

Department of Community Planning and Economic Development – Planning Division
Rezoning, Conditional Use Permits, Variances, Site Plan Review and Registered Land Survey
BZZ-4757 and RLS-59

Date: June 14, 2010

Applicant: CDHC Boxleitner LLC

Addresses of Property: 165 Glenwood Avenue

Project Name: J. Jerome Boxleitner Place

Contact Person and Phone: Lisa Germann with Cermak Rhoades Architects, (651) 556-8635

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

Date Application Deemed Complete: April 14, 2010

End of 60-Day Decision Period: June 13, 2010

End of 120-Day Decision Period: A 60-day extension letter was mailed on May 3, 2010, extending the 120-day decision period to August 12, 2010

Ward: 5 Neighborhood Organization: North Loop Neighborhood Association

Existing Zoning: I2, Medium Industrial District and the DP Downtown Parking Overlay District

Proposed Zoning: I2, Medium Industrial District with the DP Downtown Parking Overlay District, B4H Downtown Housing Overlay District and the DS Downtown Shelter Overlay District

Zoning Plate Number: 13

Legal Description: That portion of the Southwest Quarter of the Southwest Quarter of Section 22, Township 29 North, Range 24 West, of the 4th Principal Meridian, Hennepin County, Minnesota, being unplatted property situated in the City of Minneapolis, described as follows, to-wit:

Beginning at a point on the South right-of-way line of Glenwood Avenue, according to the recorded plat thereof, distant 545.37 feet Easterly of the West line of said Section 22, as measured along said South right-of-way line; thence Southerly parallel with said West line of Section 22 a distance of 109.15 feet; thence Westerly at right angles to the last described course a distance of 3.9 feet; thence Southerly parallel with said West line of Section 22 a distance of 142.85 feet; thence Northeasterly parallel with Burlington Northern Railroad Company's Main Track centerline, as now located and constructed, to the point of intersection with said south right-of-way line of Glenwood Avenue; thence Westerly along said South right-of-way line to the point of beginning.

Proposed Use: Supportive Housing and Overnight Shelter

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Concurrent Review:

Rezoning: to add the B4H Downtown Housing Overlay to the property

Rezoning: to add the DS Downtown Shelter Overlay to the property

Conditional use permit: to allow an 85-unit supporting housing facility

Conditional use permit: to allow a 251 bed overnight shelter facility

Conditional use permit: to increase the height of the building from the permitted 4 stories/56 feet to 7 stories/78 feet

Conditional use permit: to allow a 20-space surface parking lot in the DP Downtown Parking Overlay District

Variance: to reduce the west side yard setback from the required 15 feet to zero feet to allow for a connection to an existing building located at 173 Glenwood Avenue

Variance: to reduce the west side yard setback from the required 15 feet to 7 feet to allow a surface parking lot

Site plan review

Registered Land Survey (RLS-59)

Applicable zoning code provisions: Chapter 525, Article VI, Zoning Amendments, Chapter 525, Article VII, Conditional Use Permits, Chapter 525, Article IX, Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations”, Chapter 530 Site Plan Review and Chapter 598, Land Subdivision Regulations.

Background: The applicants, Catholic Charities and Community Housing Development Corporation, are proposing to construct a new building containing a continuum of housing from overnight shelter beds to supportive housing units on the property located at 165 Glenwood Avenue North. There will be 200 shelter beds, 51 overnight shelter mats and 85 supportive housing units provided on the site. The existing Catholic Charities Secure Waiting Space at 1000 Currie Avenue will be closed once the proposed development is built.

All residents within the development will have access to case management, tenant education, housing placement, medical services, financial and budget training, independent living skills and employment training. The residents living in the supporting housing portion of the development will be provided three meals a day and the residents of the overnight shelter portion of the development will be provided an evening meal. There will also be a front desk that is staffed 24 hours a day, seven days a week.

The building will be seven stories in height. The overnight shelter portion of the development will occupy the first and second floors of the building. On the first two floors of the building there will be office space for employees and each floor will have a resident lounge. There will be a ground-level link that connects the proposed building to the adjacent Glenwood Residence where the meals for the supportive housing residents will be provided. The Glenwood Residence is managed by Catholic Charities and Community Housing Development Corporation and provides permanent housing for chronic alcoholics. The supportive housing portion of the development will occupy the third through seventh floors of the building. Each floor will have a reception area, a laundry room and a resident lounge.

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Both the overnight shelter and the supportive housing portions of the building will have their own building entrances and indoor lobby areas. There will also be an outdoor space provided for both uses of the building. The outdoor space for the overnight shelter portion of the building will be located near its entrance and the outdoor space for the supportive housing portion of the building will be located near the back of the property. There will be a 20-space surface parking lot provided on the site that will serve both functions of the building.

Supportive housing facilities are subject to specific development standards. One of these standards requires that supportive housing facilities be located at least a quarter mile from all other existing supportive housing facilities as well as community correctional facilities, community residential facilities, inebriate housing facilities, motels and overnight shelters. As mentioned above the adjacent building, Glenwood Residence is an inebriate housing facility which provides permanent housing for chronic alcoholics. Immediately west of the Glenwood Residence is the Evergreen Apartments which is a supportive housing facility that provides permanent rooming units for very, very low income individuals. In the downtown area one can apply to rezone their site to add the B4H Downtown Housing Overlay District, which allows the spacing requirements to be waived. Another specific development standard for a supportive housing facility is that there be no more than 32 residents in the building. Again, in the downtown area one can apply to rezone their site to add the B4H Downtown Housing Overlay District which allows the maximum occupancy requirements to be waived. The applicant has applied to rezone the site to add the B4H Downtown Housing Overlay District.

In addition to the supportive housing use in the building a portion of the building will be occupied by a principal overnight shelter. Since the overnight shelter is not accessory to a religious institution place of assembly a rezoning to add the DS Downtown Shelter Overlay District to the site is also necessary. Both supportive housing and overnight shelter uses require a conditional use permit. The site is currently located in the DP Downtown Parking Overlay District. To establish a new accessory parking lot in the DP Downtown Parking Overlay District a conditional use permit is required. In the I2 zoning district the height limitation is four stories or 56 feet. The applicant is proposing to construct a seven story building so a conditional use permit to increase the height of the building is required. In addition to these applications a setback variance and site plan review are required. The applicant is also proposing to subdivide the property through a Registered Land Survey. This particular type of plat will divide the building into several different tracts for ownership purposes.

