

**Department of Community Planning and Economic Development – Planning Division**  
Preliminary and Final Plat  
PL-253

**Date:** May 9, 2011

**Applicant:** Gateway Commons, LLC, Attn: John Hareland, 5661 International Parkway  
Minneapolis, MN 55428, (763) 504-5301

**Address of Property:** 110 East 18<sup>th</sup> Street

**Project Name:** Dunwoody Apartments

**Contact Person and Phone:** Gateway Commons, LLC, Attn: John Hareland, 5661 International  
Parkway Minneapolis, MN 55428, (763) 504-5301

**Planning Staff and Phone:** Becca Farrar, Senior City Planner, (612) 673-3594

**Date Application Deemed Complete:** March 7, 2011

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

**End of 120-Day Decision Period:** July 4, 2011

**Ward:** 6            **Neighborhood Organization:** Stevens Square Neighborhood Organization

**Existing Zoning:** OR3 (Institutional Office Residence) District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 20

**Lot area:** 74,585 square feet or 1.71 acres

**Legal Description:** Not applicable for this application.

**Proposed Use:** A 123 unit residential Planned Unit Development (PUD).

**Concurrent Review:**

- Preliminary and final plat application (PL-253) to consolidate the underlying platted lots into a single lot for the property located at 110 East 18<sup>th</sup> Street.

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

**Development Plan:** The site plan was previously approved per BZZ-5062.

**Background:** The applicant proposes to consolidate the existing underlying platted lots into a single lot for the property located at 110 East 18<sup>th</sup> Street as required by Section 527.60 of the Zoning Code. On January 10, 2011, the applicant received Planning Commission approval for the renovation and rehabilitation of the former Abbott Hospital building for a 123-unit rental residential development which is located on the property.

The subject site is L-shaped and bounded to the north by the Copenhagen Apartments and a surface parking lot which are adjacent to East 17<sup>th</sup> Street, to the south by East 18<sup>th</sup> Street, to the east by Stevens Avenue South, to the west by 1<sup>st</sup> Avenue South. The specific land use applications approved by the Planning Commission included: a conditional use permit for a Planned Unit Development (PUD) with several alternatives from the Zoning Code standards in order to maximize the available on-site parking. A separate variance was also approved to allow surface parking within 6 feet of a dwelling unit, as was site plan review.

Prior to the most recent Planning Commission approvals on January 10, 2011, the proposal received approval of a Certificate of No Change in September of 2010 via Preservation and Design Staff. There had been various past proposals submitted to both the HPC and the Planning Commission on the subject site. The former hospital complex represents five (5) construction episodes beginning with the construction of the original Abbott Hospital, known as the Dunwoody building in 1910, with connected additions completed in 1919-1920, 1938, 1954, and 1957. The Dunwoody building (1910) is contributing to the Stevens Square Historic District and also contributing to the National Register of Historic Places District. The four-story Janney Pavilion Building (1919-1920) is non-contributing to the local district, but is contributing to the National Register District. The additional buildings on the site: the Wyman Addition (1938); the Janney Pavilion Addition (1954) and the Stevens Addition (1957) are noncontributing to both the local and national districts. The applicant is in the process of seeking national historic designation through the State Historic Preservation Office (SHPO). Based on correspondence that the applicant has had with SHPO, it appears likely that the building will attain listing in the National Register. Additional specific information on past proposals is available upon request.

Staff has not received official correspondence from the Stevens Square Community Organization prior to the printing of this report. Any correspondence received after the printing of this report will be forwarded on to the Planning Commission for further consideration.

### **PRELIMINARY AND FINAL PLAT – PL - 253**

#### **Required Findings:**

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

The applicant is proposing to consolidate several existing platted lots into one single lot for an existing Planned Unit Development (PUD).

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

598.310. Variances. Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the

standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:

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

Given the layout of the site, and the fact that the structure exists on the premises, the existing drainage and utilities would not match the required easement locations and are not necessary, so Staff recommends granting the variance in this specific circumstance.

### **ZONING CODE**

The use of the site as a PUD is conditional in the OR3 District.

With the prior approvals of the conditional use permit, variance and site plan review this development meets the requirements of the OR3 zoning district.

### **MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH:**

According to *The Minneapolis Plan for Sustainable Growth*, the subject parcel is located within an area designated as mixed-use, a within a block of Nicollet Avenue which is a designated Commercial Corridor in this location. The property also is across the street from Interstate 94 to the north. All of the properties to the north, south, east and west are zoned OR3. Commercial zoning classifications line Nicollet Avenue. The uses within the area are varied and include primarily residential and commercial uses. The proposal to renovate and rehabilitate the structures on the property for 123 apartments and to replat the properties into a single lot is consistent with the relevant provisions of *The Minneapolis Plan for Sustainable Growth*, as follows:

Land Use Policy 1.1 of *The Minneapolis Plan for Sustainable Growth* states, “Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.” This policy includes the following applicable implementation step: (1.1.5) “Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.”

Land Use Policy 1.3 of *The Minneapolis Plan for Sustainable Growth* states, “Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.” This policy includes the following applicable implementation step: (1.3.2) “Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.”

Land Use Policy 1.8 of *The Minneapolis Plan for Sustainable Growth* states, “Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.” This policy includes the following

applicable implementation step: (1.8.1) “Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.”

Housing Policy 3.1 of *The Minneapolis Plan for Sustainable Growth* states, “Grow by increasing the supply of housing.” This policy includes the following applicable implementation step: (3.1.1) “Support the development of new medium- and high-density housing in appropriate locations throughout the city.”

Housing Policy 3.2 of *The Minneapolis Plan for Sustainable Growth* states, “Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.” This policy includes the following applicable implementation step: (3.2.1) “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.”

Housing Policy 3.6 of *The Minneapolis Plan for Sustainable Growth* states, “Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.”

Historic Preservation Policy 8.1 of *The Minneapolis Plan for Sustainable Growth* states, “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.”

The proposal is in conformance with the above noted policies and implementation steps of the Comprehensive Plan.

**2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The applicant is proposing to consolidate several existing platted lots into one new lot. Staff does not believe that the proposed plat would be injurious to the use and enjoyment of surrounding property, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets. There are various conditions of approval on the PUD site plan that should address any negative impacts of the development.

**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 is flat and does not present 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 parcel created by this application presents no foreseeable difficulties for this development. No significant alterations to the land appear necessary as the structure exists on the premises.

**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.**

Public Works reviewed and approved drainage and sanitary system plans before building permits were issued.

### **RECOMMENDATIONS**

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the preliminary and final plat application and the drainage and utility variance for the property located at 110 East 18<sup>th</sup> Street.

#### **Attachments:**

1. Correspondence – City Attorney, PW, and applicant correspondence
2. Zoning Map
3. Plans – Preliminary and final plat, approved development plans