

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit, Site Plan Review and Preliminary Plat  
BZZ-5480 and PL-261

**Date:** March 26, 2012

**Applicant:** Greater Metropolitan Housing Corporation (GMHC)

**Address of Property:** 620-24 20<sup>th</sup> Avenue South and 1922 7<sup>th</sup> Street South

**Project Name:** Cedar Riverside Townhomes

**Contact Person and Phone:** Bill Buelow with GMHC, 612-399-0601, Ext 16

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

**Date Application Deemed Complete:** February 28, 2012

**End of 60-Day Decision Period:** April 29, 2012

**End of 120-Day Decision Period:** Not applicable for this application

**Ward: 2      Neighborhood Organization:** Cedar Riverside

**Existing Zoning:** R4 Multiple-family District and UA University Area Overlay District

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

**Zoning Plate Number:** 21

**Legal Description:**

**Proposed Use:** Modification to an existing Planned Unit Development to allow a four-unit attached townhouse development

**Concurrent Review:**

**Conditional use permit:** to amend an existing Planned Unit Development to allow a four-unit attached townhouse development.

**Site Plan Review.**

**Preliminary plat.**

**Applicable zoning code provisions:** Chapter 525, Article VII, Conditional Use Permits, Chapter 527, Planned Unit Development, Chapter 530, Site Plan Review and Chapter 598, Land Subdivision Regulations.

**Background:** In 1982, the Minneapolis City Council approved a conditional use permit for a Planned

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Unit Development (PUD) in the Cedar-Riverside Urban Renewal Area. The PUD created shared parking and green space for approximately 118 dwelling units within the development. The PUD expands across four blocks within the Cedar Riverside Neighborhood.

The applicant is proposing to build a four-unit attached townhouse development on two vacant lots within the existing boundaries of the PUD. Each of the townhouses will have four bedrooms and a two-car tuck-under garage. Also as part of this development, a small ten-space parking lot will be constructed on the property immediately west of the housing development. This parcel of land is also currently vacant. These spaces will be available to anyone who lives within the PUD.

The property will be replatted as part of this application. The two lots where the townhouse development will be located will be platted into four lots; one for each of the dwelling units. The parcel where the parking lot will be located is designated as an Outlot and will remain after the project is complete.

**Neighborhood Comments:** As of the writing of this staff report, the Planning Division has not received any correspondence from the Cedar Riverside neighborhood. The Planning Division will forward any additional comments, if any are received, at the City Planning Commission meeting.

**CONDITIONAL USE PERMIT** - Modification to an existing Planned Unit Development to allow a four-unit attached townhouse development.

**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 the establishment of a new four-unit attached townhouse development will be detrimental to or endanger the public health, safety, comfort or general welfare. The area where the proposed development will be constructed is currently vacant land.

**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 new four-unit attached townhouse development would be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property. Redevelopment of the site will transform a currently vacant piece of land. Adjacent uses include other low-density residential developments. There is also a mixture of commercial establishments located along Cedar Avenue South, which is located just west of the development site. The proposed development will complement the existing uses in the area.

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

The applicant will be working closely with the Public Works Department, the Plan Review Section of the Regulatory Services 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.

Access to the individual tuck-under garages and the small surface parking lot will be provided from 7<sup>th</sup> Street South. All of the parking spaces will be accessed from a shared drive aisle.

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

The minimum parking requirement for the proposed development is one parking space per dwelling unit. Each of the townhouses will have a two-car, tuck-under garage.

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

This site is located on the northwest corner of 20<sup>th</sup> Avenue South and 7<sup>th</sup> Street South. The site is located two blocks east of Cedar Avenue and two blocks south of Riverside Avenue, which are both designated as Commercial Corridors in *The Minneapolis Plan for Sustainable Growth*. The site is also located close to the Cedar Riverside Activity Center as designated in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Urban Neighborhood. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- 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 (Land Use Policy 1.1).
- Encourage the use of flexible regulatory options that promote high quality development, such as the Planned Unit Development (PUD) too (Land Use Policy Implementation Step 1.1.3).
- 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 (Land Use Policy 1.8).
- Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features (Land Use Policy Implementation Step 1.8.1).
- Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic (Land Use Policy 1.10).
- Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors (Land Use Policy Implementation Step 1.10.6).
- Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character (Land Use Policy 1.12).

