums; Chapter 525, Article IX, Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations” and Chapter 530, Site Plan Review.

Background: This development project was continued indefinitely at the December 20, 2005, City Planning Commission meeting. On April 20, 2010, the applicant sent an e-mail to the City of Minneapolis requesting that this application be withdrawn.

RECOMMENDATIONS

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

Variance: Application by Dan Hunt, on behalf of Tenth and Nicollet LLC, for a variance to reduce the south interior side yard setback from the required 129 feet to a distance measuring between 0 feet and 83 feet for the building, balconies and the roof terrace for a 356-unit residential development with some retail and office space located at 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall, 1013 Nicollet Mall and 1000 Marquette Avenue.

Recommended Motion: The variance application to reduce the south interior side yard setback from the required 129 feet to a distance measuring between 0 feet and 83 feet for the building, balconies and the roof terrace for a 356-unit residential development with some retail and office space has been **withdrawn**.

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

Variance: Application by Dan Hunt, on behalf of Tenth and Nicollet LLC, for a variance to reduce the east interior side yard setback from the required 129 feet to a distance measuring between 0 feet and 16 feet for the building, balconies, the architectural arc and the roof terrace for a 356-unit residential development with some retail and office space located at 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall, 1013 Nicollet Mall and 1000 Marquette Avenue.

Recommended Motion: The variance application to reduce the east interior side yard setback from the required 129 feet to a distance measuring between 0 feet and 16 feet for the building, balconies, the architectural arc and the roof terrace for a 356-unit residential development with some retail and office space has been **withdrawn**.

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

Variance: Application by Dan Hunt, on behalf of Tenth and Nicollet LLC, for site plan review for the property located at 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall, 1013 Nicollet Mall and 1000 Marquette Avenue.

Recommended Motion: The site plan review application for has been withdrawn.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the preliminary registered land survey:

Preliminary Registered Land Survey: Application by Dan Hunt, on behalf of Tenth and Nicollet LLC, for a preliminary registered land survey (RLS-38) for the property located at 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall, 1013 Nicollet Mall and 1000 Marquette Avenue.

Recommended Motion: The preliminary registered land survey (RLS-38) application has been withdrawn.