

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

Rezoning, Conditional Use Permits, Variances and Site Plan Review  
BZZ-2953

**Date:** June 12, 2006

**Applicant:** Tony Barranco, 700 Central Development, LLC, 708 Central Avenue NE,  
Minneapolis, MN 55414, (612)801-8649

**Address of Property:** 700-708 Central Avenue NE and 119-123 7th Street SE

**Project Name:** Archive Lofts

**Contact Person and Phone:** Mike Kunnick, Walsh Bishop Associates, 900 Second  
Avenue South, Suite 300, Minneapolis, MN 5540, (612)338-8799

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

**Date Application Deemed Complete:** May 9, 2006

**End of 60-Day Decision Period:** July 7, 2006

**End of 120-Day Decision Period:** On June 5, 2006, Staff sent the applicant a letter  
extending the decision period to no later than September 5, 2006.

**Ward:** 3      **Neighborhood Organization:** Marcy Holmes Neighborhood Association  
& Nicollet Island - East Bank Neighborhood Association

**Existing Zoning:** I1 (Limited Industrial) District, Industrial Living Overlay District  
(ILOD)

**Proposed Zoning:** C3A (Community Activity Center) District

**Zoning Plate Number:** 14

**Lot area:** 41,674 square feet or .96 acres

**Legal Description:** See attachment.

**Proposed Use:** Renovation of the existing buildings as well as additions to the existing  
structure for residential condominiums.

**Concurrent Review:**

- Petition to rezone the subject properties from the I1 district to the C3A district and  
remove the Industrial Living Overlay District (ILOD).

- Conditional Use Permit for 103 residential units.
- Conditional Use Permit to increase the maximum allowable height from 4 stories or 56 feet to 9 stories or 99 feet.
- Variance to increase the maximum allowable floor area ratio (F.A.R.) on site.
- Variance of the interior side yard along the east property line to 3 feet for the proposed development.
- Site plan review for renovations to the existing buildings as well as new construction.

**Applicable zoning code provisions:** Chapter 525, Article VI Zoning Amendments, Chapter 525: Article VII Conditional Use Permits, Article IX, Variances and Chapter 530 Site Plan Review.

**Background:** The applicant proposes to rehabilitate and convert existing 7-story and 4-story warehouse buildings located on the property at 700 and 708 Central Avenue NE, into condominiums. The project would also include the construction of a new 5-story condominium building and associated parking. The property is currently zoned I1 with an ILOD. The applicant proposes to rezone the subject parcels to the C3A district. Based on the proposal, a conditional use permit for 103 residential units is also required as is a conditional use permit to allow an increase in the maximum allowable height from 4 stories or 56 feet to 9 stories or 99 feet. Variances are also required for the proposal to allow an increase in the maximum allowable floor area ratio on site as well as a variance of the interior side yard along the east property line to 3 feet for the proposed development. Site plan review is also required.

A continuance of all applications until the June 26, 2006 Planning Commission hearing is necessary for further analysis of the project.

### **RECOMMENDATIONS:**

#### **Recommendation of the Department of Community Planning and Economic Development– Planning Division for the rezoning:**

The Department of Community Planning and Economic Development - Planning Division recommends that the City Planning Commission and City Council adopt the above findings and continue the rezoning petition to change the zoning classification of the property located at 700-708 Central Avenue NE and 119-123 7th Street SE from the I1 districts to the C3A district with removal of the ILOD to the meeting of June 26, 2006.

#### **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

**continue** the application for a conditional use permit to allow for a 103-unit residential development on property located at 700-708 Central Avenue NE and 119-123 7th Street SE to the meeting of June 26, 2006.

**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 an increase in height for a 103-unit residential development on property located at 700-708 Central Avenue NE and 119-123 7th Street SE to the meeting of June 26, 2006.

**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 maximum allowable floor area ratio (F.A.R.) on site for property located at 700-708 Central Avenue NE and 119-123 7th Street SE to the meeting of June 26, 2006.

**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 along the east property to 3 feet for the proposed development for property located at 700-708 Central Avenue NE and 119-123 7th Street SE to the meeting of June 26, 2006.

**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 700-708 Central Avenue NE and 119-123 7th Street SE to the meeting of June 26, 2006.

**Attachments:**

1. Statement of use and description of the project
2. Findings
3. Correspondence
4. Zoning map
5. Plans
6. Photos