- Encourage the development of medium- to high-density housing immediately adjacent to Activity Centers to serve as a transition to surrounding residential areas (Land Use Policy Implementation Step 1.12.7).
- 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 (Housing Policy Implementation Step 3.2.1).

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 *Cedar Riverside Small Area Plan* which was adopted by the Minneapolis City Council in April of 2008. The future land use map in the *Cedar Riverside Small Area Plan* designates the site as Medium Density Residential. Related policies within the plan say “Infill housing within the interior of the neighborhood should be complementary in bulk and height to adjacent uses” and “Improve the residential mix in the neighborhood with an emphasis on ownership opportunities”. The Planning Division believes that the proposed development is in conformance with the above policies of *Cedar Riverside 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 conditional use permit and the site plan review this development will meet the applicable regulations of the R4 Multiple-family District and UA University Area Overlay District.

**Findings Required for Planned Unit Developments:**

- A. The planned unit development conforms to the applicable standards for alternatives and amenities (see section A below for evaluation).**
- B. Additional uses (see section B below for evaluation).**
- C. The planned unit development conforms to the required findings for a planned unit development (see section C below for evaluation).**

**Section A: Authorized Alternatives and Amenities Provided**

- **All planned unit developments shall provide at least one (1) amenity or a combination of amenities that total at least ten (10) points, beyond those required for any alternative(s), and even if no alternative(s) is requested.**
- **For each alternative requested, an amenity or a combination of amenities totaling at least five (5) points, in addition to the amenity(ies) required in section 527.120(1), shall be provided. For**

multiple requests of the same alternative only one (1) amenity shall be required for those alternatives.

- Unless otherwise determined by the city planning commission, each phase of the planned unit development shall include the amenities provided for any alternatives in that phase, as a part of the construction of that phase.
- In no case shall any item be counted as an amenity for an alternative if it is utilized to qualify for a density bonus in any zoning district, a floor area ratio premium in the Downtown Districts, or any other amenity in Table 527-1, Amenities.
- Where an amenity is provided that meets the standards required in Table 527-1, Amenities, the full point value assigned to said amenity shall be obtained. Where the amenity does not meet all of the standards required in Table 527-1, Amenities, no points shall be awarded. Partial points for alternatives shall not be awarded, except as otherwise allowed in Table 527-1, Amenities.

*Alternatives requested:*

- **Placement and number of principal residential structures:** Within the existing PUD there are several lots that have more than one residential structure on a zoning lot. The property will be replatted as part of this application. The two lots where the townhouse development will be located will be platted into four lots; one for each of the dwelling units. No alternative is being requested.

- **Bulk regulations:**

**Maximum Floor Area:** The maximum FAR in the R4 zoning district is 1.5. The lot in question is 7,277 square feet in area. The applicant proposes a total of 10,646 square feet of gross floor area, an FAR of 1.46. No alternative is being requested.

**Building Height:** The height limitation in the R4 zoning district is four stories or 56 feet. The applicant is proposing to construct a building that is three stories and 29.5 feet in height. No alternative is being requested.

- **Lot area requirements:** The minimum lot area requirement for a multiple-family dwelling in the R4 zoning district is 1,250 square feet per dwelling. With four dwelling units on a lot of 7,277 square feet, the applicant proposes 1,819 square feet of lot area per dwelling unit. No alternative is being requested.
- **Yards:** The front yard setback requirement along 20<sup>th</sup> Avenue South is 15 feet. The building is setback 15 feet from 20<sup>th</sup> Avenue South but the porches are too large to be permitted obstructions. The front yard setback requirement along 7<sup>th</sup> Street South is 16 feet. The building is setback 11.5 feet from 7<sup>th</sup> Street South. The interior side and rear yard setback requirement is 5+2x, where x equals the number of stories above the first floor. For a three story building, the minimum interior side and rear yard setback requirement is nine feet. The building is proposed to be setback seven feet from the north interior property line and 11 feet from the west interior property line.

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The proposed parking lot is also subject to setback requirements. The front yard setback requirement along 7<sup>th</sup> Street South is 16 feet. The parking lot is setback 37.5 feet from 7<sup>th</sup> Street South. The interior side and rear yard setback requirement is five feet. The parking lot is setback one foot from the east interior side property line, 8.5 feet from the north interior side property line and 2.7 feet from the west interior side property line.

The applicant is seeking an alternative to the setback requirements.

