

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit and Site Plan Review
BZZ – 3437

Date: March 26, 2007

Applicant: Jackson Square Properties, LLC

Address of Property: 900-910 22nd Avenue Northeast and 2013-2019 Jackson Street Northeast

Project Name: Jackson Square Condominiums

Contact Person and Phone: Niles R. Schulz, (651) 644-7540

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: February 23, 2007

End of 60-Day Decision Period: April 24, 2007

Ward: 1 Neighborhood Organization: Holland Neighborhood Improvement Association

Existing Zoning: R5 Multiple Family District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 10

Legal Description: Not applicable for this application

Proposed Use: Multiple family dwelling with 46 dwelling units

Concurrent Review:

Conditional use permit to allow 46 dwelling units.

Site plan review.

Applicable zoning code provisions: Chapter 525, Article VII Conditional Use Permits and Chapter 530, Site Plan Review.

Background: The applicant proposes to redevelop the Northwest corner of the block bound by Central Avenue, 22nd Avenue, Jackson Street and 20th Avenue Northeast. The site is located southeast of the Jackson Square Park and one-half block west of Central Avenue. Five dwellings will be demolished to allow construction of a 4-story multifamily dwelling with 46 dwelling units. A level of below grade parking with 70 spaces is proposed. The parking would be accessed from 22nd Avenue. A common entrance would be located at the corner of 22nd Avenue and Jackson Street.

CPED Planning Division Report
BZZ – 3437

The site is adjacent to a dead-end alley. The alley dead-ends at the property of 2019 Jackson Street Northeast; however, a portion of the vacated alley is still used for vehicle access by the neighboring properties of 912-922 22nd Avenue Northeast and 2016 Central Avenue. Only two of these properties have curb cut access to an adjacent street. To allow continued vehicle access for these properties, the applicant has indicated that an easement will be provided on the rear 10 feet of 2019 Jackson Street.

A conditional use permit and site plan review are required to allow more than four dwelling units in the R5 district.

As of writing this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

CONDITIONAL USE PERMIT: to allow 46 dwelling units.

Findings as required by the Minneapolis Zoning Code for the conditional use permit:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Construction of a multifamily residential building of four stories on the site should not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding area is fully developed. The site is adjacent to a dead-end alley. The alley dead-ends at the property of 2019 Jackson Street Northeast; however, a portion of the vacated alley is still used for vehicle access by the neighboring properties of 912-922 22nd Avenue Northeast and 2016 Central Avenue. Only two of these properties have curb cut access to an adjacent street. To allow continued vehicle access for these properties, the applicant has indicated that an easement will be provided. The redevelopment of this corner for multifamily residential use should have a positive effect on surrounding properties.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The site is served by existing infrastructure. Vehicle access would be from 22nd Avenue. The Public Works Department will review the project for appropriate drainage and stormwater

management as well as to ensure the safety of the position and design of improvements in or over the public right of way. The final plan must indicate all drainage patterns, including roof drains.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The number of off-street parking spaces required for the dwelling units is 46 (one per unit). The applicant would provide 70 parking spaces (1.5 spaces per unit). In addition to vehicle parking, the applicant is proposing 10 bike spaces. The applicant is reducing the number of curb cuts on the site from four to one. Vehicle access for the new building would only be from 22nd Avenue. The use should not contribute to significant traffic congestion in the area.

5. Is consistent with the applicable policies of the comprehensive plan.

According to the *Minneapolis Plan*, the portion of Central Avenue closest to the site is designated as a commercial corridor. The area around the Lowry Avenue (three blocks north of the site) and Central Avenue intersection is designated as an activity center and a major housing site. The following policies are relevant to the conditional use permit:

4.3 Minneapolis will support development in Commercial Corridors where it enhances the street's character, improves its ability to accommodate automobile traffic and foster pedestrian movement, and expands the range of goods and services offered.

