

Department of Community Planning and Economic Development – Planning Division
Rezoning Petition, Conditional Use Permit, Variances, Site Plan Review, and Plat
BZZ-5829 & PL-271

Date: December 3, 2012

Applicant: Ivy Properties

Address of Property: 312 Central Avenue

Project Name: The 155

Contact Person and Phone: Wes Pfeifer, UrbanWorks Architecture LLC (612) 455-3114

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: November 8, 2012

End of 60-Day Decision Period: January 7, 2013

End of 120-Day Decision Period: March 8, 2013

Ward: 3 **Neighborhood Organization:** Marcy Holmes Neighborhood Association (adjacent to Nicollet Island—East Bank Neighborhood Association)

Existing Zoning: C2 Neighborhood Corridor District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District

Proposed Zoning: C3A Community Activity Center District, PO Pedestrian Oriented Overlay District and UA University Area Overlay District

Zoning Plate Number: 14

Legal Description:

Lots 6 and 7, except the Northeasterly 78.5 feet thereof; and lots 8 and 9, Saint Anthony Falls, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for Hennepin County, Minnesota.

And

The Northeasterly 78.5 feet of Lots 6 and 7, Block 19, Saint Anthony Falls.

And

Lot 10, Block 19, Saint Anthony Falls, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for Hennepin County, Minnesota.

Proposed Use: Mixed use building with 81 dwelling units

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Concurrent Review:

- Petition to rezone the property from C2 Neighborhood Corridor Commercial District to C3A Community Activity Center District (no change to the overlay districts is proposed).
- Conditional use permit for a planned unit development.
- Expansion of nonconforming use to allow relocation of the bank drive-through lanes.
- Variance to reduce the rear yard requirement adjacent to the north lot line from 15 feet to 14.5 feet to allow the building has been **withdrawn**.
- Variance to reduce the rear yard requirement adjacent to the north lot line to allow a transformer and generator.
- Variance to increase the maximum height of a fence from 6 feet to 8 feet 4 inches to allow a transformer and generator screen.
- Variance of the PO Pedestrian Oriented Overlay District standard to increase the maximum driveway width from 20 feet to 27.5 feet.
- Variance of the plaza standard requiring enhanced interaction with occupants of adjacent buildings and uses.
- Site plan review to allow a new building with 81 dwelling units.
- Preliminary plat.
- Administrative plaza review.

Applicable zoning code provisions: Chapter 525, Article VI, Zoning Amendments; Chapter 525, Article VII, Conditional Use Permits; Chapter 525, Article IX, Variances, specifically (1) “To vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations,” (5) “To permit an increase in the maximum height of a fence,” (20) “To vary the standards of any overlay district, other than the SH Shoreland Overlay District or the FP Floodplain Overlay District,” and (29) “To vary the development standards of Chapter 535, Plazas;” Chapter 527 Planned Unit Development; Chapter 530 Site Plan Review; Chapter 531 Nonconforming Uses and Structures, Section 531.50(b); and Chapter 598 Land Subdivision Regulations.

Background: The proposed project, The 155, is a new 6-story mixed used building located at the property of 312 Central Avenue. It would be located at the southerly end of the site where surface parking and a bank drive-through are currently located. The existing office building at the corner of Central Avenue and University Avenue will remain. A bank, retail space and restaurant also exist in the building. The two buildings would be separated by a plaza. The new building would contain 81 dwelling units, parking for the existing building, and drive-through lanes (relocated) for the bank.

The following applications are required:

- The site is zoned C2 with the PO and UA overlay districts. The applicant is requesting to rezone the site from C2 to C3A. No change to the overlay districts is proposed.
- In the C3A district, a planned unit development (PUD) is a conditional use. Upon approval of a conditional use permit, the action must be recorded with Hennepin County as required by state law. Through the conditional use permit, the applicant is proposing to provide alternatives to the maximum allowed building height to increase it from 4 stories, 56 feet to 6 stories, 74 feet, and to allow more than one principal structure on a zoning lot.

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- A drive-through facility is prohibited in the C3A district and PO overlay district. The existing drive-through for the bank has legal nonconforming rights to be located on the site. Because the drive-through is proposed to be relocated as part of the redevelopment proposal, an alteration of nonconforming use is required.
- A rear yard is required where windows for the residences face the rear lot line and where the rear lot line abuts the rear lot line of the adjacent residential property located in a residential district. The minimum rear yard requirement is equal to $5+2x$, where x is equal to the number of stories above the first floor, but not to exceed 15 feet. Therefore, the north building wall is subject to a minimum yard requirement of 15 feet. The plans show that the building would be set back 14.5 feet from the rear lot line. However, the applicant has withdrawn this variance request because the building can be shifted 6 inches closer to University Avenue, thereby eliminating the need for the variance. The final plans will need to be revised and show that the building will comply with the minimum rear yard requirement of 15 feet. A dog run, walkways, ventilation wells, a transformer and a generator would be located between the building and the rear lot line and are subject to a minimum rear yard requirement of 5 feet where they would be adjacent to the abutting residential property. All would be set back 5 feet or more with the exception of the transformer and generator. A variance is requested to reduce the rear yard requirements to allow the transformer and generator.
- In a required rear yard, fence height is limited to 6 feet. In no case is the height of a fence allowed to exceed 8 feet. The proposed mechanical screen adjacent to the rear lot line is proposed to be 8 feet, 4 inches in height. A variance is requested to increase the maximum allowed fence height.
- In the PO Overlay District, the driveway width for all parking facilities cannot exceed 20 feet of street frontage. Driveway access would be from University Avenue and 2nd Avenue Southeast. Two driveways, each 20 feet in width, are proposed on 2nd Avenue Southeast. A 27.5 foot wide driveway is proposed on University Avenue. A variance is required to increase the maximum driveway width.
- Plazas with at least 2,000 square feet of area are subject to the regulations of Chapter 535 Regulations of General Applicability, specifically Article XI. Plazas, in the zoning code. The proposed plaza would comply with these standards with one exception. Plazas are required to be designed to enhance interaction with occupants of adjacent buildings and uses. The two nearest access points of the plaza for residents of the proposed multiple family dwelling are from the main entrance facing University Avenue (a distance of over 130 feet) and from a secondary entrance which would require residents to cross over the lanes of the bank drive-through. The residential use also does not have any common space or entrance directly adjacent to the plaza at the ground level. The applicant is requesting a variance of this plaza standard.
- Site plan review is required for any new use with 5 or more dwelling units.
- As part of an application for a PUD, any land proposed for the development is required to be platted into one or more lots suitable for the PUD. The applicant has submitted the preliminary plat as part of this application. The site is adjacent to a state trunk highway (Central Avenue). Before the Planning Commission can approve the preliminary plat, a review by the Minnesota Department of Transportation must be completed as required by state statute. As of the writing of this report, that review is not complete. If the review is not completed before December 3, 2012, the applications will need to be continued to the January 7, 2013 meeting of the Planning Commission. Lastly, the final plat will need to be approved by the Planning Commission before final City approvals can be obtained.

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Correspondence from the neighborhood groups, Marcy Holmes Neighborhood Association and Nicollet Island—East Bank Neighborhood Association, was received and is attached to this report. Staff will forward additional comments, if any are received, at the City Planning Commission meeting.

REZONING: Petition to rezone the property from C2 Neighborhood Corridor Commercial District to C3A Community Activity Center District.

Findings as required by the Minneapolis Zoning Code:

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

The proposed zoning would be consistent with the applicable policies of the comprehensive plan, *The Minneapolis Plan for Sustainable Growth*. Central Avenue is designated as a commercial corridor. University Avenue is designated as a community corridor. The future land use of the site is designated as commercial and it is located within the East Hennepin Activity Center. According to the principles and policies outlined in the plan, the following apply to this proposal:

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.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

Land Use Policy 1.10: 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.

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low impact light industrial – where compatible with the existing and desired character.

Land Use Policy 1.12: 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.

1.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.

1.12.6 Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.

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The site is also located within the boundaries of the *Master Plan for the Marcy Holmes Neighborhood*. The plan was adopted by the City Council in 2003. According to the plan, high density multiple-family development is supported at this location and intensification of this commercial area, provided it doesn't extend further into the residential area, is supported.

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

The rezoning would allow for higher density residential development and non-residential uses that are appropriate in an activity center. The amendment is in the public interest and not solely in the interest of the property owner.

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.

The site is located in a mixed use area, which includes high density residential development and a variety of nonresidential uses with a range of intensities. The zoning in the immediate area includes R5, C2, C3A, and I1. The uses allowed by the C3A district would be compatible with the surrounding uses and zoning classifications.

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.