- **On-premise signs:** The applicant is not proposing any signs at this time. No alternative is being requested.
- **Off-street parking and loading:** The minimum parking requirement for the proposed development is one parking space per dwelling unit. Each of the townhouses will have a two-car, tuck-under garage. No alternative is being requested.

***Points required:***

- Minimum required amenity(ies) – **0 points.**
- Placement and number of principal residential structures – **0 points.**
- Bulk regulations, FAR – **0 points.**
- Lot area requirements – **0 points.**
- Yard, periphery – **5 points.**
- Off-street parking and loading – **0 points.**
- **Total – 5 points.**

***Amenities provided:*** Staff believes that 5 points worth of amenities are proposed as described below.

Table 527-1 Amenities

The applicant proposes the following amenities from Table 527-1, Amenities:

*Outdoor open space* – The required standards for outdoor open space are:

- **Contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs.** Large areas of contiguous open space are proposed around the perimeter of the building and between the parking lot and the front property line. There is also a large open space area located towards the interior of the block. Within this open space area there is a playground and benches.
- **Rain gardens, where appropriate, are encouraged.** There are no rain gardens proposed on the site.
- **Walkways and pathways shall be surfaced with pervious pavers, pervious concrete, decorative pavers, stamped concrete, colored concrete, brick or other decorative and durable materials.** The walkways connecting the public sidewalk to the individual dwelling units will be constructed out of decorative pavers. The existing walkways in and around the open space area located towards the interior of the block are made out of concrete.
- **A minimum of thirty (30) percent of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of fifty (50) percent of the provided open space shall be contiguous.** Approximately 33 percent of the site not occupied by the building will be landscaped.

Approximately 73 percent of this is contiguous. For purposes of this calculation the Planning Division only took into consideration the lot size of the proposed development, not the entire PUD.

- **The open space must be immediately accessible from the principal structure.** The open space will be immediately accessible from each of the proposed dwelling units. The large open space area located towards the interior of the block is located just to the west of the proposed parking lot.
- **Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.** The majority of the green space on the site is located on the east side of the building and is landscaped with canopy trees, shrubs, evergreens and perennials. The open space area located towards the interior of the block is sheltered by the surrounding residential buildings. This provision is worth 5 points.

*Phasing plan* – In 1982, the Minneapolis City Council approved a conditional use permit for a Planned Unit Development (PUD) in the Cedar-Riverside Urban Renewal Area. The proposed project redevelops two currently vacant lots. No future developments within the PUD are planned at this time.

### **Section B: Additional Uses**

- **In general. The city planning commission may authorize additional uses in the zoning district in which the planned unit development is located as provided below and subject to section 527.210. An amenity is not required in order to allow an additional use.**
- **Residence and OR1 Districts. The city planning commission may authorize additional residential uses, small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics within a planned unit development located in the Residence and OR1 Districts. The additional small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics shall not exceed two thousand (2,000) square feet per use, unless otherwise allowed by the zoning district in which the use is located.**
- **OR2 and OR3 Districts. The city planning commission may authorize additional residential uses and retail sales and services uses as allowed in the C1 District within planned unit developments located in the OR2 and OR3 Districts. Notwithstanding section 547.30(f)(2) and (3), the city planning commission may authorize retail sales and services uses greater than two thousand (2,000) square feet, but not to exceed four thousand (4,000) square feet per use. The city planning commission may allow more than two (2) such retail sales and services uses per zoning lot.**

Additional uses are not proposed.

### **Section C: Conformance with Required Planned Unit Development Findings**

In addition to the conditional use permit standards contained in Chapter 525, Administration and Enforcement, before approval of a planned unit development the city planning commission also shall find:

1. **That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:**

- a. **The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.**

The applicant is proposing to build a four-unit attached townhouse development on two vacant lots within the existing boundaries of the PUD. Each of the townhouses will have four bedrooms and a two-car tuck-under garage. Redevelopment of the site will transform a currently vacant piece of land. Adjacent uses include other low-density residential developments. There is also a mixture of commercial establishments located along Cedar Avenue South which is located just west of the development site. The proposed development will complement the existing uses in the area.

- b. **The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.**

The proposed four-unit attached townhouse development is not expected to add considerably to traffic in the surrounding area. The minimum parking requirement for the proposed development is one parking space per dwelling unit. Each of the townhouses will have a two-car, tuck-under garage. Also as part of this development, a small ten-space parking lot will be constructed on the property immediately west of the housing development. This parcel of land is also currently vacant. These spaces will be available to anyone who lives within the PUD.

