

Department of Community Planning and Economic Development – Planning Division
Final Plat
PL-205

Date: January 8, 2007

Applicant: Penn Lowry Crossing LLC

Address of Property: 3010, 3108, and 3120 Penn Avenue North, 2125 Lowry Avenue North and 3023, 3027, 3101, 3107, 3111, 3115 and 3119 Oliver Avenue North

Project Name: Penn Lowry Crossing

Contact Person and Phone: Gonzalo Villares with Pope Associates, (651) 789-1619

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: December 15, 2006

End of 60-Day Decision Period: February 13, 2007

End of 120-Day Decision Period: A 60-day extension letter was mailed on October 27, 2006, extending the 120-day decision period to February 1, 2007

Ward: 4 Neighborhood Organization: Jordan Area Community Council

Existing Zoning: R2B, Two-Family District, C1, Neighborhood Commercial District and C2, Neighborhood Corridor Commercial District

Proposed Zoning: C1, Neighborhood Commercial District, C2, Neighborhood Corridor Commercial District and R2B, Two-Family District with the TP Transitional Parking Overlay District

Zoning Plate Number: 7

Legal Description: Not applicable for this application

Proposed Use: Planned Commercial Development including the renovation of an existing 14,960 square foot commercial building and the construction of two new commercial buildings totaling 33,280 square feet and a parking lot that would be shared by all of the tenants

Concurrent Review:
Final Plat (PL-205)

Applicable zoning code provisions: Chapter 598, Land Subdivision Regulations

Background: In November of 2006 the Minneapolis Planning Commission approved applications for a Planned Commercial Development including the renovation of an existing 14,960 square foot commercial building and the construction of two new commercial buildings totaling 33,280 square feet and a parking lot that would be shared by all of the tenants located at 3010, 3108, and 3120 Penn Avenue North, 2125 Lowry Avenue North and 3023, 3027, 3101, 3107, 3111, 3115 and 3119 Oliver Avenue North. As part of these approvals a preliminary plat was approved for the development and now the applicant wants to finalize the process. The purpose of a plat is to create different ownership tracts on a parcel of land. For this development there will be a total of five lots created.

The Public Works Department raised some questions about the final plat that need to be resolved before the Planning Commission can take action on the application. Therefore, the Planning Division is recommending that the final plat be continued to the January 22, 2007, Planning Commission meeting.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the final plat application for the properties located at 3010, 3108 and 3120 Penn Avenue North, 2125 Lowry Avenue North and 3023, 3027, 3101, 3107, 3111, 3115 and 3119 Oliver Avenue North to the January 22, 2007, Planning Commission meeting.