

**Department of Community Planning and Economic Development – Planning
Division
Final Plat
PL-194**

Date: June 26, 2006

Applicant: Shamrock Development, Inc., 218 N. 1st Street, Minneapolis, MN 55401,
(612) 333-0350

Addresses of Property: 1000, 1010 and 1026 Washington Avenue South, 200 and 212
11th Avenue South

Project Name: The Bridgewater

Contact Person and Phone: Lynn Leegard, 3200 Main Street NW, Suite 300, Coon
Rapids, MN 55448, (763) 421-3500

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

Date Application Deemed Complete: May 1, 2006

End of 60-Day Decision Period: Not applicable for this application.

End of 120-Day Decision Period: August 28, 2006

Ward: 7 **Neighborhood Organization:** Downtown Minneapolis Neighborhood
Assn. (DMNA)

Existing Zoning: C3A (Community Activity Center District)

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 20

Lot area: 103,812 square feet or 2.38 acres

Legal Description: Not applicable for this application.

Proposed Use: Subdivide an existing 2.38 acre parcel into two separate lots as part of a Planned Unit Development (PUD). The project would include the retention of an existing 3-story mixed-use building, and the construction of a new 277-unit residential building with approximately 20,191 square feet of ground level commercial/retail space. Parking would be provided in a 3-story underground ramp and within the interior of the building at the ground level as well as in an existing surface parking lot located adjacent to 11th Avenue South.

Concurrent Review:

- Final Plat (PL-194)

Applicable zoning code provisions: Chapter 598, Land Subdivision Regulations

Development Plan: The site plan was previously approved per BZZ-2837.

Background: The applicant proposes to subdivide a 2.38 acre parcel into two parcels as part of a Planned Residential Development. The property is currently zoned C3A and is located in the DP (Downtown Parking), and DH (Downtown Height) Overlay Districts. As part of the Conditional Use Permit for a PUD the majority of the site would be demolished for new construction, however one existing building located at 212 11th Avenue South, would be retained but the attached garage removed and replaced with a new garage. The building that would be preserved as part of the development is approximately 9,906 square feet in size, or 13,248 square feet in size with the construction of the new garage. The building is currently a mixed-use building with office space on the first floor and 4 units of residential living space above.

The second portion of the project would include a total of 574,360 square feet of new construction incorporating 277 owner-occupied residential units constructed in a 7 to 10 story, U-shaped building with approximately 20,191 square feet of lower level retail located along Washington Avenue South and 10th Avenue South. The project would replace an existing liquor store, gas station, surface parking lot and empty warehouse. The project includes 532 enclosed parking spaces located in a 3-story underground parking garage, 23 parking stalls located within the building at the interior of the site for the retail uses, 18 existing surface stalls located adjacent to 11th Avenue South, and 16 parking spaces to be located in the proposed garage for a total of 589 parking spaces. A center courtyard and planters located along 10th Avenue South as well as parking lot improvements to the existing surface lot along 11th Avenue South would also be included in the proposal. The proposal includes parking for 277 bicycles as well. In addition to the conditional use permit application for a PUD, site plan review and a preliminary and final plat were also required. The subdivision would result in the creation of a 89,366 square foot lot and a 12,934 square foot lot.

The Planning Commission approved the preliminary plat, rezoning, conditional use permit and site plan applications at the March 6, 2006, City Planning Commission meeting.

The City Attorney's office has indicated that it appears that the required monuments have been placed and that the required affirmations are stated on the face of the plat. It is the opinion of the City Attorney's Office that the plat is satisfactory and meets statutory requirements.

FINAL PLAT –

Required Findings:

1. Subdivision is in conformance with the land subdivision regulations including the requirements of section 598.100 relating to protection of natural resources, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.

The subdivision is in conformance with the design requirements of the land subdivision regulations except for Section 598.230 (5), which requires utility easements to be 5 feet wide on side lot lines and 10 feet wide on rear lot lines, where no alley is provided. In order to be in conformance with the land subdivision regulations, a variance of Section 598.230 (5) is required to eliminate the drainage and utility easements from both lots. While variances from the zoning code require a separate application, variances from the subdivision standards are done as a part of the subdivision application subject to the standards listed below.

598.310. Variances. Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:

- (1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.
- (2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.

The site would be a fully developed property should the land use applications be approved with some existing and proposed buildings up to the property lines. The existing drainage and utilities would not match the required easement locations and are not necessary, so Staff recommends granting the variance.

ZONING CODE

With the approval of the rezoning, conditional use permit, site plan review, preliminary and final plat this development would meet the applicable requirements of the C3A zoning district.

MINNEAPOLIS PLAN

According to the *Minneapolis Downtown 2010 Plan*, this property is located in a downtown neighborhood as found on the concept plan map. The property is also subject to the Update to the Historic Mills District Master Plan. According to the Principles and Policies outlined in the *Minneapolis Downtown 2010 Plan*, the following apply to this proposal:

- Expand housing opportunities in downtown for all income levels with an emphasis on providing additional moderate to high income, owner-occupied units (Housing Policy 1).
- Locate medium to high-density housing in areas designated as a Riverfront Residential District located adjacent to and near the West River Parkway. This district should provide for housing that can take advantage of the open space and recreational amenities along the riverfront. The primary use of this district should be housing. Other retail, office, cultural and recreational uses should be encouraged, especially those that revitalize historic structures, but should be compatible with housing (Housing Policy 4).
- Ensure that new residential development contributes to the sense of neighborhoods through appropriate site planning and architectural design (Housing Policy 5).
- Support the retention and development of neighborhood-serving retail (Housing Policy 9).

The applicant is proposing to construct a mixed-use development containing a total of 277 new residential dwelling units and approximately 20,191 square feet of commercial/retail space, as well as the retention of an existing 3-story mixed use building located at 212 11th Avenue South in the area designated as the Riverfront Residential District. All of the commercial uses within the proposed building would be located on the first floor of the building. The development would help support the commercial uses in the area, the cultural amenities found along the Mississippi River and downtown in general.

The Update to the Historic Mills District Master Plan was adopted by the City Council on September 14, 2001. The plan calls for residential developments on the block with commercial uses located on the ground floor along Washington Avenue South. The plan further guides streetscape improvements for the block which the proposal is in full conformance with. As proposed, this development is in conformance with those guidelines.

The development proposal is in conformance with the above noted principles, policies and implementation steps of the comprehensive plan.

2. 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.

Staff does not believe that the proposed plat for the development would be injurious to the use and enjoyment of surrounding property nor be detrimental to present and potential surrounding land uses, nor add any congestion in the public streets.

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 does not have steep slopes on the property.

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 lots being created by this plat present no foreseeable difficulties for the proposed 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.

Public Works will review and approve drainage and sanitary system plans before issuance of building permits.

RECOMMENDATIONS:

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

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the final plat application and the drainage/utility easement variance for property located at 1000, 1010 and 1026 Washington Avenue South, 200 and 212 11th Avenue South.

Attachments:

1. Memo from Public Works
2. Letter from the City Attorney's office
3. Final plat
4. Site plan
5. Zoning map