The existing zoning is C2. The C2 and C3A districts allow retail sales and commercial services, residential uses, and various institutional and public uses. The comprehensive plan supports the higher density development allowed by the C3A district at this location.

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.

The subject property was zoned B3C-3 (similar to the C4 General Commercial District in the current zoning ordinance) prior to 1999. With the adoption of the 1999 zoning code, the zoning changed to C2. In the immediate area, the zoning and character of development has consistently been mixed use, including medium to high density residential. More recent development that has been proposed has been higher in density than existing uses.

CONDITIONAL USE PERMIT: To allow a planned unit development.

Findings as Required by the Minneapolis Zoning Code:

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The Department of Community Planning and Economic Development – Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The establishment of a planned unit development with two mixed use buildings should not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

2. 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.

There is a mix of uses in the immediate area. A commercial building, a multiple-family dwelling and parking lots are located on the north half of the block where the subject site is located. With the amenities and uses proposed, the development should benefit the surrounding area.

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

The site is served by existing infrastructure. The site will have vehicle access to University Avenue and 2nd Avenue Southeast. The applicant has addressed the concerns about the proposed vehicle access identified by the Public Works Department in the Preliminary Development Review report that is attached to this staff report. With the additional information provided, the two curb cuts on 2nd Avenue Southeast will be allowed and the 27.5 foot wide curb cut on University Avenue will be allowed if the variance is approved. The Public Works Department will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way.

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

The total minimum vehicle parking requirement for all of the uses in the development is 150 spaces. Structured parking with 269 spaces would be provided for the existing and proposed uses in the development. The applicant would provide more than one bicycle parking space per dwelling unit. Sixteen short-term bicycle spaces would also be provided in the plaza. The site is also in close proximity to bus transit stops, a Nice Ride station and convenience retail. Adequate measures would be provided to minimize traffic congestion in the public streets.

5. Is consistent with the applicable policies of the comprehensive plan.

With the adoption of the staff recommendations, the proposed development would be consistent with the applicable policies of the comprehensive plan and the small area plan. In addition to the principles and policies in the rezoning section of this staff report, the following apply to this proposal:

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Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.
- 1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.
- 1.3.3 Encourage above-ground structured parking facilities to incorporate development that provides active uses on the ground floor.

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.

- 1.4.2 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.
- 1.4.4 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”.

Land Use Policy 1.7: Limit new and expanded auto-oriented uses in the city so impacts on the form and character of commercial areas and neighborhoods can be minimized.

- 1.7.3 Auto-oriented uses should be designed with aspects of traditional urban form, to minimize the impact on the pedestrian realm.

Land Use Policy 1.12: 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.

- 1.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.
- 1.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.
- 1.12.9 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.

Housing Policy 3.1: Grow by increasing the supply of housing.

- 3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

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- 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.

Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

- 10.5.2 Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis.

Urban Design Policy 10.6: 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.

- 10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.
- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.
- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.
- 10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

Urban Design Policy 10.9: 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.

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.
- 10.9.2 Promote building and site design that delineates between public and private spaces.
- 10.9.4 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 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

Urban Design Policy 10.14: Encourage development that provides functional and attractive gathering spaces.

- 10.14.3 Encourage the creation of new parks and plazas.

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Urban Design Policy 10.16: Design streets and sidewalks to ensure safety, pedestrian comfort and aesthetic appeal.

10.16.4 Employ pedestrian-friendly features along streets, including street trees and landscaped boulevards that add interest and beauty while also managing storm water, appropriate lane widths, raised intersections, and high-visibility crosswalks.

Urban Design Policy 10.17: Provide sufficient lighting to reflect community character, provide a comfortable environment in a northern city and promote environmentally friendly lighting systems.

10.17.5 Integrate exterior building lighting design to attune with building designs and landscaping.

10.17.6 Provide sufficient lighting for better way-finding and safe circulation within and around a development.

10.17.7 Encourage additional pedestrian-scale, exterior lighting in growth centers, activity centers, commercial nodes, pedestrian overlay districts and transit station areas.

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

10.19.6 Green roofs, living walls, and porous pavement are encouraged but are not meant to be a substitute for ground-level landscaping of sites as landscaping provides both a natural amenity and aesthetic beauty to the urban landscape.

The *Master Plan for the Marcy Holmes Neighborhood* includes the following design guidance:

Site Design

- Place buildings to preserve cohesive street character

Landscaping

- Use a combination of shrubs, perennials, and overstory and ornamental trees
- Include open space within building complexes
- Encourage indoor/outdoor living
- The neighborhood will emphasize the beautification of boulevards along University Avenue, 4th Street SE, and 15th Avenue. These streets are major thoroughfares that are highly visible and convey an impression of the neighborhood to visitors and residents. Boulevard upgrades and aesthetic improvements would enhance the image of the neighborhood.

Building Materials

- Use high quality primary materials: brick, stucco, stone, decorative masonry
- Include complementary accent materials: stone, metal, glass, brick

Rooflines

- Use varied rooflines, especially on long buildings
- Step back or accent rooflines to create visual interest

Ground Level Treatment

- Place buildings close to pedestrian ways
- Accentuate entries and ground floor with complementary design

Building Massing

- Buildings should not appear as high-rise structures
- Long building facades should be broken up with green spaces, balconies, parking courts, pathways, or changes in material and design

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

The use of the site for a planned unit development with two mixed use buildings will conform to the applicable regulations upon the approval of the rezoning, conditional use permit, alteration of nonconforming use, variances, site plan review, and plat applications.

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.**

Number of Principal Residential Structures: A principal residential structure is not allowed to be located on the same zoning lot with any other principal structure. The new structure is a principal residential structure and the existing structure is a principal structure.

Building Placement Requirements of the PO Pedestrian Oriented Overlay District – No alternative requested.

- **Bulk regulations.**

Maximum Floor Area – No alternative requested.

Building Height: In the C3A district, the maximum height is limited to 4 stories or 56 feet, whichever is less. The height of the residential building would be 6 stories and 74 feet.

In addition to the conditional use standards and planned unit development standards, the city planning commission shall consider, but not be limited to, the following factors when determining maximum height:

- 1. Access to light and air of surrounding properties.**

The proposed building would be separated from surrounding properties by public streets to the south and east. A 7-story multiple-family dwelling is located north of the proposed building. The adjacent dwelling is set back more than 20 feet from the shared lot line and the proposed building would be set back 15 feet from the shared lot line. The rest of the area to the north is occupied by parking lots. The proposed building should not have any effect on surrounding properties access to light and air.

- 2. Shadowing of residential properties, significant public spaces, or existing solar energy systems.**

The applicant submitted a shadow study. The proposed building would shadow part of the adjacent residential building to the north in the afternoon hours for at least 6 months of the year. It would also cast some shadows on the residential property located across 2nd Avenue Southeast. The building would not be directly adjacent to any significant public spaces. Staff is not aware of any existing solar systems.

- 3. The scale and character of surrounding uses.**

The applicant submitted a context study. There is a mix of uses in the immediate area and the size of buildings range in scale as well. There are many buildings that are more than 4 stories and 56 feet in height in close proximity to the subject site. The scale and character of the proposed building is consistent with development in the area.

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

The building would not impede views of landmark buildings, significant open spaces or water bodies.

- **Lot area requirements.** – No alternative requested.

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- **Yards.** – No alternative requested.
- **On-premise signs.** – No alternative requested.
- **Off-street parking and loading.** – No alternative requested.

Points required:

- Minimum required amenity(ies) – **10 points.**
- Number of principal residential structures – **5 points.**
- Bulk regulations, height – **5 points.**
- **Total – 20 points.**

Amenities provided: The applicant believes that 22 points worth of amenities are proposed as described below. Staff has determined that 22 points are warranted for the amenities proposed if several conditions are met.

Table 527-1 Amenities

The applicant proposes the following amenities from Table 527-1: Reflective Roof, Shared Vehicle, Enhanced Exterior Lighting, Enhanced Landscaping, and Recycling Storage Area. The required standards are in bold font.

Reflective Roof – **Utilize roofing materials for seventy-five (75) percent or more of the total roof surface having a Solar Reflectance Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped and steep-sloped roofs.** A white TPO roof membrane would be used on 75 percent of the total roof surface. This provision is worth 3 points.

Shared Vehicle – **Access to a shared passenger automobile available for short-term use. For residential uses, a minimum of one (1) car per one hundred (100) dwelling units is required.** A shared vehicle is proposed that would be located on the first floor of the parking ramp. It would be available for use by the residents. Policies and administration criteria provided by the applicant are attached to this report for reference. This provision is worth 3 points.

Enhanced Exterior Lighting – **Lighting plan that highlights significant areas of the site or architectural features of the building(s), subject to the standards of Chapter 535, Regulations of General Applicability.** As shown on the lighting plan attached to this report, lighting would be used in the plaza and on the facades facing the streets to highlight these areas. This provision is worth 1 point.

