

## Community Planning and Economic Development Planning Division Report

### Registered Land Survey RLS-69

**Date:** December 3, 2012

**Applicant:** Fredikson and Byron, P.A.

**Addresses of Property:** 45 7<sup>th</sup> Street South

**Project Name:** Plaza Seven Horizontal RLS

**Contact Person and Phone:** Debra Altschuler, (952) 404-5011

**Planning Staff and Phone:** Shanna Sether, (612) 673-2307

**Date Application Deemed Complete:** November 1, 2012

**End of 120-Day Decision Period:** March 1, 2010

**Ward: 7**      **Neighborhood Organization:** Downtown Minneapolis Neighborhood Association

**Existing Zoning:** B4-2 Downtown Business District

**Existing Overlay Districts:** DP Downtown Parking Overlay District

**Plate Number:** 19

**Legal Description:** See survey

**Existing Use:** A mixed-use building with retail, hotel, office and structured parking

**Registered land Survey (RLS):** to prepare the parcel for registration

**Applicable zoning code provisions:** Chapter 598 Subdivisions.

**Background:** The purpose of this Registered Land Survey is to prepare the existing property for Torrens proceedings to allow for the future subdivision of the existing Plaza Seven Office Building and Radisson Hotel. The applicants have applied for a second RLS application (RLS 70) to allow the property to be divided into RLS tracts based on property uses, including retail, hotel, office and structured parking.

The City Attorney and Public Works Department has reviewed and approved the preliminary and final Registered Land Surveys and the final RLS title documents.

As of the writing of this staff report, staff has not received written comments from the neighborhood group, but will forward comments, if any, at the City Planning Commission meeting.

## **REGISTERD LAND SURVEY**

### **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 purpose of this Registered Land Survey is to prepare the existing property for Torrens proceedings to allow for the future subdivision of the existing Plaza Seven Office Building and Radisson Hotel.

#### **Zoning code:**

All of the existing uses in the building are permitted in the B4-2 District.

#### **Subdivision regulations:**

The proposed parcel will meet the subdivision regulations.

#### **Comprehensive plan**

The subject property is listed as *Commercial* in the Future Land Use Map of the *Minneapolis Plan for Sustainable Growth*. This designation includes a broad range of commercial uses and is reserved for areas that are less suited for mixed use development that includes residential. The subject property is located downtown, which is a Growth Center. As the physical and economic center of the city, Downtown is a logical place for a concentration of employment, housing, and other complementary uses. The employment base is largely office, although retail, education, and health care also play important roles. The land use pattern strengthens the concentrated office core with surrounding entertainment, cultural, and residential development.

Staff has identified the following policies of the *Minneapolis Plan for Sustainable Growth* that are relevant to the submitted applications:

#### **Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

CPED – Planning Division Report  
RLS-69

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

It is the staff opinion that the subdivision is consistent with the above policies 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 purpose of the RLS is to prepare the property for registration at Hennepin County. 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 site is fully developed and no new construction is proposed. Access is existing and adequate.

- 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.**

Existing utility and drainage provisions are adequate for the existing structures.

**RECOMMENDATIONS:**

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the Registered Land Survey:**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **approve** the preliminary and final Registered Land Survey application for Plaza Seven located at 45 7<sup>th</sup> Street South in the B4-2 Downtown Business District and DP Downtown Parking Overlay District, subject to the following conditions of approval:

CPED – Planning Division Report  
RLS-69

- 1) This action of the Planning Commission shall be recorded with Hennepin County at or prior to such time as the signed RLS is presented for recording with Hennepin County.

**Attachments:**

- 1) Statement from the applicant and subdivision required findings
- 2) Copies of e-mails sent to Council Member Goodman and Downtown Minneapolis Neighborhood Association.
- 3) Zoning map
- 4) Survey and Registered Land Survey
- 5) Aerial photos