Applicable Implementation Steps

Support a mix of uses on Commercial Corridors--such as retail sales, office, institutional, higher density residential (including Major Housing Sites where designated), and clean low-impact light industrial--where compatible with the existing and desired character of the street.

4.7 Minneapolis will identify and support Activity Centers by preserving the mix and intensity of land uses and enhancing the design features of each area that give it a unique and urban character.

Applicable Implementation Step

Ensure that land use regulations support diverse commercial and residential development types which generate activity all day long and into the evening.

4.9 Minneapolis will grow by increasing its supply of housing.

Applicable Implementation Step

Support the development of new medium- and high-density housing in appropriate locations throughout the City.

4.11 Minneapolis will improve the availability of housing options for its residents.

Applicable Implementation Steps

Increase the variety of housing styles and affordability levels available to prospective buyers and renters.

Provide and maintain moderate and high-density residential areas.

Promote the development of housing suitable for people and households in all life stages, and that can be adapted to accommodate changing housing needs over time.

4.17 Minneapolis will promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the city.

Applicable Implementation Steps

Concentrate new housing developments in close proximity to amenities or in locations where value will be sustained over time.

Develop a citywide Housing Strategy for placing medium (10-30 units per acre) to high-density (30+units per acre) new housing on major transportation and transit corridors and near commercial revitalization projects or neighborhood amenities (e.g. sites such as Growth Centers, Major Housing Sites, Commercial Corridors).

9.5 Minneapolis will support the development of residential dwellings of appropriate form and density.

Applicable Implementation Steps

Promote the development of well designed moderate density residential dwellings adjacent to one or more of the following land use features: Growth Centers, Commercial Corridors, Community Corridors and Activity Centers.

Expand the understanding of the role that urban density plays in improving business markets, increasing the feasibility of urban transit systems and encouraging the development of pedestrian-oriented services and open spaces.

Staff comment: The site is located within one block of a public park, library, transit and a variety of businesses. The proposed multifamily residential use would be appropriate with close proximity to these connections and amenities. The project would also contribute to housing variety in the city and further increase the residential density around an activity center.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

The use of the site for a multi-family residential dwelling will conform to the applicable regulations of the districts in which it is located upon the approval of the conditional use permit and site plan review.

SITE PLAN REVIEW

Findings as required by the Minneapolis Zoning Code for the site plan review:

- A. **The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. **The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of the Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.

CPED Planning Division Report
BZZ – 3437

- d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
- e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
- f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- The form and pitch of roof lines shall be similar to surrounding buildings.
- Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

Conformance with above requirements:

The building would contribute to a street wall along Jackson Street and 22nd Avenue. The walls would be between 15 to 21 feet from the front lot lines. An abundant amount of windows on all sides of the building would allow natural surveillance and visibility. The main pedestrian entrance would be oriented towards the street intersection connected to the sidewalks by walkways. Also, a walkway from the Jackson Street sidewalk would allow pedestrian access to the rear of the site.

The subject site is a reverse corner lot, therefore the yards along Jackson Street and 22nd Avenue are both front yards. The minimum front yard requirement is 15 feet. The building would be set back 15 feet along Jackson Street and 15 feet along 22nd Avenue.

Landscaping would be located between the building and the front lot lines.

The main pedestrian entrance would be oriented towards the intersection of Jackson Street and 22nd Avenue.

All parking would be provided below grade and within the building.

The building would include sufficient architectural detail and amounts of windows to avoid blank walls that exceed 25 feet in width.

Primary exterior building materials would include brick, hardi-board, and glass. The brick would be the primary material used on the walls facing the streets. Hardi-board would primarily be used on the interior and rear walls. Staff is recommending that the planning commission require the applicant to wrap the southwest corner of the building with brick as proposed on the northeast corner of the building to make the sides more compatible with the front facades of the building. Please note, exterior material changes at a later date would require review by the Planning Commission and an amendment to the site plan review.

Plain face concrete block would not be used as a primary exterior building material.

