

City of Minneapolis
Department of Community Planning and Economic Development
250 S. 4th Street, Room 300 PSC
Minneapolis, MN 55415-1385

MEMORANDUM

DATE: May 2, 2013

TO: City Planning Commissioners – Committee of the Whole

FROM: Becca Farrar, Senior City Planner

SUBJECT: 15th Avenue Student Housing / 700-714 14th Avenue SE, 1409-1419 7th Street SE, 701-717 15th Avenue SE

CPM Development, LLC, is proposing to construct a new 6-story, 80-foot tall, 202 unit residential development with a total 643 bedrooms, and 174 below grade parking spaces on the properties located at 700-714 14th Avenue SE, 1409-1419 7th Street SE, 701-717 15th Avenue SE. The proposed development is located across 15th Avenue SE from the University of Minnesota Bierman Athletic Complex.

In order to construct the development, several existing residential structures would need to be demolished including a townhome development and several small rental houses and apartment buildings. The structure as proposed is in the shape of a ring with a resident-accessible landscaped interior courtyard. The residential lobby is proposed at the corner of 15th Avenue SE and 7th Street SE with access to the parking off of 14th Avenue SE. Proposed amenities within the building include a club room located within the courtyard, fitness room, lobby, and on-site management. The building is clad with a mix of brick, stone, metal panels and fiber cement panels.

The 15th Avenue SE Urban Design Plan (adopted in 2008) specifically covers and outlines recommendations for these specific parcels. The applicant will discuss in detail how the proposed development complies/does not comply with the specific recommendations identified in the plan at the COW meeting.

Formal land use applications have been submitted; however, Staff has not reviewed the application for completeness. Based on a very cursory review of the proposal, the following land use applications appear necessary:

- Petition to rezone all of the subject properties from the R5 District to the R6 District;
- Variance to reduce the front yard setback along the west property line adjacent to 14th Avenue SE from 15 feet to 7 feet, 11 inches;
- Variance to reduce the front yard setback along the east property line adjacent to 15th Avenue SE from 15 feet to 12 feet, 1 inch for the building and to allow decks, balconies and entry stairs;
- Variance to reduce the corner side yard setback along the south property line adjacent to 7th Street SE from 15 feet to 5 feet, 4 inches;

- Variance to increase the maximum lot coverage from 70% to 81.2%;
- Variance to reduce the required number of off-street parking stalls from 321 to 174 spaces (.27 per bedroom);
- Site plan review.

Additional applications maybe identified once the project is reviewed for completeness. The applicant intends to have the project scheduled for the June 10, 2013, City Planning Commission meeting.