

## Department of Community Planning & Economic Development

250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415-1385  
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### MEMORANDUM

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DATE: June 27, 2013  
TO: Planning Commission – Committee of the Whole Members  
FROM: Janelle Widmeier – Senior City Planner  
SUBJECT: 501 15<sup>th</sup> Ave SE

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On October 15, 2012, the City Planning Commission approved a conditional use permit, variances, and a site plan review to allow a five story addition, with 16 new dwelling units and enclosed parking, attached to three existing 3.5 story apartment buildings located at the property of 501 15th Ave SE. The complete actions are attached for reference. The plans reviewed at the public hearing can be viewed [online](#). With the new addition, a total of 34 dwelling units and 45 parking spaces were proposed on the site. The parking spaces were divided on two levels: 20 spaces on the main level of the building and 25 spaces in one level of underground parking accessed through a car elevator.

The applicant is now proposing to eliminate the underground parking level and establish a parking level on the second floor accessed through a car elevator. These alterations result in the loss of 3 dwelling units, 12 bedrooms and 4 parking spaces. Therefore a total of 31 dwelling units, 118 bedrooms and 41 parking spaces are now proposed. The overall amount of parking spaces per dwelling unit and per bedroom has not been reduced.

Other changes in the plans include:

- Increasing the height of the building by 2 feet 1 inch.
- Adding doors on the first floor facing the north lot line.
- Extending the rockface CMU on the north and west elevations from the first floor to the second floor parking level.
- Changing some windows on the upper floors from fiberglass to vinyl on the west, east and north elevations.

The proposed changes will require the following applications:

- Conditional use permit amendment to increase the height of the building.
- Variance to reduce the required west interior side yard and north rear yard setbacks from 13 feet to 5 feet for the second floor of the building.
- Site plan review amendment.

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

**Action by the City of Minneapolis:  
Actions of the Minneapolis City Planning Commission, October 15, 2012**

**8. 501 15th Ave SE/1423 5th St SE (BZZ-5774, Ward: 3), 501 15th Ave SE/1423 5th St SE (Aly Pennucci).**

**A. Conditional Use Permit:** Application by Scott Nelson, on behalf of Rusty Turpen, for a conditional use permit to increase the height from 4 stories (56 feet) to 5 stories (56 feet 8 inches) for a five story addition, with 16 new dwelling units, at 501 15th Ave SE/1423 5th St SE, in the R5 Multiple Family Residence District and the UA University Area Overlay District.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a conditional use permit to increase the maximum building height from 4 stories (56 feet) to 5 stories (56 feet 8 inches) for the property located at 501 15<sup>th</sup> Ave SE/1423 5<sup>th</sup> St SE:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**B. Variance:** Application by Scott Nelson, on behalf of Rusty Turpen, for a variance to reduce the required side and rear yard setbacks from 13 feet to 5 feet for property located at 501 15th Ave SE/1423 5th St SE, in the R5 Multiple Family Residence District and the UA University Area Overlay District.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the required north interior side yard from 13 feet to 5 feet 10 inches and to reduce the required west interior side yard from 13 feet to 5 feet for the property located at 501 15<sup>th</sup> Ave SE/1423 5<sup>th</sup> St SE.

**C. Variance:** Application by Scott Nelson, on behalf of Rusty Turpen, for a variance to reduce the established front yard setback along 5th St S from 22 feet to 8 feet for property located at 501 15th Ave SE/1423 5th St SE, in the R5 Multiple Family Residence District and the UA University Area Overlay District.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the required front yard setback along 5<sup>th</sup> St SE from 15 feet to 8 feet for the property located at 501 15<sup>th</sup> Ave SE/1423 5<sup>th</sup> St SE.

**D. Variance:** Application by Scott Nelson, on behalf of Rusty Turpen, for a variance to reduce the minimum parking requirement from 59 spaces to 45 spaces for property located at 501 15th Ave SE/1423 5th St SE, in the R5 Multiple Family Residence District and the UA University Area Overlay District.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the minimum parking requirement from 59 spaces to 45 spaces for the property located at 501 15th Ave SE/1423 5th St SE.

**E. Variance:** Application by Scott Nelson, on behalf of Rusty Turpen, for a variance to increase the maximum lot coverage from 70 percent to 81 percent for property located at 501 15th Ave SE/1423 5th St SE, in the R5 Multiple Family Residence District and the UA University Area Overlay District.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to increase the maximum lot coverage from 70 percent to 81 percent for the property located at 501 15th Ave SE/1423 5th St SE.

**F. Site Plan Review:** Application by Scott Nelson, on behalf of Rusty Turpen, for a site plan review for property located at 501 15th Ave SE/1423 5th St SE, in the R5 Multiple Family Residence District and the UA University Area Overlay District.

**Action:** The City Planning Commission **approved** the site plan review application for a five story addition, with 16 new dwelling units for the property located at 501 15<sup>th</sup> Ave SE/1423 5<sup>th</sup> St SE, subject to the following conditions:

1. All site improvements shall be completed by October 15, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, floor, site, lighting and landscape plans before building permits may be issued.
3. The width of the new walkway on the 5<sup>th</sup> St SE elevation shall not exceed 8 feet. The area between the building and 5<sup>th</sup> St SE that is not the walkway shall be landscaped and shall not include a patio.
4. Landscaped areas not covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs, trees or edible landscaping shall be covered with wood mulch or other similar materials. Rock mulch shall not be used.
5. A minimum of 130 bicycle parking spaces shall be provided, 117 of which must meet long-term bicycle parking requirements.
6. The existing buildings shall be repaired and renovated as needed so the existing building is compatible with the new addition. This shall include repairing or replacing existing porches, steps, entry doors, alcoves and windows, providing a fence in compliance with the zoning code along 15<sup>th</sup> Ave SE, repairing or rebuilding cornices and tuck pointing existing brick exteriors as noted on the elevations.

