

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit & Site Plan Review
BZZ – 5153

Date: June 13, 2011

Applicant: Hennepin County Medical Center

Address of Property: 716 7th Street South

Project Name: Hennepin County Medical Center—Hyperbaric Chamber

Contact Person and Phone: Andrew Jordan, (612) 524-6000

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: May 19, 2011

End of 60-Day Decision Period: July 18, 2011

Ward: 7 Neighborhood Organization: Elliot Park (adjacent to Downtown East)

Existing Zoning: B4S-1 Downtown Service District and DP Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 20

Legal Description: Not applicable for this application

Proposed Use: Hospital

Concurrent Review:

- **Conditional use permit** to allow an addition to a hospital.
- **Site plan review.**

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

Background: The applicant is proposing a two floor addition, approximately 6,600 square feet in area, to one of the Hennepin County Medical Center (HCMC) campus buildings located at the property of 716 7th Avenue South. The addition would be located near the intersection of Park Avenue and 7th Street South under the existing building. It would house a new hyperbaric chamber and associated support spaces to meet current patient care demands not being met by the existing facility. The addition would eliminate 5 surface parking spaces.

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A hospital is allowed as a conditional use in the B4S District. The existing facility is deemed to have a conditional use permit. The expansion of the building requires a modification of the conditional use permit. A site plan review is required for any addition to a non-residential building that would increase its gross floor area by 1,000 square feet or more.

As of writing this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

CONDITIONAL USE PERMIT: to allow a hospital expansion.

Findings as required by the Minneapolis Zoning Code for the conditional use permit:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below concludes that the establishment, maintenance, or operation of the proposed conditional use:

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

An expansion of the hospital would not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

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 surrounding area is fully developed. The subject site is part of a larger campus that covers 7.5 blocks. The proposed addition should have little effect on surrounding properties.

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

Utilities are existing and adequate.

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

In the Downtown districts, there is not a minimum parking requirement for medical facilities. Structured parking facilities are located around the campus, including a 1,337 space ramp located directly west of the proposed addition. No changes are proposed to existing loading facilities for the hospital. The site is one block from an LRT station and adjacent to two bus routes. Bicycle parking facilities are also available. For this building, 40 secured spaces are provided. Six spaces are also available for public use. Finally, the hospital coordinates with the City to provide 10 to 20 bike lockers. Forty secure spaces are also provided elsewhere on the campus. Some of the bike lockers are currently located where the addition will be constructed. The applicant indicated they will be

relocated elsewhere on the HCMC campus. The proposed addition would replace an existing facility. It is not expected to increase traffic congestion in the public streets.

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

The *Minneapolis Plan for Sustainable Growth* designates the future land use for this site as public and institutional. The site is located in the Downtown East/Metrodome transit station area and the Downtown growth center. Chicago Avenue is designated as a commercial corridor. According to the principles and polices outlined in the plan, the following apply to this proposal:

Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

Applicable Implementation Step

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low impact light industrial – where compatible with the existing and desired character.

Policy 1.13: Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.

Applicable Implementation Step

1.13.1 Encourage pedestrian-oriented services and retail uses as part of higher density development near transit stations.

Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

Applicable Implementation Step

1.15.2 Support the intensification of jobs in Growth Centers through employment generating development.

Policy 10.2: Integrate pedestrian scale design features into Downtown site and building designs and infrastructure improvements.

Applicable Implementation Steps

10.2.1 The ground floor of buildings should be occupied by active uses with direct connections to the sidewalk.

10.2.2 The street level of buildings should have windows to allow for clear views into and out of the building.

Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

Applicable Implementation Step

10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.

The site is located within the boundaries of the Elliot Park Neighborhood Master Plan and the Downtown East and North Loop Master Plan. These plans acknowledge the hospital as the major land use at this site. The Downtown East plan encourages redeveloping outpatient clinics in ground floor locations to face onto the street.

Staff comment: The hospital is a large employment generator. The addition would contribute to active uses at the ground level. Although it is largely impractical to provide landscaping around the on-site surface parking area, a large landscape area exists on the north end of the block that enhances the built environment.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

The use of the site for a hospital will conform to the applicable regulations of the districts in which it is located upon the approval of the conditional use permit and site plan review.

SITE PLAN REVIEW:

Findings as Required by the Minneapolis Zoning Code:

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND DESIGN:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.

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- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances, windows, and active functions:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.
 - g. In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.
 - Ground floor active functions:

Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.
 - The form and pitch of roof lines shall be similar to surrounding buildings.
- Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.