Enhanced Landscaping – **A landscaping plan of exceptional design that has a variety of native tree, shrub, and plant types that provide seasonal interest and that exceed the requirements of Chapter 530, Site Plan Review. The landscaped areas shall have a resource efficient irrigation system. The landscaping plan shall be prepared by a licensed landscape architect.** Including the proposed boulevard plantings in the University Avenue and 2nd Avenue Southeast right-of-way, the landscaping plan would include a variety of tree, shrub and other plant types. A resource efficient drip irrigation system with moisture sensor or rain shut-off is proposed to be used on shrubs and the planting beds. The landscaping plan was prepared by a licensed landscape architect. This provision is worth 1 point.

Recycling storage area – Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to paper, corrugated cardboard, glass, plastics and metals. The recycling storage area shall be located entirely below grade or entirely enclosed within the building. A chute for the collection of materials for recycling would be provided on each residential floor level. The recycling storage area is enclosed on the first floor. This provision is worth 1 point.

Amenities proposed by the applicant

The city planning commission may consider other amenities not listed in Table 527-1, Amenities, that are proportionally related to the alternative requested. The commission may assign points based on the proportionality. The applicant is proposing 5 other amenities similar to amenities identified in Table 527-1, but do not fully comply with the required standards. Because they are similar amenities, the required standards have been included for comparison.

Green Roof – Installation of an extensive, intensive, semi-intensive, modular or integrated green roof system that covers a minimum of fifty (50) percent of the total roof area proposed for the development. The proposed green roof would cover approximately 25 percent of the total roof area of the new building. It would consist of a vegetative tray system. If the green roof were to cover 50 percent of the total roof area, 10 points would be authorized by Chapter 527. The applicant is requesting 5 points for this amenity. The green roof has a direct proportionality to building height and the number of principal residential structures on a zoning lot by increasing the amount of stormwater managed on-site. Staff agrees that 5 points are warranted for this amenity.

Plaza – Plazas shall have a minimum area equivalent to ten (10) percent of the site not occupied by buildings, but not less than two thousand (2,000) square feet and shall comply with all provisions in Chapter 535, Regulations of General Applicability. Plazas for commercial or mixed-use development shall be open to the public during daylight hours. Ten percent of the net lot area is equivalent to 1,469 square feet. The proposed plaza is 6,000 square feet in area.

The Chapter 535 development standards for plazas are as follows:

Placement:

- a. The placement of plazas shall not detract from and shall enhance natural surveillance and visibility of adjacent spaces and public sidewalks and facilitate pedestrian access and circulation.**
- b. Plazas shall be designed to enhance interaction with occupants of adjacent buildings and uses.**

The placement of the plaza would have direct access to and enhanced surveillance of the public sidewalk adjacent to University Avenue. The plaza would also be accessible from Central Avenue from an arcade located on the north side of the existing building. Existing entrances for the restaurant, offices and bank face the plaza allowing interaction. In the new building, floors one through three fronting the plaza would be occupied by parking and the drive-through facility. The two nearest access points of the plaza for residents of the proposed multiple family dwelling are from the main entrance facing University Avenue (a distance of over 130 feet) and from a secondary entrance which would require residents to cross over the lanes of the bank drive-through. The applicant is requesting a variance of standard (b). Staff is recommending that the Planning

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Commission deny the variance because this standard could be met if the elevator located at the northerly corner of the building were extended to the fourth through sixth floors where the dwellings are located. This would provide convenient access for the residents to the plaza as well as the pet exercise area.

Access:

- a. **All plazas shall be designed to allow for pedestrian and bicycle access through and/or around the plaza.**
- b. **Multiple access points shall be provided for each plaza, with one (1) access point being connected to a public street, public sidewalk or public pathway.**
- c. **All plazas shall be designed in accordance with the accessibility requirements of the Americans with Disabilities Act.**
- d. **Unobstructed walkways a minimum of four (4) feet in width shall connect the plaza to an entrance of any building on the same zoning lot.**
- e. **When adjacent to a transit stop, said transit stop shall be integrated into the design of the plaza.**

The plaza would front University Avenue. Entrances for the existing building facing the plaza allow pedestrian access. An elevator lobby for the nonresidential parking facility would also provide access to the plaza. Bicycle racks would be provided in the plaza area as well. The plaza would be ADA compliant. Walkways to the entrances facing the plaza would exceed 4 feet in width. The plaza is not adjacent to a transit stop.

Natural surveillance and visibility: **Plazas shall be designed to control and guide movement through the site, promote natural observation and provide opportunities for people to observe adjacent spaces and public sidewalks.**

The plaza is designed to control and guide movement through the site. The placement of landscaping would not prevent observation to and from the site.

Aerial obstructions: **Plazas shall be unobstructed to the sky except for seating, arbors, trellises, kiosks, lighting, water features, public art and landscaping. Up to thirty (30) percent of the plaza area may include umbrellas, awnings or an arcade.**

Other than landscaping, the plaza would be open to the sky.

Surface materials: **With the exception of landscaped areas, plazas shall be surfaced with durable and decorative materials, including but not limited to pervious pavers, decorative pavers, stamped concrete, colored concrete, or brick.**

Concrete with a stamped pattern would be used for surfacing.

Seating:

- a. **A minimum of one (1) linear foot of seating shall be provided for each fifty (50) square feet of plaza area.**
- b. **A minimum of twenty (20) percent of the required seating shall consist of fixed seating. A minimum of twenty (20) percent of the required seating shall consist of seating with backs.**
- c. **A minimum of two (2) different types of seating shall be required. Seating may take on multiple forms, including traditional and non-traditional seating, provided that it is accessible and all other seating requirements of this section are met.**

- d. All seating must be of appropriate ergonomic design.**
- e. Seating provided for sidewalk cafes or other adjacent uses shall not count toward the minimum seating requirement of this ordinance.**

At least 120 linear feet of seating is required, of which at least 24 feet must be fixed and 24 feet must be seating with backs. A total of 150 linear feet of seating is proposed. Thirty-six feet of the seating would be moveable with backs. Specifics for the types of seating proposed are attached to this report. All seating would be of an appropriate ergonomic design. Seating for adjacent uses is not proposed to count towards meeting the minimum seating requirements.

Encroachments and setbacks:

- a. Plazas shall not encroach into the public right-of-way without the property owner first obtaining an encroachment permit.**
- b. All seating, water features, arbors, trellises, trash receptacles or other accessory equipment and furnishings shall comply with the minimum yard requirements of the zoning district in which they are located.**

The decorative concrete extending into the University Avenue public sidewalk will require an encroachment permit. No part of the plaza would extend into a required yard.

Plantings:

- a. Plazas shall provide a minimum of one (1) tree for each one thousand (1,000) square feet of plaza area. If proposed as part of a project that has a general landscaping requirement, trees located in the plaza shall contribute toward compliance with the general landscaping requirement.**
- b. A landscaped area equivalent to ten (10) percent of the total plaza area may be provided in lieu of trees.**

At least 6 trees are required. Six trees are proposed.

Additional amenities: **Plazas must provide at least one of the following additional amenities. Plazas in excess of five thousand (5,000) square feet shall provide a minimum of two (2) of the following additional amenities:**

- b. Water feature, including but not limited to, fountains, reflecting pools, children's play features and waterfalls. Water features shall be designed and maintained for year-round functionality and aesthetics.**
- d. Moveable chairs. Such chairs shall be equivalent to twenty-five (25) percent of the minimum seating requirement. Moveable chairs may be removed during the nighttime hours of 8:00 p.m. to 7:00 a.m.**

The above additional amenities are proposed. The water feature would be a bubbling fountain over a dry rock basin. Thirty percent of the seating would be moveable.

Lighting: **All plazas shall be illuminated in accordance with Chapter 535, Regulations of General Applicability.**

The proposed lighting would comply with the Chapter 535 requirements.

Winter use: **Plazas shall be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from winds, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.**

Plazas should be located so that they receive natural sunlight during daytime hours in all seasons.

The plaza would have some access to sunlight during winter months. The placement of the trees would reduce the generation of wind currents. The surfacing material is appropriate for all seasons. A snow storage area would be provided at the north end of the plaza.

***Trash receptacles:* A minimum of one (1) trash receptacle and one (1) recycling receptacle shall be provided for each two thousand (2,000) square feet of plaza area.**

Three trash and recycling receptacles are required. Three of each is proposed.

***Mechanical equipment:* All exhaust vents and mechanical equipment located adjacent to a plaza shall be screened in accordance with the required screening provisions of Chapter 530, Site Plan Review.**

All mechanical equipment would be adequately screened from the plaza.