June 20, 2013

## 501 15<sup>TH</sup> STREET

### PROJECT DESCRIPTION

The proposed project is located at the corner of 5<sup>th</sup> Street and 15<sup>th</sup> Avenue directly across the street from McDonald's and the Bierman Building. The project consists of demolition of an existing duplex building and construction of a 5 story 16 unit building with enclosed on grade and below grade parking which would directly connect as an addition to the three existing 3 ½ story 6 unit "brownstone" buildings located on 15<sup>th</sup> Avenue.

The existing 3 ½ story buildings have 6 units each totaling 66 bedrooms. The proposed building would have 16 units on 4 floors totaling 64 units. The common link between the buildings will align with new and existing floors providing the existing building with elevator access as well as replacing the existing open decks and fire exits with enclosed fire stairs.

The 2 level parking garage will provide 45 enclosed parking spaces as well as secure bicycle storage room accessible to all residents.

#### PROPOSED REVISIONS TO SITE PLAN REVIEW APPROVED IN 2012

##### Background:

Upon receiving Planning Approval last Fall, construction documents were completed for final bidding by the selected General Contractor, Frerichs Construction, (they had provided initial cost estimate using the planning submittal documents). The bids came in much higher than originally estimated. In order to meet the Owner's budget goals we are proposing to revise the project scope by redesigning the unit count of the addition from 16 to 13, and eliminating the lower level parking (saving excavation and shoring costs) by placing the parking on the ground level towards the back three quarters of the floor. A unit will remain at the 5<sup>th</sup> Street face, so the front elevation remains identical to what was originally approved.

In addition the maximum height of the building increased to 58'-9" from 56-8" due to matching existing floor heights and elevator overrun requests.



501 15th Ave.

Minneapolis, Minnesota

October 2, 2012

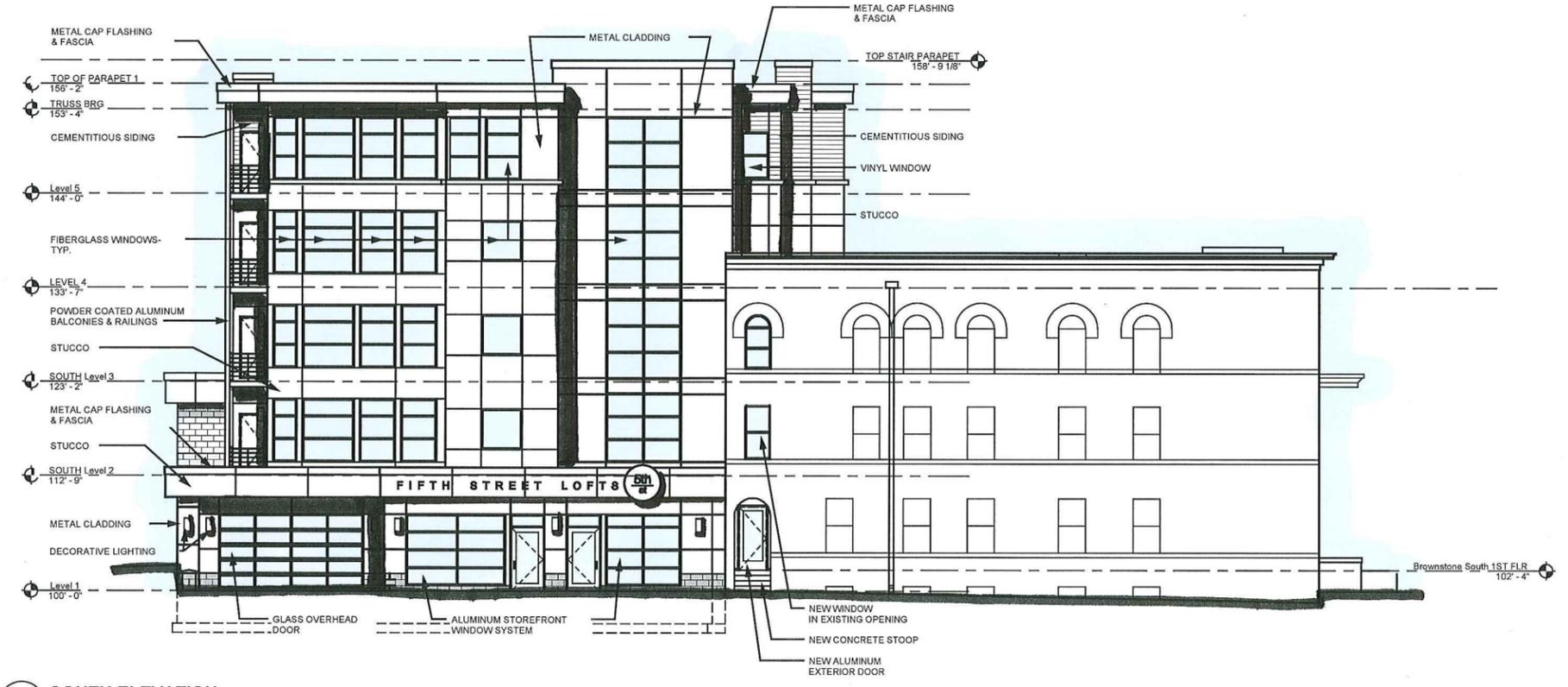
Perspective from the West

112-0013.0



**A2 EAST ELEVATION**  
1/8" = 1'-0"

Preliminary Plan - Subject to change



**A1 SOUTH ELEVATION**  
1/8" = 1'-0"

DJR

ARCHITECTURE, INC.  
333 Washington Ave N, Suite 210  
Minneapolis, MN 55401  
612.676.2700 www.djr-inc.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PROJECT: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ REGISTRATION NUMBER: \_\_\_\_\_

CLIENT: \_\_\_\_\_ ADDRESS 1: \_\_\_\_\_ ADDRESS 2: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

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Project #: 12-2013  
Date: 6.19.13  
Drawn by: TH  
Checked by: SN

