

**Department of Community Planning and Economic Development – Planning  
Division  
Site Plan Review  
BZZ – 5237**

**Date:** August 29, 2011

**Applicant:** Ryan Companies US, Inc., Attn: Tony Barranco, 50 South 10<sup>th</sup> Street, Suite 300, Minneapolis, MN 55403, (612) 492-4339

**Address of Property:** 222 Hennepin Avenue

**Project Name:** 222 Hennepin

**Contact Person and Phone:** Ryan Companies US, Inc., Attn: Mike Ryan, 50 South 10<sup>th</sup> Street, Suite 300, Minneapolis, MN 55403, (612) 492-4339

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

**Date Application Deemed Complete:** August 4, 2011

**End of 60-Day Decision Period:** October 2, 2011

**End of 120-Day Decision Period:** Not applicable for this application

**Ward:** 7                    **Neighborhood Organization:** North Loop Neighborhood Association & Downtown Minneapolis Neighborhood Association

**Existing Zoning:** B4S-2 and DP (Downtown Parking) Overlay District

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

**Zoning Plate Number:** 19

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

**Proposed Use:** Ryan Companies US, Inc., has submitted an application for Site Plan Review in order to construct a new mixed-use development that includes 283 dwelling units and an approximately 45,000 square foot grocery store on the ground floor of the structure. The project will be comprised of two interconnected, 6-story buildings with heights ranging from 35 to approximately 85 feet at the tallest point on the property located at 222 Hennepin Avenue.

**Concurrent Review:** Not applicable for this development.

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

**Background:** The full-block property located at 222 Hennepin Avenue is a vacant automobile dealership. The applicant has purchased the site and proposes to develop the block with a new mixed-use development. As proposed the development would include an approximately 45,000 square foot ground-level grocery store and 283 dwelling units.

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The project is being continued until the September 19, 2011, City Planning Commission meeting in order to receive updated information from the applicant on the proposed development.

**RECOMMENDATION**

**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 **continue** the site plan review application for property located at 222 Hennepin Avenue to the meeting of September 19, 2011.

**Attachments:**

1. Zoning map