This item was continued from the May 10, 2010, City Planning Commission meeting. Specifically, the applicant was asked to look at the massing of the building and the design of the north building wall along Glenwood Avenue. The applicant presented a new building design at the May 27, 2010, City Planning Commission Committee of the Whole meeting. That same design is what is being proposed as part of this application.

REZONING: to add the B4H Downtown Housing Overlay to the property

Findings as Required by the Minneapolis Zoning Code:

- 1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.**

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This site is located on Glenwood Avenue just east of Lyndale Avenue North. The site is located in Downtown Minneapolis which is a designated Growth Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Transitional Industrial. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Support development of Growth Centers as locations for concentration of jobs and housing, and supportive services (Land Use Policy 1.15).
- Encourage the development of high- to very high-density housing within Growth Centers (Implementation Step for Land Use Policy 1.15).
- Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities (Housing Policy 3.2).
- Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes (Implementation Step for Housing Policy 3.2).

The Planning Division believes that the proposed zoning amendment is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*. The site is located in a Growth Center where increased housing density is encouraged. The Transitional Industrial classification includes areas suited for industrial development and limited supporting commercial uses. Transitional Industrial areas may transform to other uses over time while the Industrial areas are preserved for industrial uses. *The Minneapolis Plan for Sustainable Growth* does say that in the Transitional Industrial areas residential uses are not generally appropriate. However in this particular location the two adjacent parcels are residential.

The site is located within the boundaries of the *North Loop Small Area Plan* which was adopted by the Minneapolis City Council on April 16, 2010. The future land use map in the *North Loop Small Area Plan* designates the site as Transitional Industrial. The site is located in the Lower Mix Land Use District. This district is described as “an eclectic mix of Public Works properties, the Minneapolis Farmers Market, large warehouses, private industrial and commercial businesses, and social service housing providers.” The vision for this area is for this diverse mix of uses to remain. The *North Loop Small Area Plan* also designates Glenwood Avenue as a Commercial Corridor. The policies related to Commercial Corridors say to support developments that enhance the street’s character and foster pedestrian movement. They also encourage the development of high-density housing. The Planning Division believes that the proposed zoning amendment is in conformance with the recommendations of the *North Loop Small Area Plan*.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The amendment will allow the applicant to construct a new supportive housing facility immediately adjacent to an existing inebriate housing facility and an existing supportive housing facility. City policymakers have identified Downtown Minneapolis as a Growth Center. Approving this rezoning supports the City’s decision to increase housing density in this area.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

All of the surrounding properties are zoned I2, Medium Industrial. The two residential properties immediately to the west of the site are also zoned I2, Medium Industrial but they also have the B4H Downtown Housing Overlay District on them. The surrounding area is primarily industrial. In addition, there are some commercial uses in the immediate vicinity and the two adjacent properties to the west are residential. Given the diversity of uses in the area the Planning Division believes that adding the B4H Downtown Housing Overlay District to the site would be compatible with the surrounding area.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

There are many uses permitted in the I2, Medium Industrial. A sampling of the permitted uses include:

- Medium industrial uses
- Contractor yard
- Greenhouse, wholesale
- Self service storage
- Building material sales
- Motorized scooter sales
- Restaurant, delicatessen
- Hotel
- Laboratory, medical or dental
- School, vocational or business
- Community garden
- Place of assembly

It should be pointed out that when rezoning a site to add an overlay district it does not preclude the property owner from using the site for one of the uses allowed in the primary zoning district.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

There has not been a change in the character or trend of development in the general area of the property in question since the property was placed in its present zoning classification.

REZONING: to add the DS Downtown Shelter Overlay to the property

Findings as Required by the Minneapolis Zoning Code:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

This site is located on Glenwood Avenue just east of Lyndale Avenue North. The site is located in Downtown Minneapolis which is a designated Growth Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Transitional Industrial. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Support development of Growth Centers as locations for concentration of jobs and housing, and supportive services (Land Use Policy 1.15).
- Encourage the development of high- to very high-density housing within Growth Centers (Implementation Step for Land Use Policy 1.15).
- Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities (Housing Policy 3.2).
- Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes (Implementation Step for Housing Policy 3.2).

The Planning Division believes that the proposed zoning amendment is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*. The site is located in a Growth Center where increased housing density is encouraged. The Transitional Industrial classification includes areas suited for industrial development and limited supporting commercial uses. Transitional Industrial areas may transform to other uses over time while the Industrial areas are preserved for industrial uses. *The Minneapolis Plan for Sustainable Growth* does say that in the Transitional Industrial areas residential uses are not generally appropriate. However in this particular location the two adjacent parcels are residential.

The site is located within the boundaries of the *North Loop Small Area Plan* which was adopted by the Minneapolis City Council on April 16, 2010. The future land use map in the *North Loop Small Area Plan* designates the site as Transitional Industrial. The site is located in the Lower Mix Land Use District. This district is described as “an eclectic mix of Public Works properties, the Minneapolis Farmers Market, large warehouses, private industrial and commercial businesses, and social service housing providers.” The vision for this area is for this diverse mix of uses to remain. The *North Loop Small Area Plan* also designates Glenwood Avenue as a Commercial Corridor. The policies related to Commercial Corridors say to support developments that enhance the street’s character and foster pedestrian movement. They also encourage the development of high-density housing. The Planning Division believes that the proposed zoning amendment is in conformance with the recommendations of the *North Loop Small Area Plan*.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The amendment will allow the applicant to construct a new overnight shelter immediately adjacent to an existing inebriate housing facility and an existing supportive housing facility. City policymakers have

identified Downtown Minneapolis as a Growth Center. Approving this rezoning supports the City's decision to increase housing density in this area.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

All of the surrounding properties are zoned I2, Medium Industrial. The two residential properties immediately to the west of the site are also zoned I2, Medium Industrial but they also have the B4H Downtown Housing Overlay District on them. The surrounding area is primarily industrial. In addition, there are some commercial uses in the immediate vicinity and the two adjacent properties to the west are residential. Given the diversity of uses in the area the Planning Division believes that adding the DS Downtown Shelter Overlay District to the site would be compatible with the surrounding area.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

There are many uses permitted in the I2, Medium Industrial. A sampling of the permitted uses include:

- Medium industrial uses
- Contractor yard
- Greenhouse, wholesale
- Self service storage
- Building material sales
- Motorized scooter sales
- Restaurant, delicatessen
- Hotel
- Laboratory, medical or dental
- School, vocational or business
- Community garden
- Place of assembly

It should be pointed out that when rezoning a site to add an overlay district it does not preclude the property owner from using the site for one of the uses allowed in the primary zoning district.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

There has not been a change in the character or trend of development in the general area of the property in question since the property was placed in its present zoning classification.