Issue: \_\_\_\_\_

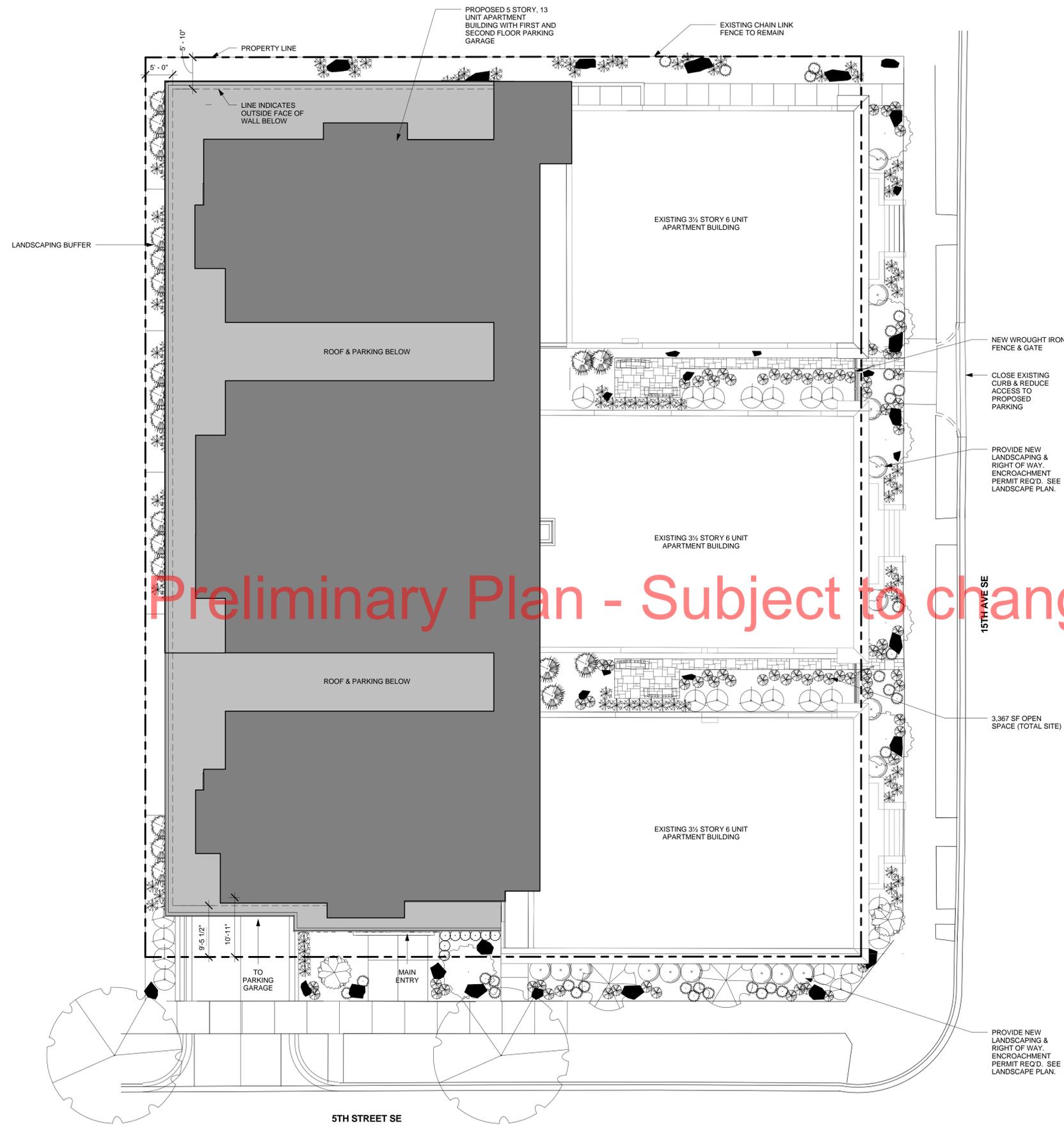
501 FIFTEENTH AVENUE

MINNEAPOLIS, MINNESOTA

PROPOSED EXTERIOR ELEVATIONS

A105a





PROJECT DESCRIPTION	
Addition of a 5-story, 13-unit building with first floor second parking garage to existing 3 1/2 story apartment buildings used as student housing.	

EXISTING DEVELOPMENT	
EXISTING:	3 - 3 1/2 STORY 6 UNIT 1 - DUPLEX
22 SURFACE PARKING SPACES	

DEVELOPMENT RECAP - PROPOSED	
EXISTING:	18 UNITS    66 BDRMS
PROPOSED:	13 UNITS    52 BDRMS
TOTAL:	31 UNITS    118 BDRMS

BUILDING SQUARE FOOTAGE - PROPOSED	
MAIN LEVEL GARAGE	8,046 sf
MAIN LEVEL CORRIDOR	1,812 sf
2ND FLOOR GARAGE	6,168 sf
2ND FLOOR CORRIDOR/UNIT	2,971 sf
3RD FLOOR	7,330 sf
4TH FLOOR	7,330 sf
5TH FLOOR	7,150 sf
TOTAL	40,807 sf
TOTAL NOT INCL. GARAGE	26,593 sf

ZONING RECAP	
LOT AREA	21,802 sf
ZONING DISTRICT	R5
ALLOWABLE FAR	2.0 (43,560 sf)
W/ 20% BONUS	52,222 sf
	46,044 sf provided
ALLOWABLE HEIGHT	4 Stories, 56'-0"
	5 Stories, 56'-8" proposed
LOT AREA/UNIT	700 sf (31 units)
DENSITY BONUS	20% (37 units)
(all parking enclosed)	31 units proposed
	(13 new, 18 existing)
MAXIMUM LOT COVERAGE	70%
ALLOWED	= 21,802 sf x .7
	= 15,261 sf allowed
	(17,534 sf proposed)
IMPERVIOUS SURFACE	85%
COVERAGE ALLOWED	= 21,802 sf x .85
	= 18,532 sf allowed
	(18,435 sf proposed)
PARKING REQUIREMENTS	(university overlay district)
	total bedrooms = 118/2 = 59 (less 10% for transit) = 53
	TOTAL PARKING PROVIDED = 41
BIKE STALLS PROVIDED	= 118 (1 bike for each bedroom)