***Maintenance required:* All plazas shall be maintained in good order by the property owner for the life of the plaza. Proper maintenance shall include, but not be limited to, snow and ice removal, annual maintenance of vegetation and green space and annual inspection and repair and/or replacement of furnishings. Minimum landscaping and seating requirements shall be maintained for the life of the plaza. All adjacent streets, sidewalks and pathways shall be inspected regularly for purposes of removing any litter found thereon.**

***Downtown districts:* Projects seeking a floor area ratio premium in a downtown district by providing an outdoor urban open space shall comply with all requirements of this section and the requirements of the outdoor urban open space premium as specified in Chapter 549, Downtown Districts.**

Not applicable.

In addition to meeting the above plaza requirements, the applicant is also proposing to locate 8 tables and 8 bicycle racks that would accommodate 16 bicycles in the plaza. If the plaza complied with all of the Chapter 535 requirements, 5 points would be authorized by Chapter 527. The applicant is requesting 5 points for this amenity. The proposed plaza has direct proportionality to building height and more than one principal structure on a zoning lot by providing gathering spaces and enhancements for use and enjoyment by the community. However, the plaza is not designed to enhance interaction with all occupants of adjacent buildings and uses. Staff agrees that 5 points are warranted provided that the elevator located at the northerly corner of the building is extended to the fourth through sixth floors to provide convenient access for the residents to the plaza. Without the elevator connection, only 4 points would be warranted.

Living Wall System – Provide a living wall system on at least one (1) building elevation. The living wall shall be composed of panels that total a minimum of sixty (60) percent of the wall area on the building elevation, or five hundred (500) square feet, whichever is greater. Window area is included in the calculation of the wall area, but in no case shall the living wall cover windows. A portion of the plantings shall provide greenery year round. A living wall system is proposed on the north wall. It would cover 22.5 percent of the north wall (approximately 2,700 square feet) and would not cover any windows. Two types of vines are proposed. If the living wall system met all of the above

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requirements, 3 points would be authorized by Chapter 527. The applicant is requesting 1 point for this amenity. The proposed living wall system has direct proportionality to building height and more than one principal structure on a zoning lot by providing enhancements for enjoyment by the community. Staff agrees that 1 point is warranted.

Decorative Fencing – Install high-quality decorative metal fencing where visible from the public street, public sidewalk or public pathway. The point for decorative fencing may be obtained when it is included as part of another amenity if it is also provided in other areas on the site. In no case shall chain-link fencing be considered decorative fencing. Around the transformer and generator that would be located adjacent to 2nd Avenue Southeast, a cedar fence would be provided to screen the mechanical equipment. The applicant is requesting 1 point for this amenity. The design of the screening would complement the design of the existing and proposed buildings. A decorative metal fence would also be provided around the dog run, which would be somewhat visible from 2nd Avenue Southeast. Provided the treatment of the cedar fence is maintained, staff agrees that 1 point is warranted.

Pet Exercise Area – A pet exercise area shall have a minimum dimension of twelve (12) feet by sixty (60) feet. It shall be enclosed with decorative fencing, include lighting in compliance with Chapter 535, Regulations of General Applicability and provide accommodations for proper disposal of animal waste. The pet exercise area shall not be located in a required yard. The proposed pet exercise area would have a total area of 960 square feet with dimensions of 8 feet by 120 feet. It would be enclosed with decorative metal fencing. Lighting that complies with the requirements of Chapter 535 would be provided. It would not be located in a required yard. The applicant is requesting 1 point for this amenity. The walkways leading to the dog run are narrower where they are adjacent to the ventilation wells for the below-grade parking. Staff is concerned about the safety of the dogs where the ventilation grates are located. Provided a four foot wide walkway exclusive of the ventilation grates is maintained, staff agrees that 1 point is warranted.

Points Summary

<i>Amenity</i>		<i>Points Requested by Applicant</i>	<i>Points Recommended by Staff</i>
Amenities from Table 527-1	Reflective Roof	3	3
	Shared Vehicle	3	3
	Enhanced Exterior Lighting	1	1
	Enhanced Landscaping	1	1*
	Recycling Storage Areas	1	1
Amenities proposed by the applicant	Green Roof	5	5
	Plaza	5	5*
	Living Wall System	1	3
	Decorative Fencing	1	1
	Pet Exercise Area	1	1*
Total		22	22*

* Point amounts are warranted for these amenities if the recommended conditions are met.

Phasing plan. – The development would not be phased.

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 existing and proposed uses include a bank, restaurant, retail, offices and 81 dwelling units. The new building would contain the dwelling units and accessory parking for all of the uses within the development. The existing building would have entrances with direct access to the plaza that would be located between the two buildings. As proposed, the dwellings would not have an entrance with direct access to the plaza. If the elevator located at the northerly corner of the building were extended to the fourth through sixth floors where the dwellings are located, convenient access for the residents to the plaza as well as the pet exercise area would be provided. The applicant is requesting a variance of the plaza design standard requiring enhanced interaction with occupants of adjacent buildings and uses. Staff is recommending denial of this variance.

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 total minimum vehicle parking requirement for all of the uses in the development is 150 spaces. Structured parking with 269 spaces would be provided for the existing and proposed uses in the development. The applicant would provide more than one bicycle parking space per dwelling unit. Sixteen short-term bicycle parking spaces would also be provided in the plaza. Although no on-site loading facilities will be provided, there are currently no loading facilities existing on the site. The proposed residential use does not have a loading requirement. Staff is not aware of any issues related to the lack of loading facilities for the existing uses. Pedestrian entrances will face both adjacent streets as well as the plaza.

The surrounding area is well served by public transportation. Alternative transportation options include multiple bus transit routes, Nice Ride bicycle stations, and bikeways. The site is also within walking distance of many nonresidential establishments and services.

A draft travel demand management plan (TDMP) was prepared for the project. The TDMP anticipates that trips generated by the proposed residential use will have a negligible impact on the adjacent roadway network.

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.

From Table 527-1 of the zoning code, the Reflective Roof, Shared Vehicle, Enhanced Exterior Lighting, Enhanced Landscaping, and Recycling Storage Area amenities are proposed in this development. Other proposed amenities include providing a green roof, plaza, living wall system, decorative fencing and pet exercise area.

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.

A plaza would separate the existing building from the proposed building. The height and massing of the new building is similar to and compatible with surrounding properties as well as the existing building on the site. As shown in the context and shadow studies provided by the applicant, there are many other taller buildings in the immediate area and there would be adequate separation from surrounding developments to reduce the effects of shadowing. The building would not impede views of landmark buildings, significant open spaces or water bodies.

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.

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A residential use is located to the north of the new building. The buildings would be located more than 35 feet from each other, which help to reduce the effects of shadowing. As a condition of the site plan review, staff is recommending that the Planning Commission require the applicant to provide additional landscaping between the dog run and the shared property line instead of pea gravel. With the implementation of the staff recommendation, an appropriate transition area would be provided between the two uses.

- 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 Public Works Department will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way. Provisions for stormwater runoff and storage include a green roof and an infiltration system.

- 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.**

No sustainable building or demolition practices have been identified by the applicant.

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

Please refer to the preliminary plat section of this report.

EXPANSION OF A NONCONFORMING USE: To allow relocation of the bank drive-through lanes.

Findings as Required by the Minneapolis Zoning Code:

- 1. A rezoning of the property would be inappropriate.**

A rezoning of the site to allow a drive-through facility as a permitted use would be inappropriate at this location. In the comprehensive plan, *The Minneapolis Plan for Sustainable Growth*, Central Avenue is designated as a commercial corridor and University Avenue is designated as a community corridor. The future land use of the site is designated as commercial and it is located within the East Hennepin Activity Center. The policies for community corridors and activity centers specifically discourage uses, including drive-through facilities, that diminish the transit and pedestrian oriented character of the area. The site is located within the PO Overlay District boundaries for the East Hennepin Activity Center. Drive-through facilities are prohibited in the PO Overlay District. The applicant is also proposing to rezone the property from C2 to C3A. In the C2 district, drive-through facilities are permitted. However, drive-through facilities are prohibited in the C3A district. Staff is recommending approval of the petition to rezone the site to the C3A district.

2. The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.

The existing drive-through facility location is in a surface parking area adjacent to University Avenue with more than 100 feet of frontage. The applicant is proposing to enclose the drive-through facility in the new building and reduce the amount of frontage on University Avenue to 30 feet. The number of drive-through lanes would also be reduced from 4 to 3 lanes, one of which is a bypass lane. The alteration will improve the pedestrian character of the area.

3. The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.

The alteration should not result in significant increases of adverse, off-site impacts. The number of drive-through lanes would be reduced from 4 to 3 lanes, one of which is a bypass lane. Vehicle circulation will remain the same with vehicles entering from 2nd Avenue Southeast and exiting onto University Avenue.

