

Department of Community Planning and Economic Development - Planning Division
Conditional Use Permit, Variance, and Site Plan Review
BZZ-1983

Date: October 25, 2004

Applicant: 21st Century Bank/Shamrock Development

Address Of Property: 240 Hennepin Avenue South

Contact Person And Phone: Jim Stanton – Shamrock Development 763-421-3500

Planning Staff And Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: September 13, 2004

End of 60 Day Decision Period: November 12, 2004

Date Extension Letter Sent: October 15, 2004

End of 120 Day Decision Period: January 11, 2005

Ward: 5 Neighborhood Organization: Downtown

Existing Zoning: B4S-2 Downtown Service District

Existing Overlay Districts: DP Downtown Parking Overlay District.

Proposed Zoning: Not applicable for this application.

Plate Number: 19

Legal Description: Not applicable for this application.

Proposed Use: A 24-story, mixed-use building, with 133 residential units, retail space and a bank.

Concurrent Review:

Conditional Use Permit: To allow 133 dwelling units.

Variance: Variance to decrease the interior side yard from 41 feet to approximately 21 feet.

Site Plan Review.

Applicable Zoning Code Provisions: Chapter 525, Article VII Conditional Use Permits; Chapter 525, Article IX Variances, Specifically Section 525.520(1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations”; and Chapter 530 Site Plan Review.

CPED – Planning Division Report
BZZ-1983

Background: This item was continued from the October 13, 2004 meeting of the City Planning Commission. The 21st Century Towers is a two phase project. The first phase will consist of 133 residential units in a 24-story mixed use building. The first floor will have retail uses and a bank. Public Works has required a Travel Demand Management (TDM) plan for this project. The TDM has not yet been approved. Staff recommends that this application be continued to the November 8, 2004 meeting to allow staff time to review the TDM and building design issues.

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 **continue** the conditional use permit application for 133 dwelling units for property located at 240 Hennepin Avenue South to the November 8, 2004 meeting of the City Planning Commission.

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

The Community Planning and Economic Development Department recommends that the City Planning Commission adopt the above findings and **continue** the variance application to reduce the required interior yard setbacks from 41 feet to 20 feet for property located at 240 Hennepin Avenue South to the November 8, 2004 meeting of the City Planning Commission.

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 **continue** the site plan review application for property located at 240 Hennepin Avenue South to the November 8, 2004 meeting of the City Planning Commission.