Conformance with above requirements:

The building addition would be set back 20 feet from the lot line adjacent to Park Avenue and 52 feet from 7th Street. The existing building is set back 8 to 20 feet from Park Avenue and over 80 feet from

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7th Street. The addition setback along Park Avenue continues the architectural setback pattern. It would be impractical to build the addition within 8 feet of 7th Street because it would block the driveway providing vehicle egress to the on-site parking area. For these reasons, staff is recommending that the planning commission grant alternative compliance to allow the addition to be set back 20 feet from Park Avenue and 52 feet from 7th Street.

Landscaping (existing) and a walkway would be provided between the building and Park Avenue. The existing walkway and bicycle parking would be located adjacent to 7th Street.

The existing principal entrance faces 7th Street and the on-site surface parking area. Its location would not change.

The existing surface parking area is located between the building and 7th Street. Its location would not change.

The addition would project from the building and would have windows to divide the building into smaller identifiable sections.

There would not be any blank, uninterrupted walls without architectural elements exceeding 25 feet in width.

The proposed exterior materials of the addition would be precast concrete wall panels to match the existing walls, metal panels, and glass (spandrel and vision). The proposed materials would be durable.

All sides of the building would be compatible.

Plain face concrete block would not be used as a primary exterior building material.

The existing entrance projects from the building to emphasize its importance. No changes are proposed to the entrance.

All ground floor walls on the addition are subject to the minimum thirty percent window requirements because they would face the adjacent streets or on-site parking area. On the west elevation (Park Avenue) and south elevation (7th Street), over 40 percent of the wall would be windows (not including spandrel glass). On the east elevation (surface parking area), 30 percent of the wall would be windows (not including spandrel glass). These windows would be vertical in proportion, distributed in a more or less even manner, a light transmittance ratio of 0.6 or higher, and would allow views into and out of the building at eye level. The bottom of each window would be within 4 feet of the adjacent grade.

The skyway/mechanical level has a window requirement of 10 percent on each wall. No windows are proposed on these walls. This level would hold mechanical equipment and storage areas. One of the purposes of the window requirements is to provide views into and out of the building to increase natural surveillance. The skyway level with mechanical equipment and storage would provide few opportunities to have eyes on the street. Also mechanical louvers cover the existing skyway level walls where the addition will be located. There are windows on the existing building walls that provide

additional natural surveillance. For these reasons, staff is recommending that the planning commission grant alternative compliance to this standard to 0.

All exterior walls of the addition would be adjacent to active functions on the ground level.

The addition would be constructed under existing floors of the building, therefore the roof exists. It is a flat roof.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

Conformance with above requirements:

A well-lit walkway six feet in width or greater would connect the entrance to the parking area and public sidewalks.

There is a transit shelter adjacent to the site on 7th Street. However a sign posted on the shelter indicates that it is not an active bus stop.

No residential uses are located in the immediate area and the site is not adjacent to an alley. Vehicles access the site from Chicago Avenue and exit onto Park Avenue. The curb cut adjacent to the addition would be reduced from 22 feet to 15 feet in width. The access and circulation is designed to minimize conflicts with pedestrians.

The amount of impervious surface on the site would not increase. The existing parking area is located under the building where it is not practical to provide landscaping.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
 - **Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
 - **A decorative fence.**
 - **A masonry wall.**
 - **A hedge.**
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway**

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and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.

- The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
- In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.
- All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.
- Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.
- The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.

Conformance with above requirements:

Any building containing 50,000 square feet or more of gross floor area located in the Downtown districts are exempt from the general landscaping and screening requirements. The parking and loading landscaping and screening requirements apply.

The existing parking area is adjacent to Park Avenue, 7th Street and Chicago Avenue. A 7 foot wide landscaped yard with screening that is three feet tall and no less than 60 percent opaque is required adjacent to each of these streets. Landscaped yards 7 feet or greater exist adjacent to Park Avenue and Chicago Avenue. Some landscaping is located between the parking area and 7th Street. However, the building extends over most of the parking area making providing a landscaped yard impractical. The parking is setback 15 feet and more from 7th Street. Providing screening in the form of a fence would likely impede pedestrian access to the main entrance. For these reasons, staff is recommending that the planning commission grant alternative compliance for the landscaping and screening requirement adjacent to 7th Street.