4. The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.

The existing drive-through facility location is in a surface parking area adjacent to University Avenue with more than 100 feet of frontage. The applicant is proposing to enclose the drive-through facility in the new building and reduce the amount of frontage on University Avenue to 30 feet. The number of drive-through lanes would also be reduced from 4 to 3 lanes, one of which is a bypass lane. The alteration will improve the pedestrian character of the area.

5. In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.

The alteration would not result in more dwelling units than are allowed by the C3A district.

6. The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.

The property is not located in the Floodway District.

VARIANCE: To reduce the rear yard requirement adjacent to the north lot line to allow a transformer and generator.

Findings as required by the Minneapolis Zoning Code:

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

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Near 2nd Avenue Southeast, a transformer and a generator would be located between the proposed building and the north lot line. They are subject to a minimum rear yard requirement of 5 feet. The applicant is proposing to locate the transformer and generator up to the north lot line. There are limited options for locating the mechanical equipment for the new building elsewhere on the site that would be acceptable to the utility provider. Locating the equipment in the plaza area would also not be desirable because it would detract from the pedestrian character.

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposed mechanical equipment would be separated from the adjacent residential building by more than 20 feet because there is a driveway providing access to the adjacent surface parking lot. There are also very few windows on the part of the adjacent building that is closest to the shared property line. Upon approval of the variance to increase the maximum allowed fence height to screen the mechanical equipment, the equipment will be adequately screened from the residential property. The request is reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan.

3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

A 20-foot wide driveway would separate the mechanical equipment from the adjacent residential building. There are also very few windows on the part of the adjacent building that is closest to the shared property line. Upon approval of the variance to increase the maximum allowed fence height to screen the mechanical equipment, the equipment will be adequately screened from the residential property and the street. The proposed screening for the mechanical equipment is of a decorative design that is compatible with the design of the proposed building. However, the screen would be 5 feet from the lot line adjacent to 2nd Avenue Southeast and nearly in line with the street facing building façade. To further minimize the visual impact of the mechanical equipment, staff is recommending that the Planning Commission require the applicant to set the equipment pad back at least 10 feet from the lot line adjacent to 2nd Avenue Southeast and provide additional landscaping between the street and the screen fence. With the adoption of the staff recommendation, the granting of the variance should have little effect on surrounding property.

VARIANCE: To increase the maximum height of a fence from 6 feet to 8 feet 4 inches to allow a transformer and generator screen.

Findings as required by the Minneapolis Zoning Code:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

Near 2nd Avenue Southeast, a transformer and a generator would be located between the building and the north lot line. The zoning code requires that all mechanical equipment be screened so as to minimize visual impact. Screening is required to be constructed with materials that are architecturally compatible with the structure. In a required rear yard, fence height is limited to 6 feet. In no case is the height of a fence allowed to exceed 8 feet. The proposed generator would be 8 feet tall. The applicant is proposing an 8 foot, 4 inch tall solid cedar fence in order to adequately screen the mechanical equipment from the adjacent residential use and 2nd Avenue Southeast. The proposed screen fence would be in keeping with the architectural style of the buildings on the site.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

Fence regulations are established to promote the public health, safety and welfare, encourage an aesthetic environment and allow for privacy, while maintaining access to light and air. The applicant is proposing an 8 foot, 4 inch tall solid cedar fence in order to adequately screen the mechanical equipment from the adjacent residential use and 2nd Avenue Southeast. The proposed screening is of a decorative design that is compatible with the design of the proposed building. It would not have any effect on surrounding properties access to light and air. However, the screen would be 5 feet from the lot line adjacent to 2nd Avenue Southeast and nearly in line with the street facing building façade. To further minimize the visual impact of the mechanical equipment and screen, staff is recommending that the Planning Commission require the applicant to set the equipment pad back at least 10 feet from the lot line adjacent to 2nd Avenue Southeast and provide additional landscaping between the street and the screen fence. With the adoption of the staff recommendation, the request is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

A 20-foot wide driveway would separate the mechanical equipment from the adjacent residential building. The proposed screen fence would not have any effect on surrounding properties access to light and air. The screen would be in keeping with the architectural style of the buildings on the site. However, the screen would be 5 feet from the lot line adjacent to 2nd Avenue Southeast and nearly in line with the street facing building façade. To further minimize the visual impact of the mechanical equipment, staff is recommending that the Planning Commission require the applicant to set the equipment pad back at least 10 feet from the lot line adjacent to 2nd Avenue Southeast and provide additional landscaping between the street and the screen fence. With the adoption of the staff recommendation, the granting of the variance should have little effect on surrounding property.

VARIANCE: Of the PO Overlay District standard to increase the maximum driveway width from 20 feet to 27.5 feet.

Findings as required by the Minneapolis Zoning Code:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

The proposed 27.5 foot wide driveway is for the 3 lane drive-through facility exit on University Avenue. The applicant has explored other options for narrowing the driveway width, which require recessing the teller stations further. The other options create conflicts with a structural column, stacking and drive-aisle circulation, and a tight turning radius on the outermost lane that is not adequate for an ADA accessible van.

The existing drive-through facility is a legal nonconforming use. It is located in a surface parking area adjacent to University Avenue with more than 100 feet of frontage. The applicant is proposing to enclose the drive-through facility in the new building and reduce the amount of frontage on University Avenue to 30 feet. The number of drive-through lanes would also be reduced from 4 to 3 lanes, one of which is a bypass lane. The alteration will improve the pedestrian character of the area which is in keeping with the comprehensive plan policies that apply to this site.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

The PO Pedestrian Oriented Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses. The comprehensive plan includes policies that support a walkable city with pedestrian character. The existing drive-through facility location is in a surface parking area adjacent to University Avenue with more than 100 feet of frontage. The applicant is proposing to enclose the drive-through facility in the new building and reduce the amount of frontage on University Avenue to 30 feet. The number of drive-through lanes would also be reduced from 4 to 3 lanes, one of which is a bypass lane. Reducing the width of the curb cut to 20 feet would result in insufficient widths for vehicles exiting the drive-through lanes. The applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

The proposal would improve the pedestrian character of the area by eliminating a surface parking lot and reducing the amount of street frontage occupied by the drive-through facility. The applicant has

addressed the Public Works Department concerns about the proposed driveway width that were included in the Preliminary Development Review report that is attached to this staff report. Therefore, the Public Works Department will allow the 27.5 foot width if the variance is approved. Granting the proposed variance would also not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

VARIANCE: Of the plaza standard requiring enhanced interaction with occupants of adjacent buildings and uses.

Findings as required by the Minneapolis Zoning Code:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

Plazas are subject to the regulations of Chapter 535 Regulations of General Applicability, specifically Article XI. Plazas, in the zoning code. One of the standards requires that plazas are designed to enhance interaction with occupants of adjacent buildings and uses. In the new building, the residential use would not have enhanced interaction with the plaza. Fronting the plaza, floors one through three would be occupied by parking and the drive-through facility and floors four through six would be occupied by individual dwelling units. Although some of the individual dwelling units would have balconies overlooking the plaza, this does not meet the intent of the standard requiring *enhanced* interaction. The residential use would also not have any common space or an entrance directly adjacent to the plaza at the ground level. The two nearest access points of the plaza for residents are from the main entrance facing University Avenue (a distance of over 130 feet from the plaza) and from a secondary entrance which would require residents to cross over the lanes of the bank drive-through.

Staff recognizes that there are limited options for the residential use to interact with the plaza because of the circulation needs for the parking and visibility needs for the bank drive-through lanes. However, convenient access for the residents to the plaza as well as the pet exercise area could be provided if the elevator at the northerly corner of the building were extended to the fourth through sixth floors where the dwellings are located. This would also eliminate the need for the variance.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

The standards governing plazas are established to promote year-round gathering places designed to enhance pedestrian access, interaction and visibility, reinforce public spaces, create community identity, promote public safety, and visually enhance development. The applicant is also proposing the plaza as an amenity for the planned unit development. The purpose of the PUD regulations includes better utilizing the special features of sites and obtaining a higher quality of development that incorporates high levels of amenities than might otherwise occur under the strict application of zoning regulations for the users of the site, the neighborhood, or the city as a whole. The comprehensive plan includes policies that support the creation of open spaces, including plazas. In the new building, the residential use would not have enhanced interaction with the plaza. Fronting

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the plaza, floors one through three would be occupied by parking and the drive-through facility and floors four through six would be occupied by individual dwelling units. Although some of the individual dwelling units would have balconies overlooking the plaza, this does not meet the intent of the standard requiring *enhanced* interaction with occupants of adjacent buildings and uses. The residential use would not have any common space or an entrance directly adjacent to the plaza at the ground level. The two nearest access points of the plaza for residents are from the main entrance facing University Avenue (a distance of over 130 feet from the plaza) and from a secondary entrance which would require residents to cross over the lanes of the bank drive-through. At the northerly corner of the building, an elevator is proposed that would provide access to the first three floors of the building. If the elevator were extended to the fourth through sixth floors, where the dwellings are located, convenient access for the residents to the plaza as well as the pet exercise area would be provided.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

Although granting the variance would affect the residents of the development, it should have little effect on surrounding properties. Staff has concerns about the safety of residents choosing to cross the bank drive-through lanes to gain more convenient access to the plaza and dog run.

