

**Department of Community Planning and Economic Development – Planning Division**  
**Preliminary Plat**  
**PL-218**

**Date:** August 13, 2007

**Applicant:** Hope Community, Inc.

**Address of Property:** 1931 Portland Avenue and 612, 616 and 620 East Franklin Avenue

**Project Name:** The Wellstone

**Contact Person and Phone:** David Haaland with Urban Works, (612) 455-3100

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

**Date Application Deemed Complete:** July 10, 2007

**End of 120-Day Decision Period:** November 7, 2007

**Ward:** 6      **Neighborhood Organization:** Ventura Village

**Existing Zoning:** C1, Neighborhood Commercial District and NP, North Phillips Overlay District

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

**Zoning Plate Number:** 20

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

**Proposed Use:** Mixed-use building including 49 dwelling units and commercial and community space

**Concurrent Review:**

**Preliminary Plat (PL-218)**

**Applicable zoning code provisions:** Chapter 598, Land Subdivision Regulations

**Background:** On July 13, 2007, the City Planning Commission approved land use applications to allow for the construction of a mixed-use development. The development involves the construction of a four-story, mixed-use building including 49 dwelling units with approximately 7,100 square feet of commercial and community room space. The commercial space occupies approximately 4,000 square feet and is intended to be used as a restaurant. The remaining 3,100 square feet will be used as a community room, restrooms and trash and recycling rooms. The development will have one level of below ground parking for the residents of the building and 10 surface parking spaces located off of

the alley. The surface parking spaces will be reserved for the commercial tenant. Also located on the site is an outdoor recreation area for the residents of the building located towards the rear of the site.

The Wellstone is the third phase of a multi-phase project that HOPE Community is proposing to construct near and around the intersection of Franklin Avenue and Portland Avenue (see the overall site plan in the report). Children’s Village Center, Phase I of the multi-phase project, was approved by the City Planning Commission in April of 2002, and The Jourdain, Phase II of the multi-phase project, was approved by the City Planning Commission in May of 2003. Both of these developments have been constructed and are now occupied. The Franklin-Portland Gateway is proposed to be developed as one cohesive project even though the individual phases will be funded and constructed at different times. Once completed, the Gateway will contain approximately 200 dwelling units and approximately 25,000 square feet of both office and commercial space

**PRELIMINARY PLAT** - PL-218

**Required Findings:**

- 1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the Zoning Code and policies of the Comprehensive Plan.**

**DESIGN REQUIREMENTS**

Planned Unit Developments are exempt from the requirement requiring frontage on a public street. However, this site does have frontage on two public streets.

The platting of the property does not result in more than one zoning classification on a single lot.

No nonconforming structures or uses result from this application.

**RESIDENTIAL DEVELOPMENT DESIGN**

Planned Unit Developments are exempt from these requirements.

**ZONING CODE**

With the approval of the preliminary plat this development will be in conformance with the applicable regulations of the zoning code.

**THE MINNEAPOLIS PLAN**

According to the *Minneapolis Plan*, the subject site is located on Franklin Avenue, which is a designated Commercial Corridor. According to the principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

- 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 (Policy 4.3).
- 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 (Implementation Step for Policy 4.3).

- Ensure that commercial uses do not negatively impact nearby residential areas (Implementation Step for Policy 4.3).
- Continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas (Policy 4.4).
- Minneapolis will grow by increasing its supply of housing (Policy 4.9).
- Improve the availability of housing options for its residents (Policy 4.11).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan*.

**2. The 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.**

The proposed subdivision proposes to take four existing lots and create one new lot on the block. The proposed development will occupy the new lot.

**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 is relatively flat. The Planning Division believes that the site can be developed upon and used safely.

**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 parcel created by this application presents no foreseeable difficulties for this 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.**

The City of Minneapolis will review and approve the applicant's stormwater management plan and

erosion control plan. The applicant has indicated that to help with stormwater runoff and storage a series of rain gardens will be installed on the site as well as an underground storage container.

## **RECOMMENDATIONS**

### **Recommendation of the Community Planning and Economic Development Department – Planning Division for the preliminary plat:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **approve** the preliminary plat application for the properties located at 1931 Portland Avenue and 612, 616 and 620 East Franklin Avenue.

### **Attachments:**

1. Legal description of the exiting properties and the proposed property
2. Statement of proposed use
3. Memo from Public Works
4. July 9, 2007, letter to CM Lilligren and the Ventura Village Neighborhood Association
5. Zoning map
6. Copy of the Franklin Portland Gateway 3<sup>rd</sup> Addition preliminary plat
7. Site survey and site plan