PARKING RECAP - PROPOSED	
FIRST LEVEL:	21 SPACES
SECOND LEVEL:	20 SPACES
TOTAL:	41 SPACES

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**ARCHITECTURE, INC**  
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 612.676.2700 www.djr-inc.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

APPROVE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 REGISTRATION NUMBER: 6-18-19  
 CLIENT: \_\_\_\_\_

**PRELIMINARY: NOT FOR CONSTRUCTION**

501 FIFTEENTH AVENUE  
 501 FIFTEENTH AVENUE, MINNEAPOLIS, MN

ARCHITECTURAL SITE PLAN

Project #: 12-0013  
 Date: 6-16-13  
 Drawn by: TH  
 Checked by: SN

B1 ARCHITECTURAL SITE PLAN  
 1" = 10'-0"

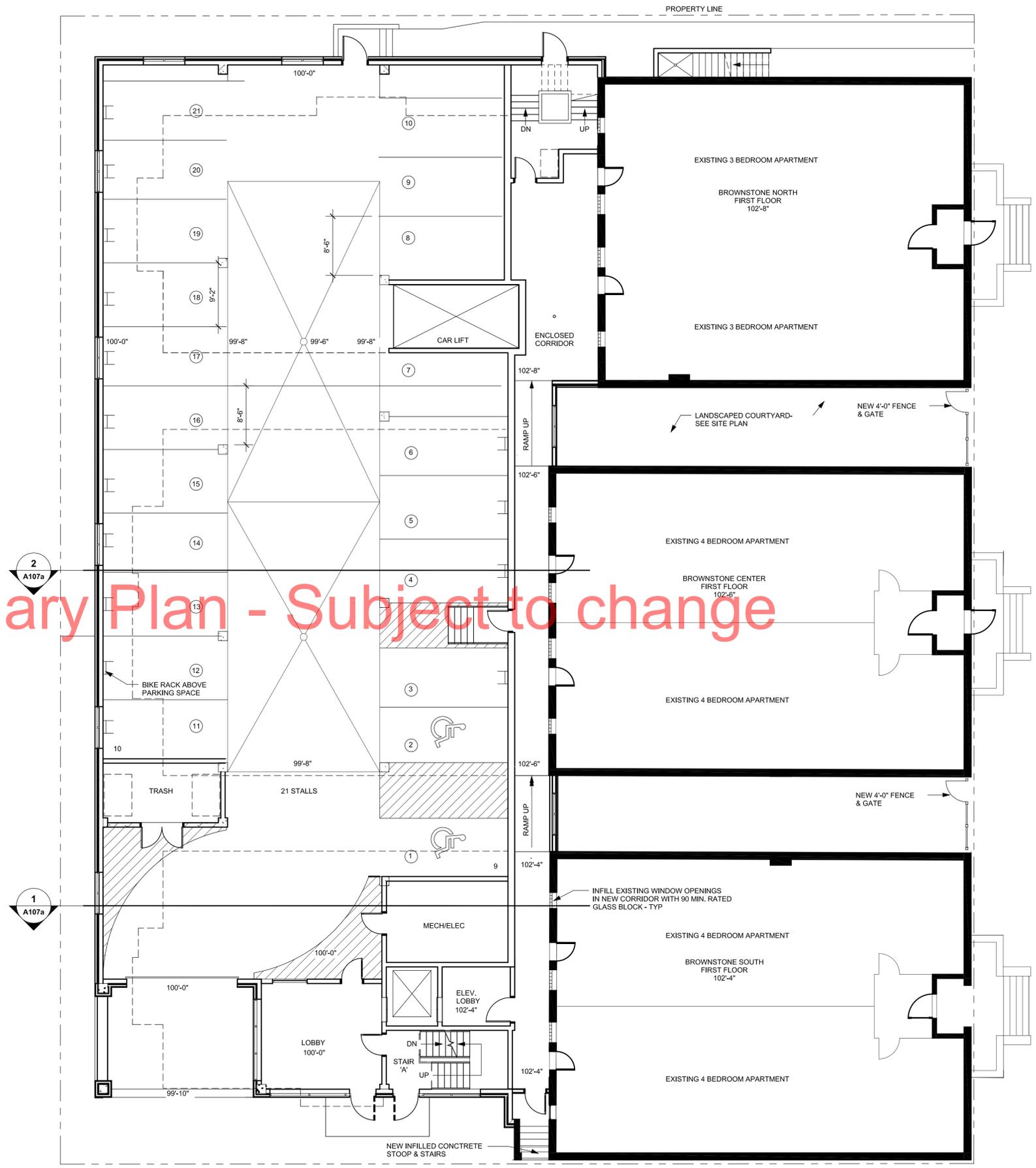
**AS100a**

TYPICAL UNIT SQUARE FOOTAGE

UNIT 'A'	1,448 sf