CONDITIONAL USE PERMIT: to allow an 85-unit supporting housing facility

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Planning Division does not believe that an 85-unit supportive housing facility will be detrimental to or endanger the public health, safety, comfort or general welfare. The development will provide housing for individuals battling long-term homelessness, those with mental and/or chemical health issues and the poor. In addition to the supportive housing aspect of the project the first two floors of the building will be occupied by an overnight shelter. The continuum of housing that will be provided in this development will equip the residents with the skills that are needed for living on their own.

2. The conditional use 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 Planning Division does not believe that an 85-unit supportive housing facility would be injurious to the use and enjoyment of other property in the area. The surrounding area is primarily industrial. The Burlington Northern Santé Fe railroad borders the site on the south and east. Across Glenwood to the north there is a towing service yard, a commercial retail store and a warehouse. To the west of the site are the Glenwood Residence and the Evergreen, two congregate living uses. The applicant has indicated that the development will be an expansion of the existing Glenwood Residence and Evergreen developments in that they are all managed by Catholic Charities. There will be a ground-level link that connects the proposed building to the adjacent Glenwood Residence where the meals for the supportive housing residents will be provided and where the meals for the overnight shelter residents will be prepared. By constructing the proposed development at this location there will be efficiency in staffing, volunteers and other program resources.

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

The applicant would be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements. The site is located on Glenwood Avenue. The on-site parking lot will be accessed from a single curb cut on Glenwood Avenue.

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

The minimum parking requirement for a supportive housing facility is one parking space per every four beds. However, in the DP Downtown Parking Overlay District supportive housing facilities are required to provide a minimum of 90 percent of the number of spaces required. For 85 beds the minimum parking requirement is 21 parking spaces. Ninety percent of this requirement is 19 spaces. There will be a total of 20 parking spaces provided on the site.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

This site is located on Glenwood Avenue just east of Lyndale Avenue North. The site is located in Downtown Minneapolis which is a designated Grown Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Transitional Industrial. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Support development of Growth Centers as locations for concentration of jobs and housing, and supportive services (Land Use Policy 1.15).
- Encourage the development of high- to very high-density housing within Growth Centers (Implementation Step for Land Use Policy 1.15).
- Grow by increasing the supply of housing (Housing Policy 3.1).
- Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities (Housing Policy 3.2).
- Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes (Implementation Step for Housing Policy 3.2).
- Increase housing that is affordable to low and moderate income households (Housing Policy 3.3).
- Support policies and programs that create long-term and perpetually affordable housing units (Implementation Step for Housing Policy 3.3).
- Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges (Implementation Step for Housing Policy 3.3).
- Foster partnerships with housing developers, financial institutions, faith communities and others to extend the city's capacity to create affordable housing (Implementation Step for Housing Policy 3.3).
- Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families (Housing Policy 3.4).
- Promote increased development of housing for very low-income households earning 30% or less of metropolitan income (Implementation Step for Housing Policy 3.4).
- Support the creation of additional supportive housing units for homeless youth, singles and families (Implementation Step for Housing Policy 3.4).
- Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin (Implementation Step for Housing Policy 3.4).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*. The proposed development will provide 85

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supportive housing units for individuals battling long-term homelessness, those with mental and/or chemical health issues and the poor.

The site is located within the boundaries of the *North Loop Small Area Plan* which was adopted by the Minneapolis City Council on April 16, 2010. The future land use map in the *North Loop Small Area Plan* designates the site as Transitional Industrial. The site is located in the Lower Mix Land Use District. This district is described as “an eclectic mix of Public Works properties, the Minneapolis Farmers Market, large warehouses, private industrial and commercial businesses, and social service housing providers.” The vision for this area is for this diverse mix of uses to remain. The *North Loop Small Area Plan* also designates Glenwood Avenue as a Commercial Corridor. The policies related to Commercial Corridors say to support developments that enhance the street’s character and foster pedestrian movement. They also encourage the development of high-density housing. The Planning Division believes that the proposed development is in conformance with the recommendations of the *North Loop Small Area Plan*.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the approval of the rezonings, conditional use permits, variance, site plan review and preliminary registered land survey this development will meet the applicable regulations of the I2, Medium Industrial District with the DP Downtown Parking Overlay District, B4H Downtown Housing Overlay District and the DS Downtown Shelter Overlay District.

CONDITIONAL USE PERMIT: to allow a 251 bed overnight shelter facility

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Planning Division does not believe that a 200-bed and 51-mat overnight shelter will be detrimental to or endanger the public health, safety, comfort or general welfare. The development will provide shelter for individuals battling long-term homelessness, those with mental and/or chemical health issues and the poor. In addition to the overnight shelter aspect of the project the upper five floors of the building will be occupied by supportive housing. The continuum of housing that will be provided in this development will equip the residents with the skills that are needed for living on their own.

2. The conditional use 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 Planning Division does not believe that a 200-bed and 51-mat overnight shelter would be injurious to the use and enjoyment of other property in the area. The surrounding area is primarily industrial. The Burlington Northern Santé Fe railroad borders the site on the south and east. Across Glenwood to the north there is a towing service yard, a commercial retail store and a warehouse. To the west of the site are the Glenwood Residence and the Evergreen, two congregate living uses. The applicant has indicated that the development will be an expansion of the existing Glenwood Residence and Evergreen developments in that they are all managed by Catholic Charities. There will be a ground-level link that connects the proposed building to the adjacent Glenwood Residence where the meals for the supportive housing residents will be provided and where the meals for the overnight shelter residents will be prepared. By constructing the proposed development at this location there will be efficiency in staffing, volunteers and other program resources.

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

The applicant would be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements. The site is located on Glenwood Avenue. The on-site parking lot will be accessed from a single curb cut on Glenwood Avenue.

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

The minimum parking requirement for an overnight shelter is as approved by the conditional use permit. The minimum parking requirement for the supportive housing portion of the development is 19 spaces. There will be a total of 20 parking spaces provided on the site. Although this leaves only one space for the overnight shelter portion of the development the applicant has indicated that most of the residents will not have cars. This is true of the overnight shelter residents and the supportive housing residents. The applicant has said that the majority of the residents will rely on public transportation to get around. Bus route 9 runs along Glenwood Avenue and connects into downtown Minneapolis. There will also be eight bike lockers and 11 bike racks provided on the site.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

This site is located on Glenwood Avenue just east of Lyndale Avenue North. The site is located in Downtown Minneapolis which is a designated Grown Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Transitional Industrial. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Support development of Growth Centers as locations for concentration of jobs and housing, and supportive services (Land Use Policy 1.15).
- Encourage the development of high- to very high-density housing within Growth Centers (Implementation Step for Land Use Policy 1.15).
- Grow by increasing the supply of housing (Housing Policy 3.1).

