

Department of Community Planning and Economic Development – Planning Division
Final Plat
PL-205

Date: January 22, 2007

Applicant: Penn Lowry Crossing LLC

Address of Property: 3010, 3108, and 3120 Penn Avenue North, 2125 Lowry Avenue North and 3023, 3027, 3101, 3107, 3111, 3115 and 3119 Oliver Avenue North

Project Name: Penn Lowry Crossing

Contact Person and Phone: Gonzalo Villares with Pope Associates, (651) 789-1619

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

Date Application Deemed Complete: December 15, 2006

End of 60-Day Decision Period: February 13, 2007

End of 120-Day Decision Period: Not applicable

Ward: 4 **Neighborhood Organization:** Jordan Area Community Council

Existing Zoning: R2B, Two-Family District, C1, Neighborhood Commercial District and C2, Neighborhood Corridor Commercial District

Proposed Zoning: C1, Neighborhood Commercial District, C2, Neighborhood Corridor Commercial District and R2B, Two-Family District with the TP Transitional Parking Overlay District

Zoning Plate Number: 7

Legal Description: Not applicable for this application

Proposed Use: Planned Commercial Development including the renovation of an existing 14,960 square foot commercial building and the construction of two new commercial buildings totaling 33,280 square feet and a parking lot that would be shared by all of the tenants

Concurrent Review:
Final Plat (PL-205)

Applicable zoning code provisions: Chapter 598, Land Subdivision Regulations

Background: In November of 2006 the Minneapolis Planning Commission approved applications for a Planned Commercial Development including the renovation of an existing 14,960 square foot

commercial building and the construction of two new commercial buildings totaling 33,280 square feet and a parking lot that would be shared by all of the tenants located at 3010, 3108, and 3120 Penn Avenue North, 2125 Lowry Avenue North and 3023, 3027, 3101, 3107, 3111, 3115 and 3119 Oliver Avenue North. As part of these approvals a preliminary plat was approved for the development and now the applicant wants to finalize the process. The purpose of a plat is to create different ownership tracts on a parcel of land. For this development there will be a total of five lots created.

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Required Findings:

1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the Zoning Code and policies of the Comprehensive Plan.

DESIGN REQUIREMENTS

Planned Commercial Developments are exempt from the requirement requiring frontage on a public street. However, this site does have frontage on four public streets.

The platting of the property does not result in more than one zoning classification on a single lot.

No nonconforming structures or uses result from this application.

RESIDENTIAL DEVELOPMENT DESIGN

Planned Commercial Developments are exempt from these requirements.

ZONING CODE

With the approval of the rezonings, the conditional use permits, the variances, the site plan review, the alley vacation and the preliminary plat this development will be in conformance with the applicable regulations of the zoning code.

THE MINNEAPOLIS PLAN

The development site is located on the southeast corner Penn Avenue North and Lowry Avenue North (see zoning map). Both Penn and Lowry avenues are designated Community Corridors and the intersection itself is a designated Neighborhood Commercial Node. According to the principles and policies outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods (Policy 4.1).
- Minneapolis will coordinate land use and transportation planning on designated Community Corridors through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets (Policy 4.2).
- Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing

commercial buildings, and to maintain and improve compatibility with surrounding areas (Policy 4.4).

- Minneapolis will identify Neighborhood Commercial Nodes that provide a shopping environment of small-scale retail sales and commercial services that are compatible with adjacent residential areas (Policy 4.5).

The development involves the construction of two new commercial buildings, the renovation of an existing commercial building and the reconstruction of a surface parking lot. In total there will be approximately 48,240 square feet of commercial and office space within the development. The anchor tenant within the building will be an Aldi grocery store. In addition to this tenant there will be upwards of six other commercial or office uses within the development.

2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

The Planning Division does not believe that a planned commercial development including a total of approximately 48,240 square feet of commercial and office space would be injurious to the use and enjoyment of other property in the area. Constructing a new mixed-use development on the site would provide for a variety of retail and service uses in the neighborhood and additional employment opportunities.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site is relatively flat. The Planning Division believes that the site can be developed upon and used safely.

4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration

The parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

The applicant has indicated that stormwater runoff will be collected by the proposed storm sewer and routed to green space and detention areas for treatment and infiltration. The applicant will be required to meet all city and watershed requirements for the removal of phosphorous and total suspended solids. The Sewer Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **approve** the final plat application for the properties located at 3010, 3108 and 3120 Penn Avenue North, 2125 Lowry Avenue North and 3023, 3027, 3101, 3107, 3111, 3115 and 3119 Oliver Avenue North.

Attachments:

1. Letter from the City Attorney's Office
2. Final plat
3. Alley easement plan
4. Site plan