UNIT 'B'	1,264 sf
UNIT 'C'	1,596 sf

41 PARKING STALLS  
 13 UNITS (52 BEDROOMS)  
 118 BIKES STALLS

Preliminary Plan - Subject to change



**A1** FIRST FLOOR PLAN  
 1/8" = 1'-0"

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**CLIENT**  
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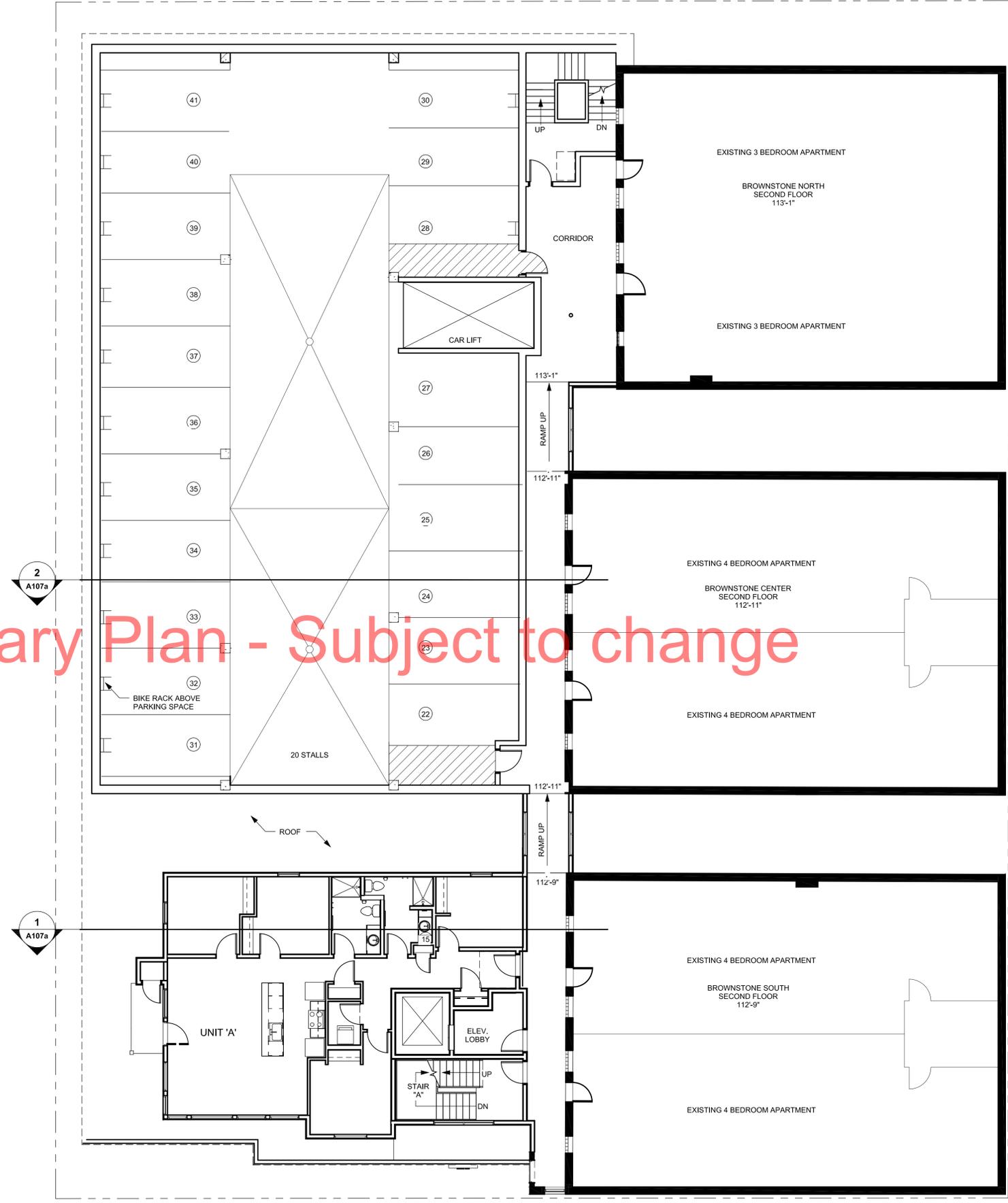
Project #: 12-0013  
 Date: 6.19.13  
 Drawn by: TH  
 Checked by: SN

501 FIFTEENTH AVENUE  
 MINNEAPOLIS, MINNESOTA

PROPOSED FIRST FLOOR PLAN

**A101a**

Preliminary Plan - Subject to change



**A1** SECOND FLOOR PLAN  
1/8" = 1'-0"

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Project #: 12-0013  
Date: 6.19.13  
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Drawn by: TH  
Checked by: SN