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 the 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.

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- 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.
 - 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.

Conformance with above requirements:

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- Walls of the building would be within 8 feet of the lot lines adjacent to University Avenue and 2nd Avenue Southeast. In a PO district, all building walls are required to be located not more than 8 feet from a lot line adjacent to a street as well.
- Landscaping would be located between the building and the adjacent streets where driveways and walkways are not proposed.
- Principal entrances would face each street.
- The parking would be enclosed in the building.
- The building would include recesses and projections, change of materials, balconies and windows to divide the building into smaller identifiable sections.
- There would not be any blank, uninterrupted walls that do not include windows, entries, recesses or projections or other architectural elements that exceed 25 feet in length.
- The primary exterior materials would include brick, stucco, metal screens, fiber cement siding, and glass. Please note, exterior material changes at a later date would require review by the Planning Commission and an amendment to the site plan review.
- All sides of the building would be compatible to each other and similar in appearance.
- Plain face concrete block would not be used as a primary exterior building material fronting a public street, sidewalk, pathway, or residence or office residence district.
- To emphasize its importance, the principal residential entrance would be recessed, sheltered by a canopy, and would contain large windows.
- For the residential use, at least 20 percent of the first floor walls, measured between two and 10 feet above the adjacent grade, facing University Avenue and 2nd Avenue Southeast are required to be windows. More than 40 percent of the first floor wall facing University Avenue would be windows. Twenty percent of the first floor wall facing 2nd Avenue Southeast would be windows. All windows would be vertical in proportion and distributed in a more or less even manner.
- The spaces not associated with the residential use on the remainder of the first floor wall fronting 2nd Avenue Southeast, minus the opening for the garage entrance, are subject to the 30 percent minimum window requirement. Windows would occupy 40 percent of these walls and would be within 4 feet of the adjacent grade. Each wall would have more than 60 percent windows as measured between 2 and 10 feet. The proposed windows would be vertical in proportion and distributed in a more or less even manner. The windows look into a trash room, the parking garage and a stairwell and therefore may not all allow views into and out of the building at eye level and may need some alternative compliance.
- On the upper levels of the building, at least 10 percent of the walls facing University Avenue and 2nd Avenue Southeast are required to be windows. On floors four through six, more than 30 percent of the walls facing University Avenue and more than 25 percent of the walls facing 2nd Avenue Southeast would be windows. All windows would be vertical in proportion and distributed in a more or less even manner. The applicant is requesting alternative compliance for the window requirements on floors two and three facing both streets.
- More than 70 percent of the linear frontage of the ground floor wall facing University Avenue would accommodate spaces with active functions. Approximately 50 percent of the linear frontage of the ground floor wall facing 2nd Avenue Southeast would accommodate spaces with active functions. The applicant is requesting alternative compliance for this requirement.
- A flat roof is proposed. Flat roofs are common on larger buildings in the immediate area.
- In the parking garage, sloped floors would not dominate the appearance of the walls and the vehicles would be screened from view.

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.

Conformance with above requirements:

- Walkways 4 feet in width or greater would connect the public sidewalk to the main entrances.
- A transit stop is not adjacent to the site.
- Two driveways are proposed on 2nd Avenue Southeast and one driveway is proposed on University Avenue for the bank drive-through exit. The size and spacing of the driveways are designed to minimize conflicts with pedestrians and surrounding residential uses.
- The site is not adjacent to an alley.
- The proposed development is replacing a surface parking lot. The redevelopment of the site will result in an increase of pervious surfaces. The amount of impervious surface proposed is not excessive.

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.

Conformance with above requirements:

- The zoning code requires that at least 20 percent of the site not occupied by a building be landscaped. The lot area of the site is 55,362 square feet. The building footprints would be approximately 40,673 square feet. The lot area minus the building footprints therefore consists of approximately 14,689 square feet. At least 20 percent of the net site area (2,938 square feet) must be landscaped. Approximately 2,400 square feet of the site would be landscaped. That is equal to 16.3 percent of the net lot area. The applicant is requesting alternative compliance for this requirement.
- The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 6 and 30 respectively. The applicant would provide 0 deciduous canopy trees and 40 shrubs on-site. The remainder of the site not covered by the buildings, plaza, and driveways would be covered with 6 ornamental trees and perennials. Alternative compliance is requested for the minimum on-site tree requirement.

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.

Conformance with above requirements:

- A parking lot is not proposed. The driveway entrances are within 4 feet of the property lines making on-site retention of the stormwater runoff impractical.
- The building should not impede any views of important elements of the city.
- The effects of shadowing on surrounding properties and adjacent streets should not be significant.
- Wind currents should not be a major concern. The building would contain recesses and projections. Landscaping would be planted around the perimeter of the site and in the plaza.
- The development would include crime prevention through environmental design. To promote natural surveillance and visibility, windows and lighting would be provided on each side of the building. The lighting levels would maintain a level of security without creating glare or excessive lighting of the site. The placement of walkways, landscaping and fencing would clearly guide or restrict movement through the site as appropriate.
- There are no structures on the site that are locally designated or eligible for designation that will be demolished.

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: The site is zoned C2 with the PO and UA overlay districts. The applicant is requesting to rezone the site from C2 to C3A. In the C3A district, a multiple-family dwelling with 5 or more units, general retail sales and services, a bank and offices are permitted uses. A planned unit development is a conditional use. A drive-through facility is prohibited in the C3A district and PO overlay district. The existing drive-through for the bank has legal nonconforming rights to be located on the site. Because the drive-through is proposed to be relocated as part of the redevelopment proposal, an alteration of nonconforming use is required.

Parking and Loading:

Minimum automobile parking requirement: The minimum parking requirement for a multiple-family dwelling in the C3A district is one space per dwelling unit. In the UA overlay district, 0.5 spaces per bedroom, but not less than one space per dwelling unit, is required. A total of 81 dwelling units and 90 bedrooms are proposed. Therefore 81 parking spaces are required. For the residents, the applicant would provide 81 spaces in the sublevel parking garage. At least 2 of the spaces are required to be accessible. Two accessible spaces would be provided. Not more than 25 percent of the spaces, or 20, can be compact. Five of the spaces would be compact.

In Chapter 541 of the zoning code, the minimum parking requirement for a bank, general retail sales and services uses, and offices is one space per 500 square feet of gross floor area in excess of 4,000 square feet. The minimum parking requirement for a restaurant is one space per 500 square feet of gross floor area up to 2,000 square feet plus one space per 300 square feet of gross floor area in excess of 2,000 square feet. However, nonresidential uses with less than 1,000 square feet of gross floor area are exempt from the minimum parking requirements. The gross floor area of the bank is 7,918 square feet, which requires a minimum of 8 spaces. The gross floor area of the retail space is 310 square feet; therefore no parking is required for the retail use. The gross floor area of the office is 43,200 square feet, which requires a minimum of 78 spaces. The gross floor area of the restaurant is 2,572 square feet, which requires 6 spaces. In the PO overlay district, the minimum parking requirement is 75 percent of the requirement specified in Chapter 541 of the zoning code. This reduces the combined minimum parking requirement to 69 spaces. In the above-grade parking levels, 188 parking spaces will be provided for the nonresidential uses. At least 6 of the spaces are required to be accessible. Six accessible spaces would be provided. Not more than 25 percent of the required spaces, or 17, can be compact. Eighteen compact spaces are proposed; however, the proposed amount of parking exceeds the minimum requirement.

Maximum automobile parking requirement: There is not a maximum parking requirement for dwellings except for parking that is not enclosed. All residential parking spaces would be enclosed.

In Chapter 541 of the zoning code, the maximum parking requirement for a bank, general retail sales and services uses, and offices is one space per 200 square feet of gross floor area. The maximum parking requirement for a restaurant is one space per 75 square feet of gross floor area. Therefore the maximum parking requirement for the bank, general retail sales and services uses, and offices is 257 spaces. The maximum parking requirement for the restaurant is 34 spaces. In the PO overlay district, the maximum parking requirement is 75 percent of the requirement specified in Chapter 541 of the zoning code. This reduces the combined maximum parking requirement to 218 spaces. In the above-grade parking levels, 188 parking spaces will be provided for the nonresidential uses.