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- Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities (Housing Policy 3.2).
- Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes (Implementation Step for Housing Policy 3.2).
- Increase housing that is affordable to low and moderate income households (Housing Policy 3.3).
- Support policies and programs that create long-term and perpetually affordable housing units (Implementation Step for Housing Policy 3.3).
- Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges (Implementation Step for Housing Policy 3.3).
- Foster partnerships with housing developers, financial institutions, faith communities and others to extend the city’s capacity to create affordable housing (Implementation Step for Housing Policy 3.3).
- Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families (Housing Policy 3.4).
- Promote increased development of housing for very low-income households earning 30% or less of metropolitan income (Implementation Step for Housing Policy 3.4).
- Support the creation of additional supportive housing units for homeless youth, singles and families (Implementation Step for Housing Policy 3.4).
- Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin (Implementation Step for Housing Policy 3.4).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*. The proposed development will provide 200 overnight shelter beds and 51 overnight shelter mats for individuals battling long-term homelessness, those with mental and/or chemical health issues and the poor.

The site is located within the boundaries of the *North Loop Small Area Plan* which was adopted by the Minneapolis City Council on April 16, 2010. The future land use map in the *North Loop Small Area Plan* designates the site as Transitional Industrial. The site is located in the Lower Mix Land Use District. This district is described as “an eclectic mix of Public Works properties, the Minneapolis Farmers Market, large warehouses, private industrial and commercial businesses, and social service housing providers.” The vision for this area is for this diverse mix of uses to remain. The *North Loop Small Area Plan* also designates Glenwood Avenue as a Commercial Corridor. The policies related to Commercial Corridors say to support developments that enhance the street’s character and foster pedestrian movement. They also encourage the development of high-density housing. The Planning Division believes that the proposed development is in conformance with the recommendations of the *North Loop Small Area Plan*.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the approval of the rezonings, conditional use permits, variance, site plan review and preliminary registered land survey this development will meet the applicable regulations of the I2, Medium

Industrial District with the DP Downtown Parking Overlay District, B4H Downtown Housing Overlay District and the DS Downtown Shelter Overlay District.

In addition to the conditional use permit standards, overnight shelters are subject to the following provisions:

- The overnight shelter shall be located on a zoning lot of at least 20,000 square feet.
- The overnight shelter shall be located at least 1,000 feet from all existing principal overnight shelters.
- The total number of shelter guests shall not exceed 350 persons.
- Parking and loading shall be provided as approved by conditional use permit.
- Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the area.
- An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the area.
- Shelter guests shall be provided with an enclosed waiting area one hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open 24 hours per day.
- The operator shall submit a management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
- The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within 100 feet shall be inspected regularly for purposes of removing any litter found thereon.

The development complies with these provisions.

CONDITIONAL USE PERMIT: to increase the height of the building from the permitted 4 stories/56 feet to 7 stories/78 feet

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The Planning Division does not believe that approving a conditional use permit to increase the height of the building from the permitted 4 stories/56 feet to 7 stories/78 feet would be detrimental to or endanger the public health, safety, comfort or general welfare.

2. The conditional use 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 Planning Division does not believe that approving a conditional use permit to increase the height of the building from the permitted 4 stories/56 feet to 7 stories/78 feet will 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 closest residential properties are located immediately west of the site. The Glenwood Residence is four stories in height and the Evergreen is five stories in height. Besides the one-story link that connects the Glenwood Residence and the proposed building there is approximately 85 feet of land between the existing Glenwood Residence and the proposed building. This amount of distance between the two buildings will allow for access to light and air for both properties. The majority of the other buildings in the area range between one and two stories in height. However, located on the west side of Interstate 94 the buildings are as tall as ten stories.

The site is located within the boundaries of the *North Loop Small Area Plan* which was adopted by the Minneapolis City Council on April 16, 2010. The site is located in Development Intensity District B which says that “appropriate building types include housing, commercial, and industrial structures of two to ten stories.” The proposed height of seven stories complies with the development guidelines found within the small area plan.

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

Increasing the height of the building should not affect the utilities, access roads, drainage and other facilities.

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

Increasing the height of the building should not have any impact on traffic congestion in the public streets.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

This site is located on Glenwood Avenue just east of Lyndale Avenue North. The site is located in Downtown Minneapolis which is a designated Grown Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Transitional Industrial. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Promote building designs and heights that enhance and complement the image and form of the Downtown skyline, provide transition to the edges of Downtown and protect the scale and quality in areas of distinctive physical or historical character (Urban Design Policy 10.1).

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- Building placement should allow light and air into the site and surrounding properties (Implementation Step for Urban Design Policy 10.1).
- Support the development of multi-family residential dwellings of appropriate form and scale (Urban Design Policy 10.5).
- Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis (Implementation Step for Urban Design Policy 10.5).
- Large-scale, high-rise, multi-family residential development is more appropriate in the Downtown Minneapolis Growth Center (Implementation Step for Urban Design Policy 10.5).

The Planning Division believes that the height of the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*. The proposed building has been sited approximately 85 feet from the nearest residential building which will allow for access to light and air for both properties.

As stated above the site is located within the boundaries of the *North Loop Small Area Plan* which was adopted by the Minneapolis City Council on April 16, 2010. The site is located in Development Intensity District B which says that “appropriate building types include housing, commercial, and industrial structures of two to ten stories.” The proposed height of seven stories complies with the development guidelines found within the small area plan.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the approval of the rezonings, conditional use permits, variance, site plan review and preliminary registered land survey this development will meet the applicable regulations of the I2, Medium Industrial District with the DP Downtown Parking Overlay District, B4H Downtown Housing Overlay District and the DS Downtown Shelter Overlay District.

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height:

1. Access to light and air of surrounding properties.

The proposed development should not diminish access to light and air for surrounding properties. The Burlington Northern Santé Fe railroad borders the site on the south and east and Glenwood Avenue borders the site on the north. To the west of the site are the Glenwood Residence and the Evergreen, two congregate living uses. The proposed development has been sited approximately 85 feet away from the Glenwood Residence.

