

Department of Community Planning and Economic Development – Planning Division
Rezoning, Conditional Use Permits, Variance, and Site Plan Review
BZZ-4962

Date: October 4, 2010

Applicant: M.A. Mortenson Development, Inc., Attn: Tom Lander, 700 Meadow Lane North, Minneapolis, MN 55422, (763) 287-5487

Address of Property: 1250 West Broadway Avenue, 2105 and 2119 Fremont Avenue North, 1310 21st Avenue North, 1311, 1313, 1315 22nd Avenue North, 2105, 2115 ½, 2121, 2125, 2131, 2135 and 2137 Girard Avenue North

Project Name: Minneapolis Public School (MPS) Education Service Center

Contact Person and Phone: UrbanWorks Architecture, Attn: Tod Elkins, 903 North 3rd Street, Suite 145, Minneapolis, MN 55401, (612) 455-3104

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

Date Application Deemed Complete: September 3, 2010

End of 60-Day Decision Period: November 1, 2010

End of 120-Day Decision Period: On September 22, 2010, Staff sent a letter to the applicant extending the decision period to no later than December 31, 2010.

Ward: 5 **Neighborhood Organization:** Jordan Area Community Council

Existing Zoning: OR2 (High Density Office Residence) District with a Pedestrian Oriented (PO) Overlay District, R4 (Multiple-family) district and R5 (Multiple-family) District

Proposed Zoning: OR2 (High Density Office Residence) District for the entire site and remove the Pedestrian Oriented (PO) Overlay District from the 1250 West Broadway parcel

Zoning Plate Number: 7 and 8

Lot area: 276,995 square feet or approximately 6.39 acres

Legal Description: See attachment.

Proposed Use: A Planned Unit Development (PUD) for a new Minneapolis Public Schools Education Service Center.

Concurrent Review:

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- Petition to rezone the subject properties (other than 1250 West Broadway which is currently zoned OR2) from the R4 and R5 (Multiple-family) districts to the OR2 (High Density Office Residence) district.
- Petition to remove the Pedestrian Oriented (PO) Overlay District from the 1250 West Broadway parcel.
 - Conditional Use Permit for a Planned Unit Development (PUD) to allow a 4 and 5-story, approximately 177,000 square foot Minneapolis Public Schools Educational Service Center including a total of 587 surface parking stalls.
 - Conditional Use Permit to allow a principal parking facility.
 - Variance to allow parking between the principal structure and the front lot line.
 - Site Plan Review for a Planned Unit Development.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments, Article VII, Conditional Use Permits, Article IX, Variances, Chapter 527, Planned Unit Development, Chapter 530 Site Plan Review.

Background: The applicant is proposing a Planned Unit Development (PUD) on the subject parcels which would consist of a 4 and 5-story, approximately 177,000 square foot Minneapolis Public Schools (MPS) Educational Service Center as well as 587 surface parking stalls. The site is composed of numerous parcels. The building site which currently is occupied by an alternative high school (which would be demolished in order to allow for the proposed development) consists of 3 parcels, 1250 West Broadway, 2105 and 2119 Fremont Avenue North. As proposed, this portion of the site would accommodate the new 177,000 square foot MPS headquarters as well as 358 surface parking stalls. All other remaining parcels are located to the west of the building site across Girard Avenue North. As proposed this area would be converted from green space to a 229 space surface parking lot.

In order to allow the development as proposed, a number of land use applications would be required. As previously mentioned, the building site consists of 3 parcels and in order to develop the building site as submitted, the applicant proposes to remove the PO from the 1250 West Broadway site and rezone the other two parcels to the OR2 district.

Property Addresses	Area of Parcel	Current Zoning	Proposed Zoning
1250 West Broadway Ave	82,068 SF	OR2 w/PO	OR2 remove PO
2105 Fremont Ave N	100,183 SF	R5	OR2
2119 Fremont Ave N	8,412 SF	R4	OR2

The remaining parcels located to the west of the building site across Girard Avenue North are zoned R4 and R5; as proposed all would be rezoned to the OR2 district.

Property Addresses	Area of Parcel	Current Zoning	Proposed Zoning
1310 21 st Avenue North	11,281 SF	R4	OR2
1310 21 st Avenue North	4,189 SF	R4	OR2
131122 nd Avenue North	4,138 SF	R4	OR2
131322 nd Avenue North	6,592 SF	R4	OR2
1315 22 nd Avenue North	4,987 SF	R4	OR2
2105 Girard Avenue North	26,649 SF	R5	OR2
Property Addresses	Area of Parcel	Current Zoning	Proposed Zoning
2115 ½ Girard Avenue North	3,510 SF	R4	OR2

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2121 Girard Avenue North	5,393 SF	R5	OR2
2125 Girard Avenue North	5,083 SF	R5	OR2
2131 Girard Avenue North	5,479 SF	R5	OR2
2135 Girard Avenue North	5,379 SF	R5	OR2
2137 Girard Avenue North	5,197 SF	R4	OR2