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Bicycle parking requirement: In general, the minimum bicycle parking requirement for a multiple-family dwelling is equal to one space per two dwelling units. In the UA overlay district, one bicycle or one scooter parking space is required per bedroom. Not less than 90 percent of the required bicycle parking must meet the standards for long term parking. All required bicycle parking spaces must be accessible without moving another bicycle and its placement shall not result in a bicycle obstructing a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures. In addition, required long-term bicycle parking spaces must 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. In the UA overlay district, the required spaces cannot be located between the building and a street. The total minimum requirement is 90 spaces, of which at least 81 must meet the long-term parking requirements. In total, the applicant would provide a total of 99 long-term spaces divided between a bike room on the first floor and the below-grade parking garage.

The minimum bicycle parking requirements for the commercial uses are as follows: 3 spaces each for a bank and restaurant; 3 spaces or 1 space per 5,000 square feet of gross floor area, whichever is greater, for general retail sales and services; and 3 spaces or 1 space per 15,000 square feet of gross floor area, whichever is greater, for offices. Not less than 50 percent of the required bicycle parking for the bank, restaurant and general retail sales and services must meet the standards for short-term parking. Not less than 50 percent of the required bicycle parking for the offices must meet the standards for long-term parking. All required bicycle parking spaces must be accessible without moving another bicycle and its placement shall not result in a bicycle obstructing a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures. In addition, short term spaces must be located in a convenient and visible area within 50 feet of a principal entrance and must permit the locking of the bicycle frame and one wheel to the rack and must support a bicycle in a stable position without damage to the wheels, frames or components. A minimum of 12 bicycle spaces are required. Sixteen short-term bicycle parking spaces are proposed. No bicycle parking is currently provided for the existing commercial uses. By providing the 16 short-term spaces, the applicant will be bringing the existing commercial uses closer to compliance with the minimum bicycle parking requirements.

Loading: No loading space is required for a multiple-family dwelling with less than 100 dwelling units. For a bank, restaurant, and general retail sales and services uses with collectively less than 20,000 square feet of gross floor area, adequate shipping and receiving facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot is required. For offices occupying between 50,001 and 100,000 square feet of gross floor area, two large loading spaces (12 feet wide by 50 feet deep each) are required. Although no on-site loading facilities will be provided, the existing commercial building has no on-site loading facilities and retains its nonconforming rights.

Stacking spaces required for drive-through facilities: A minimum of 4 stacking spaces (8 feet wide by 18 feet deep each) is required for each drive-through station. Stacking lanes cannot be located within required driveways, internal circulation driveways, loading areas, or parking aisles, and cannot interfere with access to parking and ingress and egress from a public street. The principal pedestrian access to the entrance of the facility from a public street or sidewalk also cannot cross the drive-through facility stacking lane. Two drive-through lanes are proposed, which requires 8 stacking spaces. Room for the 8 stacking spaces that would comply with the aforementioned criteria would be provided.

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Proposed Lot Area: The proposed lot area is 55,362 square feet.

Maximum Floor Area: The maximum FAR allowed in the C3A District with the PO overlay district is 3.51 when all of the required residential parking is provided within the building. The existing building has a gross floor area of 67,800 square feet. The proposed building, not including the parking, would have a total of 80,705 square feet. The combined gross floor area of the buildings is 148,505 square feet, which is an FAR of approximately 2.68.

Minimum Lot Area: The minimum lot area requirement in the C3A district is 400 square feet per dwelling unit. The development qualifies for a bonus to increase the number of dwelling units by enclosing all required residential parking. This reduces the required lot area per dwelling unit to 309.3 square feet. For 81 dwelling units, the minimum lot area requirement is 25,053 square feet.

Dwelling Units per Acre: The proposed density would be approximately 63.7 dwelling units per acre.

Building Height: In the C3A district, the maximum height is limited to 4 stories or 56 feet, whichever is less. The new building would be 6 stories and 74 feet to the top of the parapet. Through the PUD, the applicant is requesting an alternative of this ordinance by providing additional amenities on-site. For a detailed description of the amenities proposed, please see the conditional use permit section of this report.

Yard Requirements: A rear yard is required where windows for the residences face the rear lot line and where the rear lot line abuts the rear lot line of the adjacent residential property located in a residential district. The minimum rear yard requirement is equal to $5+2x$, where x is equal to the number of stories above the first floor, but not to exceed 15 feet. Therefore, the north building wall is subject to a minimum yard requirement of 15 feet. The plans show that the building would be set back 14.5 feet from the rear lot line. However, the applicant has withdrawn this variance request because the building can be shifted 6 inches closer to University Avenue, thereby eliminating the need for the variance. The final plans will need to be revised and show that the building will comply with the minimum rear yard requirement of 15 feet. A dog run, walkways, ventilation wells, a transformer and a generator would be located between the building and the rear lot line and are subject to a minimum rear yard requirement of 5 feet where they would be adjacent to the abutting residential property. All would be set back 5 feet or more with the exception of the transformer and generator. A variance is requested to reduce the rear yard requirement to allow the transformer and generator.

Building Lot Coverage: Not applicable.

Impervious Surface: Not applicable.

Specific Development Standards: Not applicable.

PO Pedestrian Oriented Overlay District Standards: The following standards apply to this development:

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- Drive-through facilities, automobile convenience facilities, transportation uses, self-service storage, commercial parking lots (including the expansion of any existing commercial parking lot), and the conversion of any accessory parking lot to a commercial parking lot are prohibited. With the exception of a drive-through facility for the bank, these uses are not proposed. The existing drive-through for the bank has legal nonconforming rights to be located on the site. Because the drive-through is proposed to be relocated as part of the redevelopment proposal, an alteration of nonconforming use is required.
- The first floor of the building must be located within eight feet of a lot line adjacent to a street unless a greater yard is required. No front yards are required. The first floor building walls would be located within 8 feet of the lot lines adjacent to University Avenue and 2nd Avenue Southeast.
- Amenities are required between the building and lot lines adjacent to a street. Landscaping would be located between the building and the streets.
- At least one principal entrance must face the street. Principle entrances would face each street.
- Awnings and canopies are encouraged, but backlit awnings and canopies are prohibited. No awnings or canopies are proposed.
- Pole signs, backlit awning and canopy signs, and backlit insertable panel projecting signs are prohibited. These types of signs are not proposed.
- Accessory parking is required to be located at the rear or interior of the site, within the building, or entirely below grade. All parking would be located in the building.
- The driveway width for all parking facilities cannot exceed 20 feet of street frontage. Driveway access would be from University Avenue and 2nd Avenue Southeast. Two driveways, each 20 feet in width, are proposed on 2nd Avenue Southeast. A 27.5 foot wide driveway is proposed on University Avenue. A variance is required to increase the maximum width.

Refuse Screening: Refuse storage containers would be stored in the new building.

Screening of Mechanical Equipment: All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter 535 and district requirements including:

535.70. Screening of mechanical equipment. (a) *In general.* All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

(1) *Screened by another structure.* Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:

- a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.

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- b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
- (2) *Screened by vegetation.* Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
- (3) *Screened by the structure it serves.* Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
- (4) *Designed as an integral part of the structure.* If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

Mechanical equipment would be located north of the building adjacent to 2nd Avenue Southeast. A solid 8 foot, 4 inch tall wood screen fence is proposed to screen the 8 foot tall mechanical equipment.

Fences: Fences must comply with Chapter 535 Regulations of General Applicability, specifically Article VI. Fences, in the zoning code. In a required rear yard, fence height is limited to 6 feet. In no case is the height of a fence allowed to exceed 8 feet. The proposed mechanical screen adjacent to the rear lot line is proposed to be 8 feet, 4 inches in height. A variance is requested to increase the maximum allowed fence height.

Lighting: Lighting must comply with Chapter 535 of the zoning code including:

535.590. Lighting. (a) *In general.* No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) *Specific standards.* All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

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Signs: The applicant has indicated that no new signage is proposed as this time. Signs are regulated by Chapter 543 On-Premise Signs in the zoning code. The total allowed size allocation of signage in the C3A district is 1.5 square feet of signage per one foot of primary building wall when no freestanding sign is located on the same zoning lot. Each of the walls facing a street is a primary building wall. Sign area allowed on one primary building wall is not allowed to be transferred to another primary building wall. In the C3A district, a wall sign is allowed to be up to 180 square feet in area. There is no height limit and all signs are allowed to be illuminated, but not backlit. Any proposed signage must comply with the requirements of Chapter 543 of the zoning code and will require Zoning Office review, approval, and permits.

