

Department of Community Planning and Economic Development
Rezoning, Variances and Site Plan Review
BZZ-6080

Date: June 10, 2013

Applicant: CPM Development, LLC, Attn: Daniel Oberpriller, 2919 Knox Avenue South, Suite #200, Minneapolis, MN 55408, (612)644-4391

Address of Property: 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE

Project Name: 15th Avenue Student Housing

Contact Person and Phone: Faegre Baker Daniels, LLP, Attn: Carol Lansing, 2200 Wells Fargo Center, 90 South 7th Street, Minneapolis, MN 55402, (612) 766-7005

CPED Staff and Phone: Becca Farrar, Senior City Planner (612)673-3594

Date Application Deemed Complete: April 30, 2013

End of 60-Day Decision Period: June 29, 2013

End of 120-Day Decision Period: On May 29, 2013, Staff sent a letter to the applicant extending the decision period to no later than August 28, 2013.

Ward: 3 **Neighborhood Organization:** Marcy Holmes Neighborhood Association (MHNA)

Existing Zoning: R5 (Multiple-family) District and UA (University Area) Overlay District

Proposed Zoning: R6 (Multiple-family) District, maintain UA (University Area) Overlay District

Zoning Plate Number: 15

Lot area: 72,563 square feet or approximately 1.67 acres

Legal Description: See attached.

Proposed Use: A new 6-story, residential development that includes 202 residential dwelling units with 643 bedrooms and 174 below grade parking spaces.

Concurrent Review:

- Petition to rezone the subject parcels from the R5 (Multiple-family) District to the R6 (Multiple-family) District. The UA (University Area) Overlay District would be maintained;
- 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 for the building and to allow various yard encroachments;
- Variance to reduce the front yard setback along the east property line adjacent to 15th Avenue SE from 30 feet to 12 feet, 1 inch for the building and to allow various yard encroachments;
- 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 for the building and to allow various yard encroachments;

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- Variance to allow transformers and generators within the required north interior side yard;
- Variance to increase the maximum lot coverage from 70% to 81.2%;
- Variance to reduce the required number of off-street parking stalls from 322 to 174 spaces (.27 per bedroom);
- Variance to eliminate the off-street loading requirement;
- Variance to reduce the two-way drive-aisle requirement in the underground parking garage from 22 feet to 18 feet;
- Site Plan Review to allow for the construction of a new 6-story, 80-foot tall, 202 unit residential development with a total 643 bedrooms, and 174 below grade parking spaces.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments, Chapter 525, Article IX, Variances and Chapter 530 Site Plan Review.

Background: 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 and encompasses over half of the block bounded by 8th Street SE on the north, 7th Street SE on the south, 15th Avenue SE on the east and 14th Avenue SE on the west. The property is zoned R5 (Multiple-family) and is located in the UA (University Area) Overlay District. A rezoning is proposed from the R5 to R6 District in order to achieve the desired density; the UA Overlay District would be maintained. Several variances are also required for the proposed development which include: (1) 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 for the building and to allow various yard encroachments; (2) Variance to reduce the front yard setback along the east property line adjacent to 15th Avenue SE from 30 feet to 12 feet, 1 inch for the building and to allow various yard encroachments; (3) 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 for the building and to allow various yard encroachments; (4) Variance to allow transformers and generators within the required north interior side yard; (5) Variance to increase the maximum lot coverage from 70% to 81.2%; (6) Variance to reduce the required number of off-street parking stalls from 322 to 174 spaces (.27 per bedroom); (7) Variance to eliminate the off-street loading requirement; (8) Variance to reduce the two-way drive-aisle requirement in the underground parking garage from 22 feet to 18 feet. Site plan review is required as well.

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 project was initially discussed at the City Planning Commission (CPC) Committee of the Whole (COW) meeting on May 9, 2013. At that meeting several concerns were expressed including: the lack of contextual information provided; streetscape concerns; public realm amenities; building articulation and massing, etc.

The applicant modified the proposal and presented updated drawings at a second CPC COW meeting on May 23, 2013, as a response to the comments received. The proposal was modified as follows:

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- The streetscape was articulated with building movement, and additional plantings were incorporated as were more variation in plantings;
- Walk-up stairways were incorporated to further align with *The 15th Avenue SE Urban Design Plan*;
- Enhancements were added to the streetscape including benches, tables, and a bike air filling station;
- Additional walk-ups, steps and patios along streetscapes provided for pedestrian scale;
- A mew was added to the north side of the site to help circulate pedestrian traffic through the site as an amenity to the residents and surrounding homes;
- The building was stepped back to try to alleviate the building's wall massing;
- Additional material massing was also developed to break the mass of the building down;
- A series of massing context elevations were developed to demonstrate the fit of the development into the existing context.

The Planning Commission had additional comments pertaining to the simplification of the exterior materials and massing on all facades as well as reducing the impression of height along 14th Avenue. The plans have since been further modified as follows:

- The number of materials and transitions on the building have been reduced;
- The massing has been articulated in an attempt to draw the eye down and emphasize levels 1-4 with use of detail, color and horizontality without removing building square footage.
- Lower levels have been activated with stoops, balconies, patios and entries.

The project is being continued until the July 15, 2013, City Planning Commission meeting in order to review recent changes to the proposed project and to evaluate the merits of the Travel Demand Management Plan (TDMP) that was just received by CPED and Public Works Staff.

Staff has received official correspondence from the Marcy Holmes Neighborhood Association (MHNA) and one neighborhood email which has been attached for reference. Any additional correspondence received after the printing of this report will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development for the rezoning:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the rezoning petition to change the zoning classifications of the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE from the R5 District to the R6 District to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the application for a 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 for the building and to allow

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various yard encroachments for the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission continue the application for a variance to reduce the front yard setback along the east property line adjacent to 15th Avenue SE from 30 feet to 12 feet, 1 inch for the building and to allow various yard encroachments for the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission continue the application for a 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 for the building and to allow various yard encroachments for the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission continue the application for a variance to allow transformers and generators within the required north interior side yard for the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission continue the application for a variance to increase the maximum lot coverage from 70% to 81.2% for the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission continue the application for a variance to reduce the required number of off-street parking stalls from 322 to 174 spaces (.27 per bedroom) for the properties located at 700, 702, 704, 706, 710, 712,

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and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the application for a variance to eliminate the off-street loading requirement for the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the application for a variance to eliminate the two-way drive-aisle requirement in the underground parking garage from 22 feet to 18 feet for the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the site plan review:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the site plan review application for the construction of a new 6-story residential development that includes 202 residential dwelling units with 643 bedrooms and 174 below grade parking spaces (ratio of .27 per bedroom) on the properties located at 700, 702, 704, 706, 710, 712, and 714 14th Avenue SE, 1409, 1411, 1413, 1415, 1417, and 1419 7th Street SE, 701, 709, 715, and 717 15th Avenue SE to the July 15, 2013, Planning Commission meeting.

Attachments:

1. Zoning map