The principal residential entrance would be clearly defined with a canopy and would be surrounded by windows.

Two elevations, the north and west walls, face streets and must provide windows on 20 percent on the walls of the first floors and 10 percent on the walls above the first floor. To meet the 20 percent window requirement on the first floor of the west elevation, 283.2 square feet of windows are required. At least 141.6 square feet of windows are required on each wall above the first floor. The applicant is proposing to provide more than 500 square feet (approximately 37 percent) of windows on each floor of the west elevation. To meet the 20 percent window requirement on the first floor of the north elevation, 168 square feet of windows are required. At least 84 square feet of windows are required on each wall above the first floor. The applicant is proposing to provide more than 250 square feet (approximately 31 percent) of windows on each floor of the west elevation.

All windows would be vertical in proportion and evenly distributed.

A flat roof is proposed. Many buildings in the area also have flat roofs.

ACCESS AND CIRCULATION:

- Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.
- Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.
- Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.
- Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.
- Site plans shall minimize the use of impervious surfaces.

Conformance with above requirements:

Walkways greater than four feet in width lead from the sidewalks adjacent to Jackson Street and 22nd Avenue to the main entrance. A four foot wide walkway also provides pedestrian access from Jackson Street to a rear entrance.

There are no transit shelters on or immediately adjacent to the site.

Although the site is adjacent to an alley, vehicle access is proposed through a curb cut on 22nd Avenue. The applicant proposes to reduce the existing number of curb cuts from four to one. The driveway leading to the below grade parking would be 24 feet wide and located five feet from the adjacent residential property to the east. Vehicular access and circulation should not increase conflicts with pedestrians and surrounding residential uses.

Traffic flow should not negatively affect residential properties in the area.

The parking would be located below grade thereby minimizing the use of impervious surface for parking areas.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
 - **Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year.**
- **Screening shall be satisfied by one or a combination of the following:**
 - **A decorative fence.**
 - **A masonry wall.**
 - **A hedge.**
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

Conformance with above requirements:

The zoning code requires that a least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is 35,409 square feet. The building footprint including the below grade parking garage (green roofs are not included in the amount of proposed landscaping) would be approximately 28,564 square feet. The lot area minus the building footprints therefore consists of approximately 6,845 square feet. At least 20 percent of the net site area (1,297 square feet) must be landscaped. The applicant's landscape plan proposes to landscape 6,600 square feet, which far exceeds the minimum requirement.

The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 3 and 13 respectfully. The applicant is providing 18 trees and 45 shrubs on-site as well as other perennials and grasses.

Turf will cover all areas that are not paved or landscaped.

ADDITIONAL STANDARDS:

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels
 - Territorial reinforcement and space delineation
 - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

Conformance with above requirements:

Curbing would be providing along the driveway leading to the ramp for the below grade parking.

The building should not impede any views of important elements of the city.

The building should not significantly shadow the adjacent streets or properties.

Wind currents should not be major concern.

The site design provides natural surveillance and visibility as long as the arborvitae around the “big dipper” landscape feature are trimmed to allow views into the area. The proposal controls and guides to movement on the site with clearly defined walkways and distinguishes between public and non-public spaces with landscaping.

The existing structures are neither historic nor eligible for historic designation.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE: The site is zoned R5. The R5 district requires a conditional use permit for multiple family dwellings with more than four units.

Parking: The number of off-street parking spaces required for the dwelling units is 46 (one per unit). The applicant would provide 70 parking spaces (1.5 spaces per unit).

Maximum Floor Area: The lot area is 35,409 square feet. The maximum FAR allowed in the R5 District is 2.0. The applicant qualifies for a 20 percent density bonus for providing all required parking within the building. With the density bonus, the maximum FAR allowed increases to 2.4. The building would have a total of 59,401 square feet, which is an FAR of 1.68.

Height: Building height in the R5 district is limited to four stories or 56 feet, whichever is less. The building would be four stories and 50 feet tall.