- c. **The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.**

The site amenity being provided is an outdoor open space.

- d. **The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.**

The proposed four-unit attached townhouse development has been designed to blend in with the surrounding buildings. The height, scale and placement of the proposed building are characteristic of other buildings in the neighborhood. The proposed parking lot has been located towards the interior of the site and will be landscaped on all sides.

- e. **An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing, and applicable policies of the comprehensive plan and adopted small area plans.**

The Planning Division believes that appropriate transition areas have been provided between the building and the parking lot and the adjacent residential properties. The transition areas will be landscaped with a variety of plant materials.

- f. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.**

The applicant will be working closely with the Public Works Department, the Plan Review Section of the Regulatory Services 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 City of Minneapolis will review and approve the applicant's stormwater management plan and erosion control plan.

- g. The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.**

The building will be constructed to Energy Star standards.

- 2. That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.**

The property will be replatted as part of this application. The two lots where the townhouse development will be located will be platted into four lots; one for each of the dwelling units. The parcel where the parking lot will be located is designated as an Outlot and will remain after the project is complete.

### **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.**
  - **Minimum window area at the first or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.**
- **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 at the first or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.**

- **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.**
- **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 DEPARTMENT RESPONSE:**

- **The building reinforces the street wall, facilitates pedestrian access and maximizes natural surveillance. The building is set close to the front property lines, the principal entrances for the individual dwelling units face 20<sup>th</sup> Avenue South, each of the dwelling units have a front porch that overlooks the street and there are windows along all four sides of the building where people can see in and out.**
- **The first floor of the building is required to be located within eight feet of the front property line except where a greater yard is required by the zoning ordinance. The front yard setback requirement along 20<sup>th</sup> Avenue South is 15 feet. The building is setback 15 feet from 20<sup>th</sup> Avenue South but the porches are too large to be permitted obstructions. The front yard setback requirement along 7<sup>th</sup> Street South is 16 feet. The building is setback 11.5 feet from 7<sup>th</sup> Street South.**
- **Covered porches and landscaping will be located between the building and the front property line.**

Each of the front porches will be connected to the public sidewalk with a walkway and staircase.

- Each of the dwelling units has a principal entrance that faces 20<sup>th</sup> Avenue South.
- Each of the townhouses will have a two-car tuck-under garage. Also as part of this development a small ten-space parking lot will be constructed on the property immediately west of the housing development.
- The exterior material of the building will be cement-based siding. The sides and rear of the building are similar to and compatible with the front of the building.
- There are no areas of the building that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- At least 20 percent of the first 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 20<sup>th</sup> Avenue South and 7<sup>th</sup> Street South sides 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:
  - 20<sup>th</sup> Avenue South: the percentage of windows on the first floor of the building is 21 percent and the percentage of windows on the upper level of the building is 18 percent.
  - 7<sup>th</sup> Street South: the percentage of windows on the first floor is 22 percent and the percentage of windows on the upper level of the building is 13 percent.
- The windows in the development are vertical in nature and are evenly distributed along the building walls.
- The entire ground level of the building frontage along 20<sup>th</sup> Avenue South contains active functions. However, only 40 percent of the ground level of the building frontage along 7<sup>th</sup> Street South contains active functions. There is a grade change between the east and west ends of the site. To accommodate the grade change, the basement level of the building is partially exposed. Above the basement level of the building, the entire building frontage along 7<sup>th</sup> Street South contains active functions. The Planning Division is recommending that the City Planning Commission grant alternative compliance to allow 40 percent of the building frontage along 7<sup>th</sup> Street South to be active functions.
- The principal roof line of the building will be pitched. The majority of the buildings in the surrounding area have pitched 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 DEPARTMENT RESPONSE:**

- Each of the dwelling units will be connected to the public sidewalk with a walkway and staircase.

- No transit shelters are proposed as part of this development.
- Each of the townhouses will have a two-car, tuck-under garage. Also as part of this development, a small ten-space parking lot will be constructed on the property immediately west of the housing development. Access to the individual tuck-under garages and the small surface parking lot will be provided from 7<sup>th</sup> Street South. All of the parking spaces will be accessed from a shared drive aisle.
- There are no public alleys located within the boundaries of the PUD.
- The maximum impervious surface requirement in the R4 zoning district is 85 percent. According to the materials submitted by the applicant, 76 percent of the site will be impervious (24 percent pervious).

