

## Community Planning & Economic Development Department

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### MEMORANDUM

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DATE: March 6, 2013

TO: Planning Commission – Committee of the Whole Members

FROM: Aly Pennucci – City Planner

SUBJECT: Greenway Heights (2839-45 Bloomington Avenue; 2840-44 16th Avenue S)

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BKV Group, on behalf of PRG and Phoenix Development, has submitted a proposal to construct a new four story multiple-family dwelling on the properties located at 2839-45 Bloomington Avenue and 2840-44 16th Avenue S. The proposal includes 42 dwelling units comprised of two-, three- and four-bedroom affordable units with 39 off-street parking spaces in one level of underground parking. The new units will be available to households earning less than 50 percent of the area median income. In addition, 39 bicycle parking spaces will be located within the enclosed parking area and six (6) short-term bicycle parking spaces will be provided outside. The proposal includes an outdoor play area and space for residents to grow food on-site in raised planting beds.

A portion of the site (2839-45 Bloomington Avenue) is zoned R5 Multiple-family Residence District. The remainder of the site (2840-44 16<sup>th</sup> Avenue S) is currently zoned R2B and will require a rezoning to the R5 Multiple-family Residence District. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for the development site is urban neighborhood and it is located on a Community Corridor (Bloomington Avenue). Community Corridors support new residential development from low- to high-density in specified areas, as well as increased housing diversity in neighborhoods. The proposed development site is 28,189 square feet/.65 acres which results in a proposed density of 65 dwelling units per acre.

The site is also located within the boundaries of the *Midtown Greenway Land Use and Development Plan*. The future land use designation in the small area plan is medium to high density residential for the development site. The parcels fronting on 16<sup>th</sup> Avenue S are guided for medium density while the parcels fronting on Bloomington are guided for high density. Similarly the plan guides the development intensity for the site as neighborhood and urban oriented. Apartment buildings that include rental buildings, three to five stories in height with parking beneath the building, are appropriate in urban oriented areas. Taken as a whole, the policy supports the proposed density and height for this development site. The plan also emphasizes the importance of creating a pedestrian edge or “promenade” wherever possible between private development and the Midtown Greenway. This project will incorporate a public promenade along the greenway that is clearly distinguishing between public and private areas by the proposed landscaping and retaining wall as recommended in the plan.

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:

- Rezoning for 2840-44 16th Avenue S, from R2B to R5.
- Variance to allow patios exceeding 50 square feet in area and located closer than ten 10 feet from the interior side lot line.
- Variance to allow a pergola exceeding 20 square feet in area in a required front yard.
- Variance to increase the width of a walkway in a required front yard from 6 feet to approximately 14 feet.
- Variance to reduce the size of the required outdoor children's play area from 2,000 square feet to approximately 600 square feet (an active, outdoor children's play area must be a minimum of 50 square feet for each unit containing 3 or more bedrooms, but not less than 300 square feet of play area to a maximum required area of 2,000 square feet).
- Alley vacation.
- Preliminary and final plat.
- Site plan review.

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 exterior materials and colors, the roof line and the principal entrance.