

Community Planning & Economic Development Department

250 South 4th Street, Room 300

Minneapolis, MN 55415-1385

(612) 673-5342 Phone

(612) 673-2526 Fax

(612) 673-2157 TDD

MEMORANDUM

DATE: February 7, 2013

TO: Planning Commission – Committee of the Whole Members

FROM: Aly Pennucci – City Planner

SUBJECT: Broadway Flats (2220 West Broadway, 2413-23 Penn Ave N and 2508-12 Queen Ave N)

ESG Architects, on behalf of Rose Development, LLC and Broadway Flats LLLP, have submitted a proposal to construct a new four story, mixed use building on the properties located at 2220 West Broadway, 2413-2423 Penn Avenue N and 2508-2512 Queen Avenue N. The proposal includes approximately 16,000 square feet of ground floor retail, 74 affordable units with 79 bedrooms and 124 off-street parking spaces. Sixty-eight parking spaces are proposed in one level of underground parking to serve the residential portion of the development. Fifty-six parking stalls are proposed in an accessory surface parking lot located to the rear/side of the proposed building with frontage along Penn Avenue N. The project description, preliminary site plan, floor plans and elevations are attached for your reference.

The majority of the site is zoned C3A Community Activity Center and PO Pedestrian Oriented Overlay District. Four parcels will require rezoning from R5 Multiple-family Residence District and OR2 High-density Office Residence District. The proposed lot size is 64,640 square feet (1.48 acres). In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for the majority of the site is mixed use. The parcels that will require a zoning amendment are designated as Urban Neighborhood. The development site is located on a Commercial Corridor (West Broadway) and on a Community Corridor (Penn Avenue N) and the majority of the site is within the West Broadway & Penn Avenue Neighborhood Commercial Node.

Formal land use applications have not been submitted for this project. Based on a preliminary review of the submitted plans, the following land use applications will be required:

- Petition to rezone 2508 Queen Avenue N and 2412 Penn Avenue N from R5 to C3A and PO and to rezone 2413-19 Penn Avenue N from OR2 to C3A and PO.
- Variance to increase the maximum gross floor area of retail sales and services uses from four thousand (4,000) square feet per use to approximately 7,000 square feet.
- Variance to increase the maximum driveway width from 20 feet to approximately 40 feet.
- Variance to increase the street frontage of a parking lot from 60 feet to approximately 130 feet.
- Site plan review.
- Alley vacation & dedication

CPED staff would like to introduce the project to the Planning Commission and discuss any issues before the application goes to a public hearing. In addition to any aspects of the project the Commissioners would like to discuss, staff would like input on the proposed driveway widths, the parking lot frontage along Penn Avenue N, the number of vehicular access points and the proposed exterior materials.