**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 DEPARTMENT 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 site is 14,273 square feet. The footprint of the building is 3,740

square feet. When you subtract the footprint from the lot size the resulting number is 10,533 square feet. Twenty percent of this number is 2,107 square feet. According to the applicant's landscaping plan there is 3,429 square feet of landscaping on the site or approximately 33 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 four and 21 respectively. The applicant is proposing to have seven canopy trees and 103 shrubs located on the site. The applicant is also proposing to have seven ornamental trees, 58 evergreens and 120 perennials located on the site.
- The zoning code requires that a seven-foot wide landscaped yard be provided when a parking or loading facility is fronting along a public street, public sidewalk or public pathway. There is a 37.5 foot wide landscaped yard located between the parking lot and 7<sup>th</sup> Street South.
- Screening three feet in height and equal to 60 percent opacity is required when a parking or loading facility is fronting along a public street, public sidewalk or public pathway. The applicant is providing landscaping between the parking lot and 7<sup>th</sup> Street South.
- 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 residence or office residence district. The parking lot is setback one foot from the east interior side property line, 8.5 feet from the north interior side property line and 2.7 feet from the west interior side property line. Please note that the 8.5 foot setback along the north property line is occupied by a staircase that provides access to an adjacent lot within the PUD. The drive aisle that provides access to the parking spaces is also a dedicated fire lane that runs through the PUD. In order to maintain the required width for the fire lane and the required width for the two-way drive aisle the landscaped yards on all three interior sides of the parking lot need to be reduced. For these reasons the Planning Division is recommending that the City Planning Commission grant alternative compliance.
- 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 residence or office residence district. Landscaping meeting the required standard will be provided along the west interior side property line. The applicant isn't proposing any landscaping between the parking lot and the north or east interior side property lines. The drive aisle that provides access to the parking spaces is also a dedicated fire lane that runs through the PUD. In order to maintain the required width for the fire lane and the required width for the two-way drive aisle the landscaped yards on all three interior sides of the parking lot need to be reduced. For these reasons the Planning Division is recommending that the City Planning Commission grant alternative compliance.
- In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from an on-site deciduous tree. This requirement is being met. 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 DEPARTMENT RESPONSE:**

- Each of the townhouses will have a two-car, tuck-under garage. Also as part of this development a small ten-space parking lot will be constructed on the property immediately west of the housing development. Stormwater runoff from the surface parking lot will be directed to a catch basin in the street.
- This development should not block views of important elements of the city.
- This development should have minimal shadowing impacts on surrounding properties.
- This development 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 and there are lights located near all of the pedestrian entrances and the individual garage doors.
- 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:** Planned Unit Developments require a conditional use permit in the R4 zoning district.
- **Off-Street Parking and Loading:**

**Minimum automobile parking requirement:** The minimum parking requirement for the proposed development is one parking space per dwelling unit. However, in the UA University Area Overlay District the zoning code requires .5 parking spaces per bedroom. There are a total of 16 bedrooms in the development which requires eight parking spaces on the site. Each of the townhouses will have a two-car, tuck-under garage.

**Maximum automobile parking requirement:** There is no maximum parking for dwellings in the R4 zoning district.

**Bicycle Parking:** In the UA University Area Overlay District the zoning code requires one bicycle parking space per bedroom. Each of the townhouses will have a two-car, tuck-under garage where bicycles can be stored.

**Loading:** There is no loading requirement for a multiple-family dwelling with three or four units.

- **Maximum Floor Area:** The maximum FAR in the R4 zoning district is 1.5. The lot in question is 7,277 square feet in area. The applicant proposes a total of 10,646 square feet of gross floor area, an FAR of 1.46.
- **Building Height:** The height limitation in the R4 zoning district is four stories or 56 feet. The applicant is proposing to construct a building that is three stories and 29.5 feet in height.
- **Minimum Lot Area:** The minimum lot area requirement for a multiple-family dwelling in the R4 zoning district is 1,250 square feet per dwelling. With four dwelling units on a lot of 7,277 square feet, the applicant proposes 1,819 square feet of lot area per dwelling unit.
- **Dwelling Units per Acre:** The site is .17 acres in size. There are 23 dwelling units per acre proposed on the site.
- **Yard Requirements:** The front yard setback requirement along 20<sup>th</sup> Avenue South is 15 feet. The building is setback 15 feet from 20<sup>th</sup> Avenue South but the porches are too large to be permitted obstructions. The front yard setback requirement along 7<sup>th</sup> Street South is 16 feet. The building is setback 11.5 feet from 7<sup>th</sup> Street South. The interior side and rear yard setback requirement is  $5+2x$ , where  $x$  equals the number of stories above the first floor. For a three story building, the minimum interior side and rear yard setback requirement is nine feet. The building is proposed to be setback seven feet from the north interior property line and 11 feet from the west interior property line.