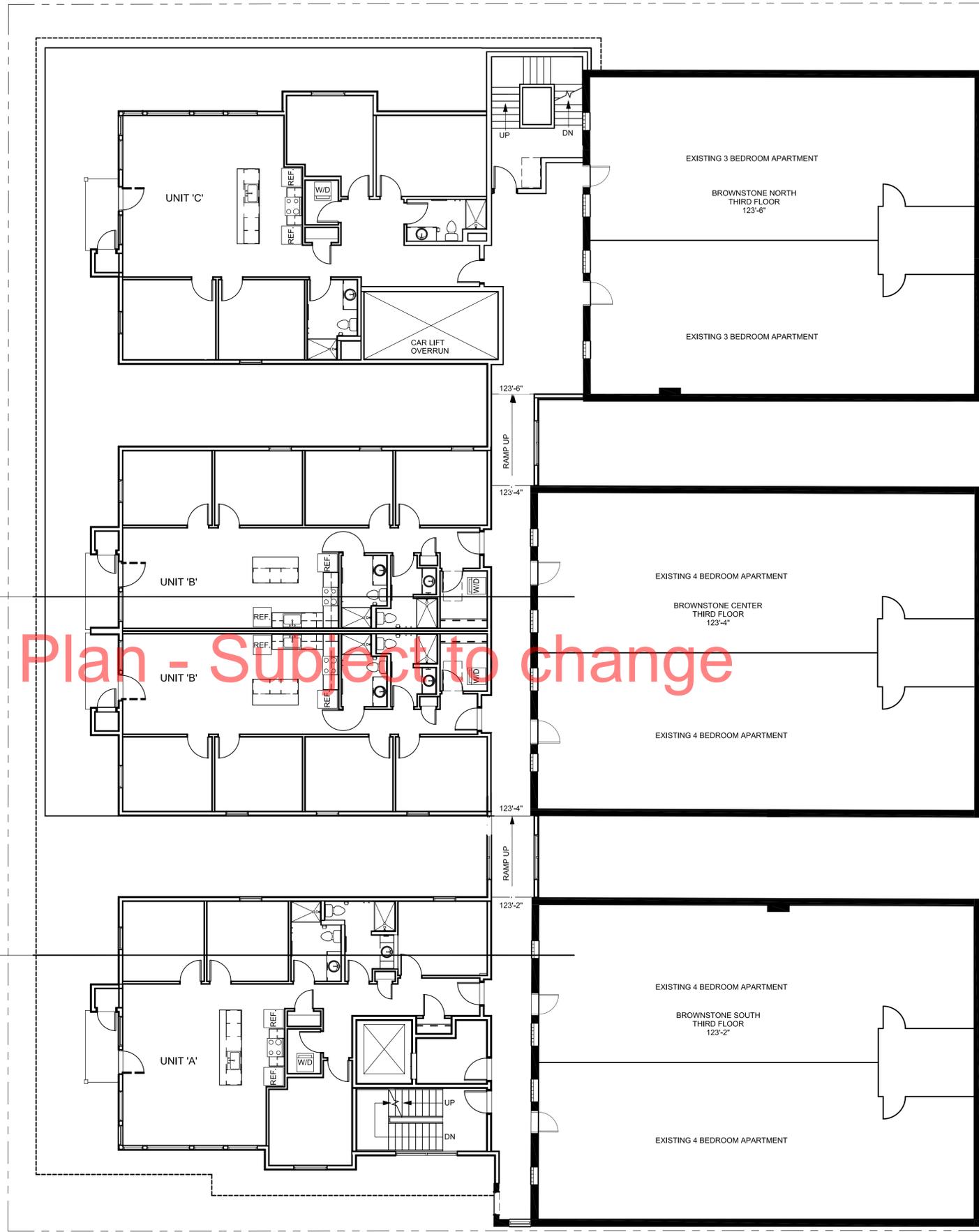
Issue: \_\_\_\_\_

501 FIFTEENTH AVENUE  
MINNEAPOLIS, MINNESOTA

PROPOSED SECOND FLOOR PLAN

**A102a**

Preliminary Plan - Subject to change



**A1** THIRD FLOOR PLAN  
1/8" = 1'-0"

1  
A107a

2  
A107a

501 FIFTEENTH AVENUE  
MINNEAPOLIS, MINNESOTA

PROPOSED THIRD FLOOR PLAN

Issue: \_\_\_\_\_ Date: 12-0013  
Date: 6.19.13  
Drawn by: TH  
Checked by: SN

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PRINT NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
REGISTRATION NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

