

Community Planning and Economic Development Department

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MEMORANDUM

DATE: March 6, 2013

TO: City Planning Commission -Committee of the Whole Meeting

FROM: Aaron Hanauer – CPED

SUBJECT: 2316-2320 Colfax Avenue South

At Home Apartments, Lander Group Urban Development, and Collage Architects are proposing to construct a four story (48 feet high) apartment building with 45 market-rate units at 2316-2320 Colfax Avenue South. The building is proposed to have 36 one-bedroom units and 9 two-bedroom units.

The project site is located at the northwest corner of 24th Street West and Colfax Avenue South. The two parcels that make up the site combined are 20,598 square feet and both lots are zoned R6/Multiple-Family District. The Minneapolis Plan for Sustainable Growth designates this site as Urban Neighborhood on the future land use map. The Urban Neighborhood designation consists of predominately residential areas with a range of densities.

The subject properties contain two large residential structures dating back to the late 19th and early 20th centuries. The applicant applied for historic review letters to determine the historic significance of the properties and the process required for demolition. In September 2012, CPED concluded that based on the information currently available, the properties do not appear to meet the City of Minneapolis' threshold for historical significance and therefore do not meet the Minneapolis Code of Ordinances definition of a historic resource. In October 2012, a resident in Lowry Hill East Neighborhood provided information in regards to the historic significance of the properties. This information will be used in the final review of the properties if or when wrecking permits are submitted.

The building's footprint would take up approximately half of the site (9,870 square feet of a 20,598 square foot site). The front yard along Colfax Avenue and the interior side yard along 24th Street would be landscaped with grass, shrubs, and trees. The northern property line would be landscaped with grass and shrubs. The western portion of the lot provides the access for vehicular parking.

The building design is broken into two parts. Along 24th Street the design is a straightforward, rectangular box. The primary exterior material is brick. The center portion, which contains the main building entrance, has prefinished corrugated metal panels. The fourth floor, which is stepped back approximately one structural bay, is also skinned in prefinished corrugated metal panels. Along Colfax Avenue, the building is proposed to have two-story brick bays with individual front entrances and porches to help blend with the large single family houses along this block face of Colfax Avenue. Cement board panels are proposed for portions of the second and third floors.

The applicant is proposing to provide 47 off-street parking spaces, however, seven of the spaces are tandem and do not count towards their parking minimum. The applicant proposes 36 parking spaces that are enclosed and 11 spaces are surface parking.

The applicant is looking at options for reducing their off-street parking requirement. They have indicated that they are interested in the shared vehicle incentive (541.195), which would reduce their parking requirement by 10 percent. It appears that the project does not qualify for reduced off-street parking based on the City's transit incentive. In order to reduce the minimum parking requirement by 10 percent, a multi-family development must comply with the following standards from section 541.200 of the zoning code:

“The minimum parking requirement may be reduced ten (10) percent if the proposed use is located within three hundred (300) feet of a transit stop with midday service headways of thirty (30) minutes or less in each direction.”

The west/southbound stop for route 17 appears to be more than 300 feet from the property in question. The east/northbound stop is approximately 300 feet from the property.

Applications: Based on a review of the proposed development, the following land use applications have been identified

- Site plan review application;
- Variance to allow an open front porch for a multiple family dwelling in the front yard setback;
- Variance to allow a walkway to exceed five feet in width for a multiple-family dwelling along 24th Street West;
- Variance to allow parking spaces to be less than six feet from a building;
- Variance to reduce landscaping and screening along the west property line;
- Variance to reduce off-street parking from 45 spaces to 40 spaces.

CPED staff would like to introduce the project to the Planning Commission and discuss any issues before going to a public hearing. In addition to any aspects of the project the Commissioners would like to discuss, staff would like input on how the proposed building relates to its surrounding context, the location of the front porches, and the landscaping and screening requirements along the western (rear) property line.