2. Shadowing of residential properties or significant public spaces.

The applicant has submitted computer-generated shadow studies which are included in this staff report. The shadow study diagrams were done for the winter solstice, the spring and fall equinox and the summer solstice in the early morning, at mid-day and in the evening. The shadow study indicates minimal shadowing on the residential building to the west during the early morning hours.

3. The scale and character of surrounding uses.

The residential properties to the west are four and five stories in height. The majority of the other buildings in the area range between one and two stories in height. However, located on the west side of Interstate 94 the buildings are as tall as ten stories.

4. Preservation of views of landmark buildings, significant open spaces or water bodies.

There are no landmark buildings, significant open spaces or water bodies near the site that will be obstructed by the proposed building.

CONDITIONAL USE PERMIT: to allow a 20-space surface parking lot in the DP Downtown Parking Overlay District

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Planning Division does not believe that approving a conditional use permit to allow a 20-space surface parking lot in the DP Downtown Parking Overlay District would be detrimental to or endanger the public health, safety, comfort or general welfare.

2. The conditional use 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 Planning Division does not believe that approving a conditional use permit to allow a 20-space surface parking lot in the DP Downtown Parking Overlay District will 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 surface parking lot contains one more space than what is required for the supportive housing portion of the development which leaves one space for the overnight shelter portion of the development. The surface parking lot will be screened from the public street and sidewalk with landscaping.

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

The applicant would be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

The site is located on Glenwood Avenue. The surface parking lot will be accessed from a single curb cut on Glenwood Avenue.

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

With only one curb cut leading to and from the proposed surface parking lot traffic congestion in the public street should be minimized.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

This site is located on Glenwood Avenue just east of Lyndale Avenue North. The site is located in Downtown Minneapolis which is a designated Grown Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Transitional Industrial. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city's business community (Transportation Policy 2.8).
- Continue to prohibit new commercial surface parking lots and to restrict the size of accessory surface parking lots in Downtown (Implementation Step for Transportation Policy 2.8).
- Reduce the visual impact of automobile parking facilities (Urban Design Policy 10.18).
- Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses (Implementation Step for Urban Design Policy 10.18).
- Locate parking lots to the rear of interior of the site (Implementation Step for Urban Design Policy 10.18).

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

The site is located within the boundaries of the *North Loop Small Area Plan* which was adopted by the Minneapolis City Council on April 16, 2010. The development guidelines in the *North Loop Small Area Plan* related to off-street parking says that parking for new developments should be built underground or behind the building. Although the proposed surface parking lot is not being built behind the building it will be screened from the public street and sidewalk with landscaping.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the approval of the rezonings, conditional use permits, variance, site plan review and preliminary registered land survey this development will meet the applicable regulations of the I2, Medium Industrial District with the DP Downtown Parking Overlay District, B4H Downtown Housing Overlay District and the DS Downtown Shelter Overlay District.

VARIANCE - to reduce the west side yard setback from the required 15 feet to zero feet to allow for a connection to an existing building located at 173 Glenwood Avenue

Findings as Required by the Minneapolis Zoning Code for the Variance:

1. The property cannot be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

West side yard setback: The applicant is seeking a variance to reduce the west side yard setback from the required 15 feet to zero feet to allow for a connection to an existing building located at 173 Glenwood Avenue. The applicant has indicated that connecting the proposed building to the existing Glenwood Residence via the link is important because there will be efficiency in staffing, volunteers and other program resources.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

West side yard setback: The fact that the proposed building and the existing Glenwood Residence will both be managed by Catholic Charities is a unique circumstance of this development.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

West side yard setback: The intent of having yard controls is to provide for the orderly development and use of land and to minimize conflicts between adjacent land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The Planning Division believes that the granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The link it is an important design element of this use as it will allow grater efficiency in terms of staffing, volunteers and other program resources.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

West side yard setback: The Planning Division believes that the granting of the variance would have little impact on congestion of area streets or fire safety, nor would the proposed setback variance be detrimental to welfare or public safety.

VARIANCE - to reduce the west side yard setback from the required 15 feet to 7 feet to allow a surface parking lot

In general, required yards must remain open and unobstructed except as allowed in section 535.280 of the zoning code. Recognizing, however, that there is little or no relationship between the height of a building and the impacts associated with an accessory parking lot that may serve the building, parking lots shall be required to provide only the yard required in the zoning district without regard to the height of the principal structure. Given this the Planning Division is returning this application.

SITE PLAN REVIEW

Findings as Required by the Minneapolis Zoning Code:

- 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 Zoning Code

BUILDING PLACEMENT AND DESIGN:

- 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, windows, and active functions:**
 - **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.**
 - 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.**
 - g. **In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.**

- **Minimum window area shall be measured as indicated in section 530.120 of the zoning code.**
- **Ground floor active functions: Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing 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. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.**

PLANNING DIVISION RESPONSE:

- The building reinforces the street wall, facilitates pedestrian access and maximizes natural surveillance. The building is set relatively close to the front property line, there are entrances and exits at street level that can be accessed by residents and employees and there are large windows on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks.
- The building is located between four and 28 feet from the front property line along Glenwood Avenue. The site is shaped like a triangle and the property line along Glenwood Avenue is slightly curved. Given these site characteristics the Planning Division is recommending that the City Planning Commission grant alternative compliance to not require that the entire front wall of the building be located within right feet of the front property line.
- The area in between the building and the front property line will be landscaped. The landscape plantings will be located in raised planting beds.
- The principal entrance for the supportive housing portion of the development has been oriented towards Glenwood Avenue and the principal entrance for the overnight shelter portion of the development has been oriented towards the west property line. By orienting this entrance towards the interior of the site an outdoor waiting area has been designed where residents will be able to wait. A portion of the outdoor waiting area is covered while the remaining area is an uncovered patio area.
- There will be a total of 20 parking spaces provided on site. The parking area is located to the interior side of the site.
- The exterior materials of the building will include brick and metal. The brick on the lower two floors of the building will be a dark color and the brick on the upper floors of the building will be a light color. In addition the brick near the building entrances and in the recessed bays along Glenwood Avenue will be colored as a way of highlighting these areas of the building. The sides and rear of the building are similar to and compatible with the front of the building.
- The building wall along Glenwood Avenue is approximately 200 feet in length. To break up the building wall the applicant has recessed three bays of windows two feet back from the front facade. The recessed bays are each 25 feet in length and span the upper five floors of the building. In