Plazas: Plazas with at least 2,000 square feet of area are subject to the regulations of Chapter 535 Regulations of General Applicability, specifically Article XI. Plazas, in the zoning code. Upon adoption of the staff recommendation, the proposed plaza would comply with these standards. However, the applicant is requesting a variance of the plaza standard requiring that plazas are designed to enhance interaction with occupants of adjacent buildings and uses.

MINNEAPOLIS PLAN: Please refer to the rezoning and conditional use permit sections of this report.

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.**

Alternative compliance is requested by the applicant to meet the following standards:

Window requirements

The applicant is requesting alternative compliance for the window requirements on floors two and three facing both streets where at least 10 percent of the walls are required to be windows. These floors are occupied by parking, but no active uses. On the first floor facing 2nd Avenue Southeast, some of the required windows look into a trash room. Allowing views into and out of the trash room at eye level may need some alternative compliance. The structured parking is replacing a surface parking lot and is needed to meet the parking requirements of the uses in the existing building. Metal screening would be used on the upper levels to screen the parking. With this development, the applicant is increasing the amount of active uses at the ground level and proposing windows in excess of what is required on the first floor and floors four through six. On the first floor facing University Avenue, 48 percent of the wall measured between 2 and 10 feet above the adjacent grade would be windows. On floors four through six, more than 30 percent of the walls facing University Avenue and more than 25 percent of the walls

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facing 2nd Avenue Southeast would be windows. For these reasons, staff is recommending that the Planning Commission grant alternative compliance.

Active functions

The first floor or ground level of buildings are required to 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. Approximately 50 percent of the linear frontage of the ground floor wall facing 2nd Avenue Southeast would accommodate spaces with active functions. Entrances for the residential and nonresidential parking garage would be located on 2nd Avenue Southeast. The applicant has concentrated the active uses on University Avenue, which is the primary street frontage. Approximately 85 percent of the linear frontage of the ground floor wall facing University Avenue would accommodate spaces with active functions. For these reasons, staff is recommending that the Planning Commission grant alternative compliance.

Landscaping 20 percent of the net lot area

The zoning code requires that at least 20 percent of the site not occupied by a building be landscaped. The lot area of the site is 55,362 square feet. The building footprints would be approximately 40,673 square feet. The lot area minus the building footprints therefore consists of approximately 14,689 square feet. At least 20 percent of the net site area (2,938 square feet) must be landscaped. Approximately 2,400 square feet of the site would be landscaped. That is equal to 16.3 percent of the net lot area. The area between the dog run and the north property line is proposed to be covered in pea gravel. If this area were landscaped, twenty percent of the site would be landscaped. Because complying with this standard is not impractical, staff is recommending that the Planning Commission require the applicant to landscape the area between the dog run and the north lot line with turf grass, native grasses or other flowering plants, vines, shrubs or trees and not grant alternative compliance for this standard.

Minimum number of on-site canopy trees

The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 6 and 30 respectively. The applicant would provide 0 deciduous canopy trees and 40 shrubs on-site. The remainder of the site not covered by the buildings, plaza, and driveways would be covered with 6 ornamental trees and perennials. The applicant is proposing to plant a total of 9 canopy trees and 159 shrubs in the University Avenue and 2nd Avenue Southeast boulevards. The site plan proposal also includes a public plaza amenity. For these reasons, staff is recommending that the Planning Commission grant alternative compliance.

PRELIMINARY PLAT

Findings as required by the Minneapolis Zoning Code:

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

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The subdivision is in conformance with the applicable zoning code regulations and policies of the comprehensive plan. The land is proposed to be platted into one lot. A subdivision for a PUD is required to include a deed restriction as required by section 598.260 of the subdivision ordinance.

598.260. Planned unit development and cluster design. Individual lots within planned unit developments and cluster developments shall be exempt from the public street frontage requirement of section 598.230 and the design requirements of sections 598.240 and 598.250. The design of a subdivision for a planned unit development or cluster development shall 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).
- (2) Provision for access to each lot that does not have frontage on a public street.
- (3) A requirement that an owners' association be created. The duties and responsibilities of the owners' association shall include maintaining the elements of the planned unit development or cluster development as authorized under the zoning ordinance or other applicable regulations.
- (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.
- (5) A requirement that any disposition of any of the common property situated within the planned unit development or cluster development shall not be made without the prior approval of the planning commission.

Although a deed restriction addressing the above conditions is required, the proposed development will only be platted as one lot making most of the conditions irrelevant to this PUD. Selling part of the land in the PUD at a future date would require planning commission approval for a subdivision application. A deed restriction could be required at that time if needed. Also, a title search will make any future owner of the property aware of the conditional use permit for the PUD because it is required to be recorded with Hennepin County.

The subdivision is in conformance with the applicable design requirements of the land subdivision regulations and design standards except for Section 598.230(5). Section 598.230 (5) requires utility easements to be 5 feet wide adjacent to an interior side lot line and 10 feet wide adjacent to a rear lot line when no alleys are provided. In order to be in conformance with the land subdivision regulations, a variance of Sections 598.230(5) is required to allow the reduction of drainage and utility easements where the lot abuts adjacent property. 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

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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.

No utility easements would be provided along the rear lot line. One lot is proposed. The site is adjacent to three public streets where all utilities can be accessed for the site. Additional access for utilities is not needed. Granting the variance would not have any effect on surrounding properties. Staff is recommending that the planning commission grant the utility easement variance to 0 feet.

- 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 plat would have no impact on the surrounding area.

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

The grade change of the site is not significant and does not present the other noted hazards. The variance would not have any effect on surrounding uses.

- 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 lot is buildable with minimal alterations and has frontage on multiple streets.

- 5. The subdivision makes adequate provision for storm or surface water 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 practical, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.**

The Public Works Department will review the project for appropriate drainage and stormwater management. Provisions to minimize the amount of stormwater runoff from the site include a green roof and an infiltration system.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the petition to rezone the property of 312 Central Avenue Southeast from C2 Neighborhood Corridor Commercial District to C3A Community Activity Center District.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Conditional Use Permit:

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 to allow a planned unit development for the property located at 312 Central Avenue Southeast, 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 for the following amenities from Table 527-1, Amenities and those proposed by the applicant totaling a minimum of 20 points: Reflective Roof, Shared Vehicle, Enhanced Exterior Lighting, Enhanced Landscaping, Recycling Storage Area, Green Roof, Plaza, Living Wall System, Decorative Fencing, and Pet Exercise Area.
- 3) For the pet exercise area amenity, walkways at least four feet in width and exclusive of the ventilation grates shall provide access to the dog run.
- 4) For the plaza amenity, the elevator located at the northerly corner of the building shall be extended to the fourth through sixth floors to provide convenient access for the residents to the plaza.
- 5) The applicant shall implement all amenities as required by section 527.120 of the zoning code by December 3, 2014.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Expansion of Nonconforming Use:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the expansion of a nonconforming use to allow relocation of the bank drive-through lanes for the property located at 312 Central Avenue Southeast.

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

The variance to reduce the rear yard requirement adjacent to the north lot line from 15 feet to 14.5 feet to allow the building for the property located at 312 Central Avenue Southeast has been withdrawn.

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 findings above and approve the variance to reduce the rear yard requirement adjacent to the north lot line to allow a transformer and generator for the property located at 312 Central Avenue Southeast, subject to the following condition:

- 1) The equipment pad shall be set back at least 10 feet from the lot line adjacent to 2nd Avenue Southeast and additional landscaping shall be provided between the street and the screen fence to further minimize the visual impact of the mechanical equipment.

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 findings above and approve the variance to increase the maximum height of a fence from 6 feet to 8 feet 4 inches to allow a transformer and generator screen for the property located at 312 Central Avenue Southeast.

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 findings above and approve the variance of the PO Pedestrian Oriented Overlay District standard to increase the maximum driveway width from 20 feet to 27.5 feet for the property located at 312 Central Avenue Southeast.

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 findings above and deny the variance of the plaza standard requiring enhanced interaction with occupants of adjacent buildings and uses for the property located at 312 Central Avenue Southeast.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Site Plan Review:

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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 application for site plan review for a new building with 81 dwelling units for the property located at 312 Central Avenue Southeast, subject to the following conditions:

- 1) Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, floor, site, lighting, plaza and landscape plans.
- 2) Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by December 3, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
- 3) The area between the dog run and the north lot line shall be landscaped with turf grass, native grasses or other flowering plants, vines, shrubs or trees as required by section 530.160 of the zoning code.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the 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 for the property located at 312 Central Avenue Southeast.

Attachments:

- 1) PDR report
- 2) Applicant's statement of proposed use and responses to findings
- 3) Correspondence
- 4) Zoning map
- 5) Hennepin County parcel map
- 6) Plans
- 7) Amenity specifications
- 8) Photos