The proposed parking lot is also subject to setback requirements. The front yard setback requirement along 7<sup>th</sup> Street South is 16 feet. The parking lot is setback 37.5 feet from 7<sup>th</sup> Street South. The interior side and rear yard setback requirement is five feet. The parking lot is setback one foot from the east interior side property line, 8.5 feet from the north interior side property line and 2.7 feet from the west interior side property line.

- **Specific Development Standards:** The specific development standard for a planned unit development says that the development shall conform to the standards of Chapter 527, Planned Unit Development.
- **Signs:** Signs are subject to the requirements of Chapter 543 of the Zoning Code. In the R4 zoning district the sign regulations for a multiple-family dwelling with three or four units is one nonilluminated, flat wall identification sign per dwelling unit not exceeding one square foot in area. The maximum height of all signs is eight feet, or top of wall, whichever is less. However, in the R4

zoning district the sign regulations for a PUD are as approved by conditional use permit. The applicant is not proposing any signage at this time.

- **Refuse storage:** Trash and recycling containers will be stored in the individual garages except on collection day.
- **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 the northwest corner of 20<sup>th</sup> Avenue South and 7<sup>th</sup> Street South. The site is located two blocks east of Cedar Avenue and two blocks south of Riverside Avenue, which are both designated as Commercial Corridors in *The Minneapolis Plan for Sustainable Growth*. The site is also located close to the Cedar Riverside Activity Center as designated in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Urban Neighborhood. 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).
- 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).
- Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces (Urban Design Policy Implementation Step 10.6.4).
- Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development (Urban Design Policy 10.9).
- Promote building and site design that delineates between public and private spaces (Urban Design Policy Implementation Step 10.9.2).
- Provide safe, accessible, convenient, and lighted access and way finding to transit stops and transit stations along the Primary Transit Network bus and rail corridors (Urban Design Policy Implementation Step 10.9.3).
- Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas (Urban Design Policy Implementation Step 10.9.4).
- Reduce the visual impact of automobile parking facilities (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 *Cedar Riverside Small Area Plan* which was adopted by the Minneapolis City Council in April of 2008. The future land use map in the *Cedar Riverside Small*

*Area Plan* designates the site as Medium Density Residential. Related policies within the plan say “Infill housing within the interior of the neighborhood should be complementary in bulk and height to adjacent uses” and “Improve the residential mix in the neighborhood with an emphasis on ownership opportunities”. The Planning Division believes that the proposed development is in conformance with the above policies of *Cedar Riverside 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 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 30 percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.** Only 40 percent of the ground level of the building frontage along 7<sup>th</sup> Street South contains active functions. There is a grade change between the east and west ends of the site. To accommodate the grade change, the basement level of the building is partially exposed. Above the basement level of the building, the entire building frontage along 7<sup>th</sup> Street South contains active functions. The Planning Division is recommending that the City Planning Commission grant alternative compliance to allow 40 percent of the building frontage along 7<sup>th</sup> Street South to be active functions.
- **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 residence or office residence district.** The parking lot is setback one foot from the east interior side property line, 8.5 feet from the north interior side property line and 2.7 feet from the west interior side property line. Please note that the 8.5 foot setback along the north property line is occupied by a staircase that provides access to an adjacent lot within the PUD. The drive aisle that provides access to the parking spaces is also a dedicated fire lane that runs through the PUD. In order to maintain the required width for the fire lane and the required width for the two-way drive aisle the landscaped yards on all three interior sides of the parking lot need to be reduced. For these reasons the Planning Division is recommending that the City Planning Commission grant alternative compliance.

- **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 residence or office residence district.** Landscaping meeting the required standard will be provided along the west interior side property line. The applicant isn't proposing any landscaping between the parking lot and the north or east interior side property lines. The drive aisle that provides access to the parking spaces is also a dedicated fire lane that runs through the PUD. In order to maintain the required width for the fire lane and the required width for the two-way drive aisle the landscaped yards on all three interior sides of the parking lot need to be reduced. For these reasons the Planning Division is recommending that the City Planning Commission grant alternative compliance.