- There are two areas of the building that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. Both areas are located on the first floor of the building. One area is located on the north elevation and the other area is located on the east elevation. Inside the building the area is occupied by a mechanical room and a storage room. The northeast corner of the building is primarily located below grade. Given this the Planning Division is recommending that the City Planning Commission grant alternative compliance to allow these two areas of the building to be over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. Along both building walls the applicant is providing landscaping that will screen the blank wall.
- At least 20 percent of the first or ground floor and at least 10 percent of the upper floors of the building that face a public street, public sidewalk, public pathway, or on-site parking lot are required to be windows. The window requirement pertains to the Glenwood Avenue and west walls of the building. Please note that the minimum window calculation for the first floor of the building is measured between two and ten feet above the adjacent grade. The analysis of the project's compliance with these requirements follows:
 - Glenwood Avenue: the percentage of windows on the first floor is 11 percent, the percentage of windows on the second floor is 10 percent and the percentage of windows on floors three through seven is 24 percent. There are additional windows on the first floor of the building but they do not count towards the minimum required because they are located more than four feet above grade. There is a 20 foot grade change between the northwest corner of the site and the northeast corner of the site. To accommodate for the grade change the first floor of the building is partially submerged below grade along Glenwood Avenue. Given this the percentage of windows located between two and ten feet is minimal since the first floor of the building actually sits between zero and nine feet below grade. The Planning Division is recommending that the City Planning Commission grant alternative compliance to allow less than 20 percent windows on the first floor of the building. To screen the partially exposed basement level from the public right-of-way raised planting beds have been located between the building and the front property line.
 - West building wall: the percentage of windows on the first floor is 55 percent, the percentage of windows on the second floor is 14 percent and the percentage of windows on floors three through seven is 14 percent.
- The windows are vertical in nature and are evenly distributed along the building walls.
- Eighty-one percent of the building frontage along Glenwood Avenue contains active functions.
- The principal roof line of the building will be flat. The majority of the buildings within the neighborhood 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.**

PLANNING DIVISION RESPONSE:

- The principal entrance to the supportive housing portion of the development is connected to the public sidewalk via a 15-foot wide walkway. In addition, an eight-foot wide walkway connects the public sidewalk to the principal entrance to the overnight shelter portion of the development.
- No transit shelters are proposed as part of this development.
- There will be a total of 20 parking spaces provided on site. The parking area is located to the interior side of the site and is accessed from Glenwood Avenue. With only one curb cut leading to and from the proposed surface parking lot traffic congestion in the public street should be minimized.
- There are no public alleys adjacent to the site.
- There is no maximum impervious surface requirement in the I2 zoning district. According to the materials submitted by the applicant 68 percent of the site will be impervious.

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.**

PLANNING DIVISION RESPONSE:

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the entire site is 50,220 square feet. The footprint of the buildings is 19,369 square feet. When you subtract the footprint from the lot size the resulting number is 30,851 square feet. Twenty percent of this number is 6,170 square feet. According to the information that was submitted there is approximately 16,062 square feet of landscaping on the site or approximately 52 percent of the site not occupied by the building.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is 13 and 62 respectively. The applicant is providing a total of 24 canopy trees and 863 shrubs on the site. In addition, the applicant is proposing to plant seven evergreen trees, 17 ornamental trees and 173 perennials on the site.
- The zoning code requires that a seven-foot wide landscaped yard be provided along a public street, sidewalk or pathway when adjacent to a parking lot or a loading area. According to the landscaping plan the landscaped yard along the public street and sidewalk, where adjacent to the parking lot, will range between eight and 12 feet in width.
- Screening three feet in height and equal to 60 percent opacity is required around parking lots and loading areas in order to screen them from a public street, sidewalk or pathway. According to the landscaping plan there will be both Little Princess Spirea and Dark Green Yew planted between the parking lot and the public street and sidewalk. These plant materials will grow to between three and five feet in height which meets the screening requirement.
- The zoning code requires that a seven-foot wide landscaped yard be provided along parking and loading facilities where abutting or across an alley from a permitted or conditional residential use. The west property line abuts a residential use. According to the landscaping plan the landscaped yard along the west property line, where adjacent to the parking lot, will be seven feet in width.
- Screening six feet in height and equal to 95 percent opacity is required along parking and loading facilities where abutting or across an alley from a permitted or conditional residential use. According to the landscaping plan there will be a hedge row of Dwarf Korean Lilac planted between the parking lot and the property line. This plant material will grow to between five and eight feet in height which meets the screening requirement.
- Not less than one tree shall be provided for each 25 linear feet, or fraction thereof, of parking or loading area lot frontage. The parking lot is 60 feet in width. This width requires that three canopy trees be planted along Glenwood Avenue. There are three canopy trees located between the public sidewalk and the parking area along Glenwood Avenue. One of the canopy trees is located slightly east of the parking area but when heading westbound on Glenwood Avenue the tree's location will provide good screening.
- In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from an on-site deciduous tree. The eight southern most parking spaces are located more than 50 feet from an on-site deciduous tree. Located on the south end of the parking lot is the covered outdoor waiting area for the overnight shelter portion of the development. The green space between the edge of the parking lot and the edge of the canopy is less than four feet in width. Given these site characteristics

the Planning Division is recommending that the Planning Commission grant alternative compliance to allow there to be eight parking spaces located more than eight feet from an on-site deciduous tree. In addition, tree islands in parking lots must have a minimum width of 7 feet in any direction. There are no tree islands in the parking lot.

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.**

PLANNING DIVISION RESPONSE:

- The surface parking area will drain to an underground stormwater tank.
- There are no important elements of the city near the site that will be obstructed by the proposed building.
- The applicant has submitted computer-generated shadow studies which are included in this staff report. The shadow study diagrams were done for the winter solstice, the spring and fall equinox and the summer solstice in the early morning, at mid-day and in the evening. The shadow study indicates minimal shadowing on the residential building to the west during the early morning hours.
- This building should have minimal wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as there are walkways that direct people to the building entrances, there are windows where people can see in and out along all levels of the building, the outdoor patio areas are located within view of the building's front desk area or defined with dense landscaping around its perimeter and there are lights located near all of the entrances and throughout the grounds.
- This site is neither historically designated nor located in a historic district.

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:

- **Use:** Supportive housing and overnight shelter uses require a conditional use permit in the I2 zoning district.
- **Off-Street Parking and Loading:**

Minimum automobile parking requirement: The minimum parking requirement for a supportive housing facility is one parking space per every four beds. However, in the DP Downtown Parking Overlay District supportive housing facilities are required to provide a minimum of 90 percent of the number of spaces required. For 85 beds the minimum parking requirement is 21 parking spaces. Ninety percent of this requirement is 19 spaces. The minimum parking requirement for an overnight shelter is as approved by the conditional use permit.

