

**Department of Community Planning and Economic Development – Planning Division**  
Site Plan Review  
BZZ-4281

**Date:** February 2, 2009

**Applicant:** Lund Food Holding, Inc., Attn: Mike Edgett, 4100 West 50<sup>th</sup> Street, Suite 2100, Edina, Minnesota 55424, (952) 915-2680

**Address of Property:** 25 University Avenue SE

**Project Name:** Lunds

**Contact Person and Phone:** Lund Food Holding, Inc., Attn: Mike Edgett, 4100 West 50<sup>th</sup> Street, Suite 2100, Edina, Minnesota 55424, (952) 915-2680

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

**Date Application Deemed Complete:** January 5, 2009

**End of 60-Day Decision Period:** March 5, 2009

**End of 120-Day Decision Period:** On January 21, 2009, Staff sent the applicant a letter extending the decision period to no later than May 4, 2009.

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

**Existing Zoning:** C2 (Neighborhood Corridor Commercial) District, PO (Pedestrian Overlay) District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 14

**Legal Description of Property:** Not applicable for this application

**Lot area:** 82,805 square feet or 1.901 acres

**Proposed Use:** Amend the approved site plan.

**Concurrent Review:**

- Amend the approved Site Plan Review application in order to modify window provisions related to the following portion of a condition of approval:
  - No shelving stocked with merchandise will be permitted in front of the windows along University Avenue.

**Applicable zoning code provisions:** Chapter 530 Site Plan Review.

**Background:** The applicant received approvals for land use applications (BZZ-2064) on November 22, 2004, by the Planning Commission which allowed for the construction of a new mixed-use development known as Cobalt on the properties located at 301 - 323 Central Avenue NE and 13, 25 and 29 University Avenue SE. The project included approximately 50,000 square feet of ground level retail space and 120 dwelling units. The land use applications included: a conditional use permit for up to 120 residential dwelling units; a conditional use permit to increase the maximum permitted height from 4 stories or 56 feet to 6 stories or 80 feet along Central Avenue NE and to 8 stories or 110 feet along University Avenue SE; a conditional use permit for the proposed parking facility; a conditional use permit to extend the operational hours for the proposed grocery store to a 24 hour operation; and site plan review.

A letter dated February 29, 2008, was sent to the applicant upon inspection of the property which listed violation of one specific condition of approval. The condition of approval was as follows: “No shelving stocked with merchandise will be permitted in front of the windows along University Avenue.” The applicant has submitted an application to amend the approved site plan in order to receive approval for the conditions currently existing on site.

The applicant has requested a two-cycle Planning Commission continuance until March 2, 2009, to work with the neighborhood on an amended plan as the Nicollet Island – East Bank Neighborhood Association does not support the request in its current form.

**RECOMMENDATIONS:**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for a site plan review:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission continue the application to amend the approved site plan review for property located at 25 University Avenue SE to the meeting of March 2, 2009.

**Attachments:**

1. Zoning Map