Minimum Lot Area: As previously noted, the overall lot has 35,409 square feet. The R5 District requires not less than 900 square feet of lot area per dwelling unit, or 41,400 square feet for 46 units. The applicant qualifies for a 20 percent density bonus for providing all required parking within the building. With the density bonus, the minimum lot size is 769.7 square feet per unit, or 35,406 square feet for 46 units.

Dwelling Units per Acre: The proposed number of dwelling units per acre is 57.3.

Yard Requirements: The subject site is a reverse corner lot, therefore the yards along Jackson Street and 22nd Avenue are both front yards. The minimum front yard requirement is 15 feet unless the setback of an adjacent structure is greater. Both adjacent residential structures on Jackson Street and 22nd Avenue are located closer than 15 feet to the front lot lines. Therefore a 15 foot front yard is required along both streets. The building would be set back 15 feet along Jackson Street and 15 feet along 22nd Avenue.

Interior side yards are required along the south lot line and the lot lines that are on the east side of the site except where adjacent to the alley. The minimum interior side yard requirement is equal to $5+2x$, where x is equal to the number of stories above the first floor. A four-story building is proposed, therefore the minimum requirement is 11 feet. However, where an entrance for a multiple-family dwelling faces a side lot line, a 15 foot interior side yard is required. A side entrance is proposed on the south side of the building. The building would be set back 16 feet from the south lot line. The building would be set back 30 feet from the east lot lines. The driveway would be located five feet from the east lot line. Driveways are a permitted obstruction in interior side yards for multifamily dwellings.

A rear yard is required along the east property line adjacent to the alley. The minimum requirement is equal to $5+2x$, where x is equal to the number of stories above the first floor. A four-story building is proposed, therefore the minimum requirement is 11 feet. The building would comply with the rear yard requirement.

Lot Coverage: The maximum lot coverage allowed in the R5 district is 70 percent. The proposed foot print is approximately 15,729 square feet, which covers approximately 44 percent of the site.

Impervious Surface: The maximum impervious surface coverage allowed in the R5 district is 85 percent. The proposed amount of impervious surface is approximately 20,577 square feet, which covers approximately 58 percent of the site.

Signs: Signage is not proposed.

Refuse screening: All refuse containers would be enclosed within the building.

Lighting: Lighting proposed for the development must comply with Chapter 535 and Chapter 541 of the zoning code including:

535.590. Lighting. (a) *In general.* No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) *Specific standards.* All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
- (2) No exterior light source located on a nonresidential property shall be visible from any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.
- (4) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light.
- (5) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (6) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

MINNEAPOLIS PLAN: Please see the policies identified in finding number 5 under the conditional use permit section of this report.

ALTERNATIVE COMPLIANCE. The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of

CPED Planning Division Report

BZZ – 3437

natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.

- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Alternative compliance is requested by the applicant to meet the following standard:

- **Compatibility of the sides and rear of the building with the front facades**

Primary exterior building materials would include brick, hardi-board, and glass. The brick would be the primary material used on the walls facing the streets. Hardiboard would primarily be used on the interior and rear walls. Staff is recommending that the planning commission require the applicant to wrap the southwest corner of the building with brick as proposed on the northeast corner of the building to make the sides more compatible with the front facades of the building.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow 46 dwelling units located at the properties of 900-910 22nd Ave NE and 2013-2019 Jackson St NE.

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 adopt the above findings and **approve** the application for site plan review to allow a four-story building with 46 dwelling units located at the properties of 900-910 22nd Ave NE and 2013-2019 Jackson St NE, subject to the following conditions:

1. Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, site and landscape plans.
2. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by March 26, 2008, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. Brick used on the front façade shall also be incorporated on the south elevation to make the side elevation more compatible with the front facades of the building as required by section 530.120 of the zoning code.

Attachments:

1. PDR comments
2. Zoning code information sheet
3. Statement of use
4. Findings
5. Correspondence
6. Zoning map
7. Plans
8. Photos