There will be a total of 20 parking spaces provided on the site. The minimum parking requirement for the supportive housing portion of the development is 19 spaces. Although this leaves only one space for the overnight shelter portion of the development the applicant has indicated that most of the residents will not have cars. This is true of the overnight shelter residents and the supportive housing residents. The applicant has said that the majority of the residents will rely on public transportation to get around. Bus route 9 runs along Glenwood Avenue and connects into downtown Minneapolis. There will also be eight bike lockers and 11 bike racks provided on the site.

Maximum automobile parking requirement: The maximum parking requirement for a supportive housing facility is one parking space per every bed. For 85 beds the maximum parking requirement is 85 spaces. The maximum parking requirement for an overnight shelter is as approved by the conditional use permit. There will be a total of 20 parking spaces provided on site.

Bicycle Parking: The bicycle parking requirement for a supportive housing development is one space per four beds, not to exceed eight spaces. The bicycle parking requirement for this development is eight. Not less than 90 percent of the required bicycle parking spaces shall meet the standards for long-term bicycle parking. Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units. There is no bicycle parking requirement for an overnight shelter. There will be a total of eight bike lockers and 11 bike racks provided on the site.

Loading: There is no loading space required for this development.

- **Maximum Floor Area:** The maximum FAR in the I2 zoning district is 2.7. The lot in question is 50,220 square feet in area. The applicant proposes a total of 74,089 square feet of gross floor area, an FAR of 1.48.

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- **Building Height:** Building height in the I2 zoning district is limited to four stories or 56 feet. The applicant has applied for a conditional use permit to increase the height of the building to seven stories or 78 feet in height.
- **Minimum Lot Area:** There is no minimum lot area for a supportive housing development or an overnight shelter in the I2 zoning district.
- **Dwelling Units per Acre:** Not applicable for this development.
- **Yard Requirements:** The required front yard setback in the I2 zoning district is zero feet except where a street frontage includes property zoned as a residence or office residence district and property zoned as an industrial district, or where a street frontage includes structures used for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided in the industrial district for the first 40 feet from such residence or office residence district boundary or residential property. The adjacent residential building to the west is located at the front property line so the required front yard setback for this development is zero feet. The interior side yard and rear yard setbacks in the I2 zoning district are $5+2x$, where x equals the number of stories above the first floor, not to exceed 15 feet. The resulting setback along the south interior side yard and east rear yard is 15 feet. The applicant has applied for a variance to reduce the west interior side yard setback to zero feet to allow for a connection to an existing building located at 173 Glenwood Avenue. The rear yard setback is being met.
- **Specific Development Standards:** Supportive housing facilities are subject to specific development standards:

Supportive housing

- Supportive housing shall be located at least one-fourth (1/4) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
- Community correctional facility.
 - Community residential facility.
 - Inebriate housing.
 - Motel.
 - Overnight shelter.
- The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
- On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.

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- The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

The development complies with these specific development standards.

- **Hours of Operation:** Residential uses are not subject to hours of operation.
- **Signs:** Signs are subject to the requirements of Chapter 543 of the Zoning Code. In the I2 zoning district one can have one-and-a-half square feet of signage for every one foot of primary building wall. However, if there is a freestanding sign on the zoning lot then there can only be one square foot of signage for every one foot of primary building wall. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 20 square feet in size. The height limitation for both wall signs and projecting signs is 28 feet. Freestanding signs are limited to 80 square feet and can be no taller than 8 feet. The zoning code also limits the number of freestanding signs on a zoning lot to one. In addition to the sign requirements in Chapter 543 of the Zoning Code backlit signs, backlit awnings, portable signs, temporary signs and freestanding signs are prohibited when associated with an overnight shelter. The applicant is proposing to have a 76 square foot monument sign located between the building and the front property line. The sign will be four feet in height and 19 feet long. The sign will be made out of masonry similar to the other retaining walls on the property along Glenwood Avenue. The sign will read J. Jerome Boxleitner Place 165 Glenwood Avenue. The sign will have no mention of the overnight shelter use within the building.
- **Refuse storage:** There will be a trash and recycling room located on the first floor of the building. The trash and recycling materials will be wheeled to the existing trash and recycling containers located on the site of the Evergreen building. The existing trash and recycling containers are not enclosed. To meet the requirements of the zoning code the refuse and recycling containers shall be enclosed on all four sides by screening compatible with the principal structure not less than two feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The Planning Division is recommending that the refuse and recycling containers on the Evergreen site be enclosed per these standards.
- **Lighting:** A lighting plan showing footcandles was not submitted as part of the application materials. The Planning Division is recommending that the final lighting plan conform to the standards of Chapter 535, Regulations of General Applicability.

MINNEAPOLIS PLAN:

This site is located on Glenwood Avenue just east of Lyndale Avenue North. The site is located in Downtown Minneapolis which is a designated Grown Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Transitional Industrial. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Support the development of residential dwellings that are of high quality design and compatible with surrounding development (Urban Design Policy 10.4).

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- Support the development of multi-family residential dwellings of appropriate form and scale (Urban Design Policy 10.5).
- New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level (Urban Design Policy 10.6).
- Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks (Implementation Step for Urban Design Policy 10.6).
- Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses (Implementation Step for Urban Design Policy 10.6).
- Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces (Implementation Step for Urban Design Policy 10.6).
- Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level (Implementation Step for Urban Design Policy 10.6).
- Reduce the visual impact of automobile parking facilities (Urban Design Policy 10.18).
- Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses (Implementation Step for Urban Design Policy 10.18).
- Locate parking lots to the rear or interior of the site (Implementation Step for Urban Design Policy 10.18).

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

The site is located within the boundaries of the *North Loop Small Area Plan* which was adopted by the Minneapolis City Council on April 16, 2010. According to the development guidelines outlined in the *North Loop Small Area Plan*, the following apply to this proposal:

- Design new and rehabbed buildings to have an urban street frontage with direct access to the public sidewalk.
- Parking for new developments should be built underground or behind the building.
- Improve greening and landscaping along public sidewalks.
- Include prominent front entrances and abundant window glass on building facades.
- Face principal entrances of buildings – commercial, industrial, residential – to the street and public sidewalk.
- Apply site plan review standards to any new or expanded public facility with an emphasis on ground-floor views in and out of the building.
- Incorporate more landscaping and reduce the amount of pavement or hardscape at public facilities.

