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**Development Services Division**  
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**MEMORANDUM**

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DATE: March 6, 2013

TO: Planning Commission – Committee of the Whole Members

FROM: Janelle Widmeier – Senior City Planner

SUBJECT: 301 Walnut—Apartment Housing

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A new 6-story, mixed-use building with 98 units (158 bedrooms) and ground floor commercial uses is proposed at 301 Walnut Street Southeast. The site is zoned C1 Neighborhood Commercial District with the PO Pedestrian Oriented Overlay District, UA University Area Overlay District and MR Mississippi River Critical Area Overlay District. The proposed lot size is 21,781 square feet. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for this site is mixed use. The site is also located in the University of Minnesota growth center and the Stadium Village activity center and transit station area.

The following applications have been identified at this time:

- Petition to rezone from C1 to C3A.
- Conditional use permit to increase the maximum building height from 4 stories, 56 feet to 6 stories, 81 feet.
- Variance to reduce the minimum lot area requirement by 12.2 percent.
- Variance of the PO overlay district building placement standard to allow the first floor of the building to be set back more than 8 feet from a lot line adjacent to a street where a greater yard is not required.
- Variance to increase the maximum floor area ratio from 4.32 to 4.75.
- Variance to reduce the front yard requirement adjacent to Walnut Street from 15 feet (for the first 40 feet) to 2 feet to allow the building.
- Variance to reduce the interior side yard requirement from 15 feet to 1.3 feet to allow the building and mechanical equipment.
- Variance to reduce the rear yard requirement to allow walls with residential windows to be located closer than 15 feet to a rear lot line.
- Variance to reduce the minimum vehicle parking requirement from 78 to 49 spaces (0.5 spaces per dwelling unit and 0.31 spaces per bedroom are proposed).
- Site plan review.

At the time of writing this memo, the applicant has not submitted a land use application. City staff would like to introduce the project to the Planning Commission and discuss any issues before the application goes to a public hearing.