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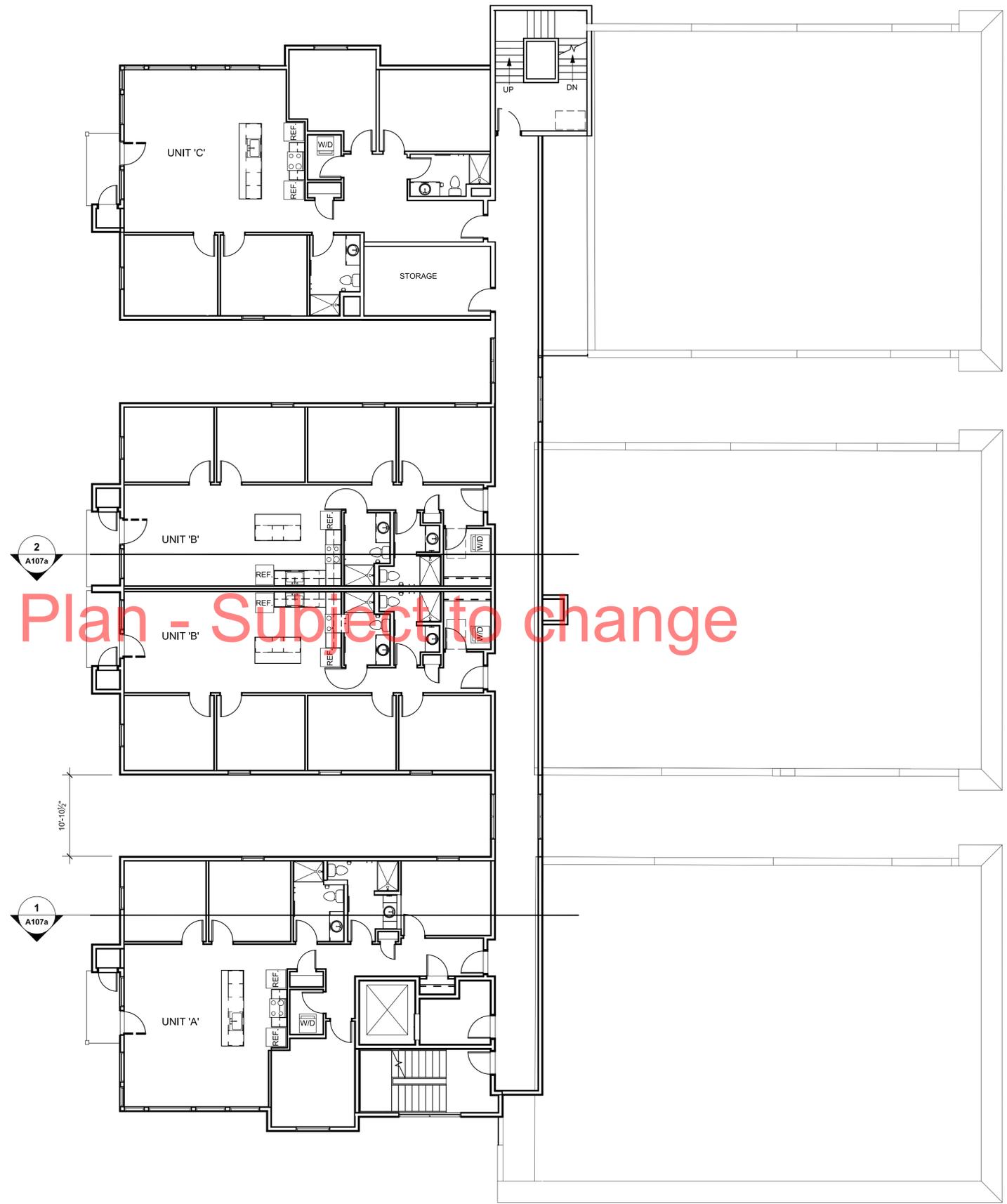
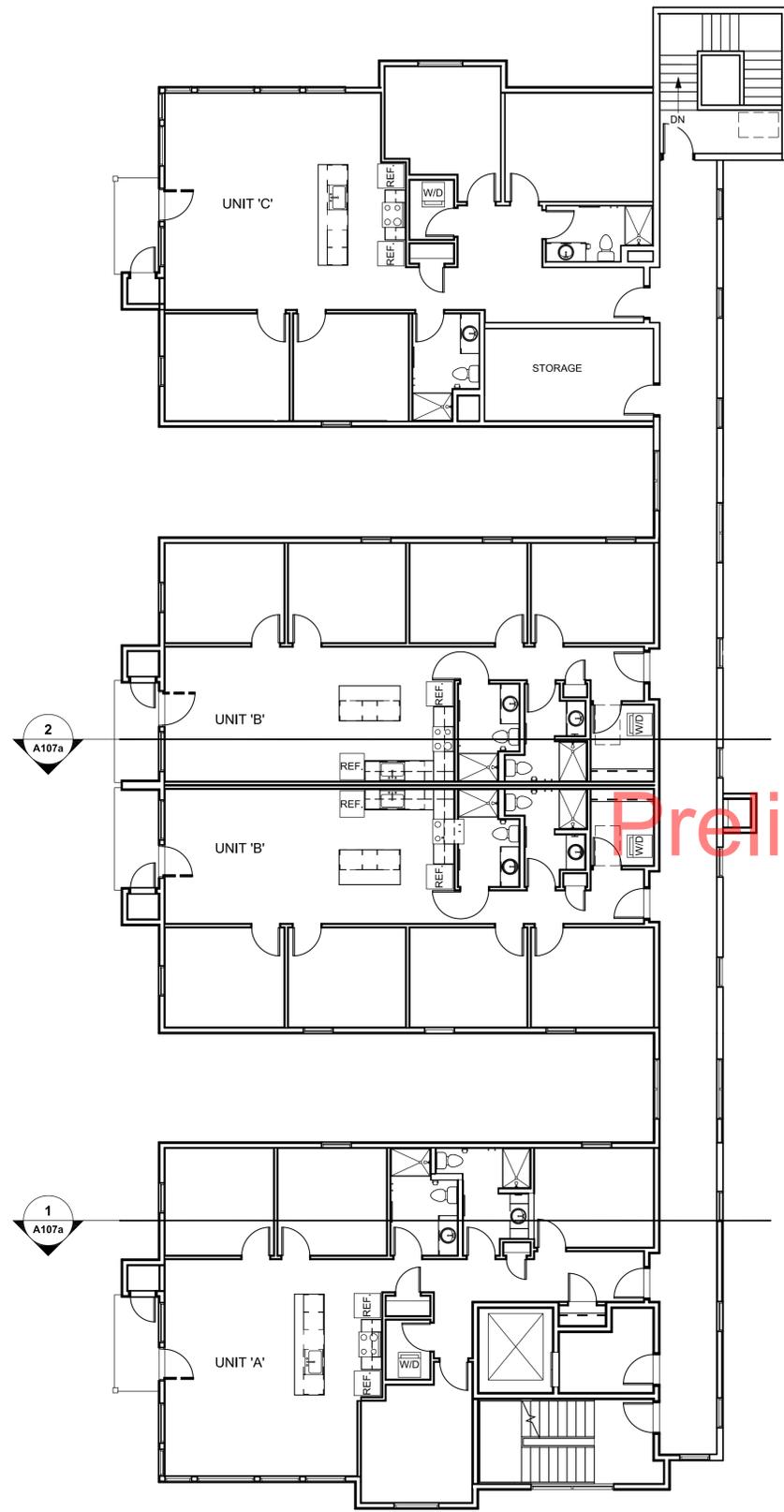
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**A103a**



Preliminary Plan - Subject to change

**A2** FIFTH FLOOR PLAN  
1/8" = 1'-0"

**A1** FOURTH FLOOR PLAN  
1/8" = 1'-0"

501 FIFTEENTH AVENUE  
MINNEAPOLIS, MINNESOTA

PROPOSED FOURTH & FIFTH FLOOR PLANS

Project #: 12-0013  
Date: 6.19.13  
Drawn by: TH  
Checked by: SN

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PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
REGISTRATION NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