To provide one tree for every 25 feet of linear parking lot frontage, one tree is required adjacent to Parking Avenue, one tree is required adjacent to Chicago Avenue, and 9 trees are required adjacent to 7th Street. One tree is located adjacent to Chicago Avenue. Four trees are located in the landscaped area adjacent to 7th Street. This is the only area not covered by the building. The proximity of the building to the adjacent streets limits the ability to plant more trees adjacent to the parking area. For these reasons, staff is recommending that the planning commission grant alternative compliance.

The parking spaces on the west side of the site would not be within 50 feet of an on-site tree because they are located under the building. For this reason, staff is recommending that the planning commission grant alternative compliance to allow 6 spaces to not be within 50 feet of an on-site tree.

Not all areas unavailable for parking or needed for access would be landscaped primarily because they are located under a building or are used as pedestrian pathways. For these reasons, staff is recommending that the planning commission grant alternative compliance to this requirement.

ADDITIONAL STANDARDS:

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels
 - Territorial reinforcement and space delineation
 - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

Conformance with above requirements:

Continuous concrete curbing would be provided. On-site retention and filtration of stormwater is not practical because the parking area is under a building.

The building addition would not impede any views of important elements of the city.

The shadowing affects would not increase.

The generation of wind currents should not increase with the construction of the addition.

The site design includes crime prevention design elements. Ground level windows allow natural surveillance and visibility. The area under the building adjacent to 7th Street is well lit. Walkways are provided to guide pedestrians to the entrance and on-site parking facilities.

The existing building is not designated or eligible for designation.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE: The site is zoned B4S-1 with the DP overlay. In the B4S district, a hospital is a conditional use. The proposed expansion would not increase the amount of on-site accessory surface parking or create a commercial parking lot that would be regulated by the DP overlay.

Parking and Loading:

Minimum automobile parking requirement: In the Downtown districts, there is not a minimum parking requirement for medical facilities. Where on-site parking is provided, accessible parking is required. The proposed addition would eliminate the accessible parking (5 spaces). The plans do not indicate if accessible parking will be provided once construction is complete. The site will need to remain in

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compliance with the accessible parking requirements of the Minnesota State Building Code.

Maximum automobile parking requirement: The maximum parking requirement for hospitals located in the Downtown districts is as approved by conditional use permit based on a parking study of the institution, but not more than one space per two beds. The proposal would not increase the amount of parking for the hospital.

Bicycle parking requirement: The minimum bicycle parking requirement for a hospital is as approved by conditional use permit. At least 50 percent of the required parking is required to be long-term as defined by section 541.180 of the zoning code. For this building, 40 secured spaces are provided. Six spaces are also available for public use. Finally, the hospital coordinates with the City to provide 10 to 20 bike lockers. Forty secure spaces are also provided elsewhere on the campus. Some of the bike lockers are currently located where the addition will be constructed. The applicant indicated they will be relocated elsewhere on the HCMC campus.

Loading: For a hospital with over 100,000 square feet of floor area, two large loading spaces plus one additional large loading space per additional 300,000 square feet of gross floor area or fraction thereof is required. Two loading facilities exist for the hospital campus. One is located in the parking ramp at the property of 600 Park Avenue and the other is located at the property of 901 6th Street South. The proposed addition will not increase the minimum loading requirement nor eliminate any required loading facilities.

Minimum Floor Area: The minimum floor area ratio (FAR) required in the B4S-1 district is 2.0. The lot area is 127,538 square feet. The building would have a total of 190,699 square feet with the addition, which is an FAR of 1.5. The minimum FAR requirement went into effect after the existing building was constructed. Although this is less than the minimum required, the addition will bring the existing building closer to compliance with this requirement.

Maximum Floor Area: The maximum FAR allowed in the B4S-1 district is 4.0. The lot area is 127,538 square feet. The building would have a total of 190,699 square feet subject to the maximum FAR requirement, which is an FAR of 1.5.

Maximum Building Height: Not applicable.

Yard Requirements: Not applicable.

Specific Development Standards: A hospital must comply with the following specific development standards found in section 536.20:

Hospital. All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

HCMC is in the process of developing a master facilities plan. Once completed, it will be presented to the Hennepin Health System Board of Directors or County Commission for review and approval. Staff

is recommending that a copy of a development plan be submitted within one year to meet this requirement.

Signs: HCMC recently received approval for their master signage plan. The applicant has indicated that no new signage is proposed, but an existing sign will be modified to reference the new facility. Any new signage will require Zoning Office review, approval, and permits.