In addition to the proposed rezonings, a Conditional Use Permit (CUP) is required for the Planned Unit Development (PUD) proposed on the site. As part of the PUD, the applicant is requesting alternatives from the Zoning Code standards which include: (1) an alternative request to allow an increase in the maximum height allowed for principal structures in the OR2 district as the proposed MPS facility is 5 stories or 72 feet at the tallest point; (2) an alternative request to allow for a reduction in the periphery front yard requirement of 39 feet (due to a front yard increase) on the building site along Fremont Avenue North for surface parking stalls, drive-aisles, loading, and a transformer/generator; an alternative request for a reduction in the periphery front yard requirement of 22 feet (due to a front yard increase) on the building site along Girard Avenue North for building placement and surface parking stalls; and an alternative request to allow building placement alternatives in the PO Overlay District along West Broadway, Girard Avenue North, and Fremont Avenue North. The first floor of buildings located in the PO must be located not more than 8 feet from the front lot line except where a greater yard is required by the zoning ordinance. In this case, the buildings along these three street frontages are subject to greater yards (West Broadway 15 feet, Girard Avenue North 22 feet, 3 inches, and Fremont Avenue North 39 feet, 1 inch). The building placement in these locations exceeds the greater setback requirement which requires an alternative. A total of two alternatives are being requested as all of the alternatives related to required yards are grouped into one.

A separate conditional use permit is required for the proposed principal parking facility which is located to the west of the building site across Girard Avenue North. A separate variance is also required for the project that cannot be processed as an alternative under the proposed PUD as parking is located between the principal structure and the front lot line along Girard Avenue North and Fremont Avenue North. Site plan review is also required for the proposed development.

Typically, as required by Section 527.60 of the Zoning Code, there is a platting requirement for PUDs. Due to the complexity of the applications requested, the sheer number of parcels involved and the potential outcome of the proposed development, Staff did not require that the applicant submit a preliminary and final plat with this application. However, should the development be approved in some form or as proposed, Planning Staff will require that a preliminary and final plat be submitted for the entire development site within the next year in order to clean up the underlying platting as well as meet the platting requirement as outlined above.

The purpose of the proposed development is to construct a new MPS district headquarters. As proposed the building would include 4 major components including: (1) an Education Service Center which is the headquarters function of the school district and includes departments such as the Superintendent, Student Achievement and Academics as well as the Board of Education Board Room; (2) Adult Basic Education serving approximately 175-200 adult students in classroom settings during the morning, afternoon and evening; (3) Northside Welcome Center serving families that are new the Minneapolis School District; (4) as well as the District Professional Development and Service Center which is a facility that supports the 6,000 plus employees of the school district in providing professional development training and access to the support functions of the district such as human resources.

Features of the proposed building and site design include the following: the project is being designed to LEED-NC silver level; the building located along West Broadway includes a public plaza and public art; there is a large courtyard on the east side of the building located along Girard Avenue North; pervious pavers are located in select areas within the proposed surface parking lots; rainwater is proposed to be captured and reused for irrigation.

The applicant has requested that the project be continued until the October 18th Planning Commission meeting as the Travel Demand Management Plan (TDMP) is being updated.

Staff has not received any official correspondence from the Jordan Area Community Council or any neighborhood letters/emails prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

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 **continue** the rezoning petition to change the zoning classification of the properties located at 2105 and 2119 Fremont Avenue North, 1310 21st Avenue North, 1311, 1313, 1315 22nd Avenue North, 2105, 2115 ½, 2121, 2125, 2131, 2135 and 2137 Girard Avenue North from the R4 and R5 districts to the OR2 district to the October 18, 2010 Planning Commission meeting.

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 **continue** the rezoning petition to remove the Pedestrian Oriented Overlay District from the 1250 West Broadway parcel to the October 18, 2010 Planning Commission meeting.

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 conditional use permit application for a 4 and 5-story, approximately 177,000 square foot Minneapolis Public Schools Educational Service Center including a total of 587 surface parking stalls on the properties located at 1250 West Broadway, 2105 and 2119 Fremont Avenue North, 1310 21st Avenue North, 1311, 1313, 1315 22nd Avenue North, 2105, 2115 ½, 2121, 2125, 2131, 2135 and 2137 Girard Avenue North to the October 18, 2010 Planning Commission meeting.

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 conditional use permit application for a principal parking facility on the properties located at 1310 21st Avenue North, 1311, 1313, 1315 22nd Avenue North, 2105, 2115 ½, 2121, 2125, 2131, 2135 and 2137 Girard Avenue North to the October 18, 2010 Planning Commission meeting.

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 variance application to allow parking between the principal structure and the front lot line on the properties located at 1250 West Broadway, 2105 and 2119 Fremont Avenue North, 1310 21st Avenue North, 1311, 1313, 1315 22nd Avenue North, 2105, 2115 ½, 2121, 2125, 2131, 2135 and 2137 Girard Avenue North to the October 18, 2010 Planning Commission meeting.

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 a planned unit development on the properties located at 1250 West Broadway Avenue, 2105 and 2119 Fremont Avenue North, 1310 21st Avenue North, 1311, 1313, 1315 22nd Avenue North, 2105, 2115 ½, 2121, 2125, 2131, 2135 and 2137 Girard Avenue North to the October 18, 2010 Planning Commission meeting.

Attachments:

1. Zoning Map