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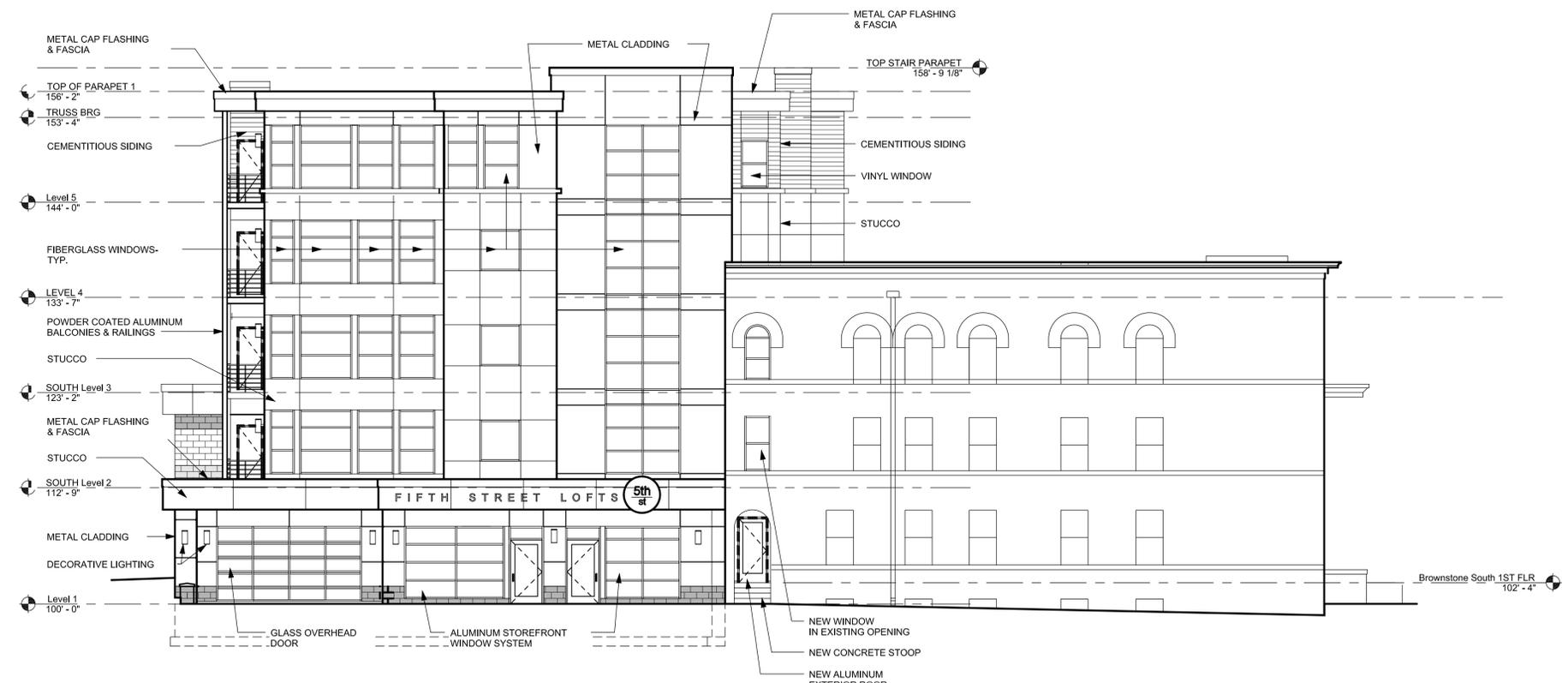
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**A104a**



**A2 EAST ELEVATION**  
1/8" = 1'-0"

Preliminary Plan - Subject to change



**A1 SOUTH ELEVATION**  
1/8" = 1'-0"

CIVIL	ADDRESS 1	PHONE NUMBER
	ADDRESS 2	CITY, STATE, ZIP CODE
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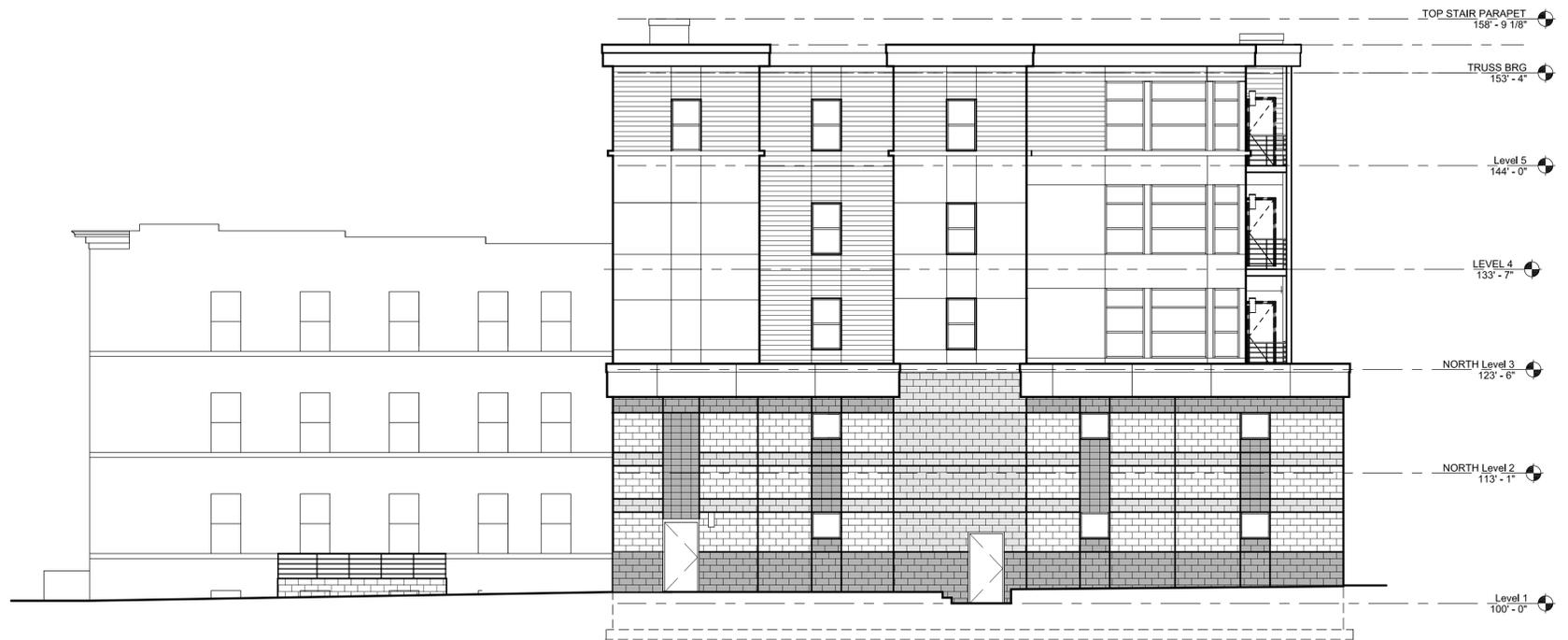
501 FIFTEENTH AVENUE  
MINNEAPOLIS, MINNESOTA

PROPOSED EXTERIOR ELEVATIONS



**A2 WEST ELEVATION**  
1/8" = 1'-0"

Preliminary Plan - Subject to change



**A1 NORTH ELEVATION**  
1/8" = 1'-0"

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