The Planning Division believes that the development is in conformance with the above development guidelines of the *North Loop Small Area Plan*.

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 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.**

PLANNING DEPARTMENT RESPONSE:

- **The first floor of the building shall be located not more than eight feet from the front lot line.** The building is located between four and 28 feet from the front property line along Glenwood Avenue. The site is shaped like a triangle and the property line along Glenwood Avenue is slightly curved. Given these site characteristics the Planning Division is recommending that the City Planning Commission grant alternative compliance to not require that the entire front wall of the building be located within eight feet of the front property line.
- **Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed 25 feet in length.** There are two areas of the building that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. Both areas are located on the first floor of the building towards the northeast corner. Inside the building the area is occupied by a mechanical room and a storage room. The northeast corner of the building is primarily located below grade. Given this the Planning Division is recommending that the City Planning Commission grant alternative compliance to allow this two areas of the building to be over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. Along both building walls the applicant is providing landscaping that will screen the blank wall.
- **For residential uses, twenty percent of the walls on the first floor and ten 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.** Along Glenwood Avenue the percentage of windows on the first floor is 11 percent. There is a 20 foot grade change between the northwest corner of the site and the northeast corner of the site. To accommodate for the grade change the first floor of the building is partially submerged below grade along Glenwood Avenue. Given this the percentage of windows located between two and ten feet is minimal since the first floor of the building actually sits between zero and nine feet below grade. The Planning Division is recommending that the City Planning Commission grant alternative compliance to allow less than 20 percent windows on the first floor of

the building. To screen the partially exposed basement level from the public right-of-way raised planting beds have been located between the building and the front property line.

- **In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from an on-site deciduous tree.** The eight southern most parking spaces are located more than 50 feet from an on-site deciduous tree. Located on the south end of the parking lot is the covered outdoor waiting area for the overnight shelter portion of the development. The green space between the edge of the parking lot and the edge of the canopy is less than four feet in width. Given these site characteristics the Planning Division is recommending that the Planning Commission grant alternative compliance to allow there to be eight parking spaces located more than eight feet from an on-site deciduous tree.

REGISTERED LAND SURVEY – RLS-59

Required Findings:

- 1. The subdivision is in conformance with the land subdivision regulations including the requirements applicable regulations of the zoning ordinance, and policies of the comprehensive plan.**

With the recommended condition of approval, the RLS is in conformance with the subdivision regulations, zoning code, and comprehensive plan. While some of the tracts will meet the subdivision requirements, several tracts will not have frontage nor meet the minimum lot area requirement. However, all of the tracts will be tied to the overall zoning lot that does have frontage and does meet the minimum lot area requirements. If the CIC is dissolved in the future, then the site must be replatted to create new tracts or lots that are in compliance with the requirements of the zoning code and subdivision ordinance.

- 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 purpose of the RLS is to delineate ownership and location of various tracts on the site. This shall have no impact on surrounding properties.

- 3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements, or other hazard.**

The site does not pose the above hazards.

- 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 parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.

The Sewer Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

RECOMMENDATIONS:

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission and the Minneapolis City Council adopt the above findings and **approve** the rezoning of the property located at 165 Glenwood Avenue to add the B4H Downtown Housing Overlay to the property.

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission and the Minneapolis City Council adopt the above findings and **approve** the rezoning of the property located at 165 Glenwood Avenue to add the DS Downtown Shelter Overlay to the property.

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 findings above and **approve** the conditional use permit to allow an 85-unit supporting housing facility located at 165 Glenwood Avenue subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

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2. There shall be no more than 85 rooming and/or dwelling units in the supportive housing portion of the development.

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 findings above and **approve** the conditional use to allow a 251 bed overnight shelter facility located at 165 Glenwood Avenue subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
2. There shall be no more than 251 beds in the overnight shelter portion of the development.
3. Shelter guests shall be provided with an enclosed waiting area one hour prior to opening each evening, except when the shelter accepts guests by appointment only or is open 24 hours per day.
4. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within 100 feet shall be inspected regularly for purposes of removing any litter found thereon.

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 findings above and **approve** the conditional use permit to increase the height of the building from the permitted 4 stories/56 feet to 7 stories/78 feet located at 165 Glenwood Avenue subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

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 findings above and **approve** the conditional use permit to

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allow a 20-space surface parking lot in the DP Downtown Parking Overlay District located at 1918 19th Avenue Northeast subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
2. There shall be no more than 20 parking spaces in the accessory surface parking lot.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the variance application to reduce the west side yard setback from the required 15 feet to zero feet to allow for a connection to an existing building located at 173 Glenwood Avenue located at 165 Glenwood Avenue.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **return** the variance application to reduce the west side yard setback from the required 15 feet to 7 feet to allow a surface parking lot located at 165 Glenwood Avenue.

Recommendation of the Department of Community Planning and Economic Development – 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 site plan review application for the property located at 165 Glenwood Avenue subject to the following conditions:

1. The refuse and recycling containers on the Evergreen site shall be enclosed on all four sides by screening compatible with the principal structure not less than two feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses as required by section 535.80 of the zoning code.
2. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.

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3. Approval of the final site, elevation, landscaping and lighting plans by the Department of Community Planning and Economic Development – Planning Division.
4. All site improvements shall be completed by July 23, 2011, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Recommendation of the Department of Community Planning and Economic Development – 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 RLS application for the property located at 165 Glenwood Avenue subject to the following conditions:

1. A document that states that if the CIC is dissolved in the future, then the site will be replatted to create new tracts or lots that are in compliance with the requirements of the zoning code and subdivision ordinance shall be recorded with Hennepin County before the signed RLS will be released for recording with Hennepin County.

Attachments:

1. Memo from the applicant updating the project
2. Preliminary Development Review report from April 8, 2010, meeting
3. Statement of proposed use and description of project
4. Background information on the Glenwood Residence and the Evergreen
5. Responses to the conditional use permit and variance findings
6. Information pertaining to the registered land survey
7. Land use maps from *The Minneapolis Plan for Sustainable Growth* and the *North Loop Small Area Plan*
8. March 18, 2010, e-mail to Council Member Samuels
9. February 11, 2009, letter to the North Loop Neighborhood Association
10. March 23, 2010, support letter from the North Loop Neighborhood Association
11. Zoning map
12. Site plan, floor plans, elevations and other supporting materials
13. Photos of the site and the surrounding area