Screening of mechanical equipment: Mechanical equipment must be screened as required by section 535.70 (below). Equipment would be located on the second level of the addition and screened from view by the building.

535.70. Screening of mechanical equipment. (a) *In general.* All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- (1) *Screened by another structure.* Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
- (2) *Screened by vegetation.* Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
- (3) *Screened by the structure it serves.* Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
- (4) *Designed as an integral part of the structure.* If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

(b) *Exceptions.* The following mechanical equipment shall be exempt from the screening requirements of this section:

- (1) Minor equipment not exceeding one (1) foot in height.
- (2) Mechanical equipment accessory to a single or two-family dwelling.
- (3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.

MINNEAPOLIS PLAN: Please refer to the conditional use permit section of this report.

ALTERNATIVE COMPLIANCE:

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The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.
- Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.
- The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.

Alternative compliance is requested by the applicant to meet the following standards:

- Building wall within 8 feet of a street

The building addition would be set back 20 feet from the lot line adjacent to Park Avenue and 52 feet from 7th Street. The existing building is set back 8 to 20 feet from Park Avenue and over 80 feet from 7th Street. The addition setback along Park Avenue continues the architectural setback pattern. It would be impractical to build the addition within 8 feet of 7th Street because it would block the driveway providing vehicle egress to the on-site parking area. For these reasons, staff is recommending that the planning commission grant alternative compliance to allow the addition to be set back 20 feet from Park Avenue and 52 feet from 7th Street.

- Minimum window requirements

The skyway/mechanical level has a window requirement of 10 percent on each wall. No windows are proposed on these walls. This level would hold mechanical equipment and storage areas. One of the purposes of the window requirements is to provide views into and out of the building to increase natural surveillance. The skyway level with mechanical equipment and storage would provide few opportunities to have eyes on the street. Also mechanical louvers cover the existing skyway level walls where the addition will be located. There are windows on the existing building walls that provide additional natural surveillance. For these reasons, staff is recommending that the planning commission grant alternative compliance to this standard to 0.

- Landscaped yard and screening between the parking area and the street

The existing parking area is adjacent to Park Avenue, 7th Street and Chicago Avenue. A 7 foot wide landscaped yard with screening that is three feet tall and no less than 60 percent opaque is required adjacent to each of these streets. Landscaped yards 7 feet or greater exist adjacent to Park Avenue and Chicago Avenue. Some landscaping is located between the parking area and 7th Street. However, the building extends over most of the parking area making providing a landscaped yard impractical. The parking is setback 15 feet and more from 7th Street. Providing screening in the form of a fence would likely impede pedestrian access to the main entrance. For these reasons, staff is recommending that the planning commission grant alternative compliance for the landscaping and screening requirement adjacent to 7th Street.

- One tree for every 25 feet or fraction thereof of parking lot and loading area frontage

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To provide one tree for every 25 feet of linear parking lot frontage, one tree is required adjacent to Parking Avenue, one tree is required adjacent to Chicago Avenue, and 9 trees are required adjacent to 7th Street. One tree is located adjacent to Chicago Avenue. Four trees are located in the landscaped area adjacent to 7th Street. This is the only area not covered by the building. The proximity of the building to the adjacent streets limits the ability to plant more trees adjacent to the parking area. For these reasons, staff is recommending that the planning commission grant alternative compliance.

- Landscaping areas unavailable for parking or circulation

Not all areas unavailable for parking or needed for access would be landscaped primarily because they are located under a building or are used as pedestrian pathways. For these reasons, staff is recommending that the planning commission grant alternative compliance to this requirement.

- Location of parking spaces within 50 feet of an on-site deciduous tree

The parking spaces on the west side of the site would not be within 50 feet of an on-site tree because they are located under the building. For this reason, staff is recommending that the planning commission grant alternative compliance to allow 6 spaces to not be within 50 feet of an on-site tree.

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 conditional use permit to allow an addition to a hospital located at the property of 716 7th Street South, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a site plan review to allow an addition for the property located at 716 7th Street South, subject to the following conditions:

1. CPED Planning staff review and approval of the final site, landscaping, floor and building elevation plans.
2. All site improvements shall be completed by June 13, 2012, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. Accessible parking shall be provided as required by the Minnesota State Building Code.
4. A master development plan that describes proposed physical development for a period of five years and a period from five to ten years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed shall be submitted by June 13, 2012.

Attachments:

1. Applicant's statement of use and findings
2. Letter from Jensen Partners regarding master facilities plan
3. Zoning map
4. Plans
5. Photos