

**Department of Community Planning and Economic Development – Planning
Division**

Conditional Use Permit, Variances and Site Plan Review
BZZ-3990
Preliminary Plat
PL-225

Date: April 14, 2008

Applicant: The Ackerberg Group, Stuart Ackerberg, 3033 Excelsior Blvd., Suite 10,
Minneapolis, MN 55416 (612)924-6400

Addresses of Property: 1320 Lagoon Avenue, 2900, 2904 and 2908 Fremont Avenue
South ((PL-225 also includes 1300 Lagoon Avenue)

Project Name: MoZaic Mixed-Use Development

Contact Person and Phone: BKV Group, Inc., Attn: Gretchen Camp, 222 N. 2nd
Street,
Minneapolis, MN 55401, (612)373-9122

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: March 14, 2008

End of 60-Day Decision Period: May 12, 2008

End of 120-Day Decision Period: Not applicable for this application

Ward: 10 **Neighborhood Organization:** Lowry Hill East Neighborhood Assn.

Existing Zoning: C3A (Community Activity Center District), PO (Pedestrian Oriented)
Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 24

Lot area: 109,196 square feet or 2.5 acres

Legal Description: See attachment.

Proposed Use: A mixed-use, Planned Commercial Development.

Concurrent Review:

- Conditional Use Permit for a Planned Unit Development.
- Variance of the Pedestrian Oriented Overlay District Standards.
- Variance of the required interior side yard setbacks adjacent to the north and south property lines for the proposed residential structure.
- Site Plan Review for a mixed-use development with office and commercial uses as well as 158 residential dwelling units. The proposed development is composed of varying heights with the tallest portion being approximately 11 stories or 112 feet tall.
- Preliminary plat.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits, Article IX, Variances & Chapter 530 Site Plan Review.

Background: The applicant proposes to construct a new mixed-use Planned Commercial Development. The property is currently zoned C3A and is located within the PO district. The 276,911 square foot planned unit development would include 158 dwelling units, 65,060 square feet of office space, 37,180 square feet of commercial/retail/restaurant space, 692 parking spaces, and the existing 25,271 square foot Lagoon Theatre. The project site is bounded by the Midtown Greenway to the North, Lagoon Avenue to the South, Fremont Avenue to the East and Hennepin Avenue to the West.

Staff is recommending that the Planning Commission continue the application until April, 28, 2008, in order to have additional time for further analysis as well as to complete the staff report.

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 **continue** the application for a conditional use permit to allow for a Planned Commercial Development for property located at 1320 Lagoon Avenue, 2900, 2904 and 2908 Fremont Avenue South to the meeting of April 28, 2008.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the application for a variance of the Pedestrian Oriented Overlay District Standards for property located at

1320 Lagoon Avenue, 2900, 2904 and 2908 Fremont Avenue South to the meeting of April 28, 2008.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the application for a variance of the interior side yard setbacks adjacent to the north and south property lines for the proposed residential structure on property located at 1320 Lagoon Avenue, 2900, 2904 and 2908 Fremont Avenue South to the meeting of April 28, 2008.

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 **continue** the site plan review application for property located at 1320 Lagoon Avenue, 2900, 2904 and 2908 Fremont Avenue South to the meeting of April 28, 2008.

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 **continue** the preliminary plat application for property located at 1300 and 1320 Lagoon Avenue, 2900, 2904 and 2908 Fremont Avenue South to the meeting of April 28, 2008.

Attachments:

1. Zoning map