**PRELIMINARY PLAT** - PL-261

**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 replat two lots into four lots; one for each of the dwelling units. The parcel where the parking lot will be located is designated as an Outlot and will remain after the project is complete. Individual lots within PUD's are exempt from the public street frontage requirement of section 598.230 and the design requirements of sections 598.240 and 598.250.

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.

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Given the layout of the proposed development drainage and utility easements are not possible along the side and rear lot lines. The applicant has indicated that since the four dwelling units will be attached drainage easements are not needed. Given this the Planning Division recommends varying the drainage easement requirement to zero.

Section 598.260 Planned unit developments and cluster design, requires the design of a subdivision for a cluster development to implement the site plan as approved by the Planning Commission and shall include a deed restriction designating the following:

**1. The relationship between all common spaces and each individual lot (rights in the common spaces and proportionate ownership accruing to the individual lot).**

The applicant will be filing a Reciprocal Easement Agreement that addresses the relationship and rights of the owners of the lots within the subdivision related to common area, access, maintenance and taxes.

**2. Provision for access to each lot that does not have frontage on a public street.**

All lots have frontage on a public street.

**3. A requirement that an owner's association be created. The duties and responsibilities of the owner's association shall include maintaining the elements of the planned unit development as authorized under the zoning ordinance or other applicable regulations.**

The applicant will be filing a Reciprocal Easement Agreement that addresses the relationship and rights of the owners of the lots within the subdivision related to common area, access, maintenance and taxes.

**4. A provision that the taxes, special assessments, and other charges and fees that would normally be levied against the common spaces shall be levied against the individual lot occupied or to be occupied by buildings in direct proportion to the interest that is stated in the deed restriction and shall provide that such levies shall be a lien against the individual lots.**

The applicant will be filing a Reciprocal Easement Agreement that addresses the relationship and rights of the owners of the lots within the subdivision related to common area, access, maintenance and taxes.

**5. A requirement that any disposition of any of the common property situated within the planned unit development shall not be made without the prior approval of the Planning Commission.**

If an amendment is made to the Planned Unit Development the proposed amendments shall be reviewed and approved by the City Planning Commission.

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

The proposed subdivision will allow for proposed and future redevelopment of the site. Adjacent uses include other low-density residential developments. There is also a mixture of commercial establishments located along Cedar Avenue South which is located just west of the development site. The proposed development will complement the existing uses in the area. The minimum parking requirement for the proposed development is one parking space per dwelling unit. Each of the townhouses will have a two-car tuck-under garage. Also as part of this development a small ten-space parking lot will be constructed on the property immediately west of the housing development. This parcel of land is also currently vacant. These spaces will be available to anyone who lives within the PUD.

**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 applicant has indicated that the site will be designed to be used safely without endangering the residents of users of the subdivision or the surrounding area. The development will be reviewed by the City's Public Works divisions for compliance with all applicable ordinances.

**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 the proposed or future redevelopment. 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 Department of Community Planning and Economic Development – Planning Division for the conditional use permit:**

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The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application to amend an existing Planned Unit Development to allow a four-unit attached townhouse development located at 620-24 20<sup>th</sup> Avenue South and 1922 7<sup>th</sup> Street South 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. As required by section 527.120 of the zoning code, the development shall comply with the standards of the following amenities from Table 527-1, Amenities totaling a minimum of 5 points: outdoor open space.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review to allow a four-unit attached townhouse development and surface parking lot located at 620-24 20<sup>th</sup> Avenue South and 1922 7<sup>th</sup> Street South subject to the following conditions:

1. Approval of the final site, landscaping, elevation and lighting plans by the Community Planning and Economic Development Department – Planning Division.
2. All site improvements shall be completed by March 26, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

**RECOMMENDATIONS**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the preliminary 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 plat application for the property located 620-24 20<sup>th</sup> Avenue South subject to the following conditions:

1. The Reciprocal Easement Agreement shall be recorded with Hennepin County.

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**Attachments:**

1. Preliminary Development Review report from February 8, 2012
2. Statement of proposed use and description of the project
3. Conditional use permit findings and written statements for the PUD findings
4. January 19, 2012, email to Council Member Gordon and the Cedar Riverside neighborhood
5. Zoning Map
6. Plat map of the entire PUD
7. Survey, civil plans, landscape plan, floor plans and elevations
8. Plat information
9. Photos of the site