

Department of Community Planning and Economic Development

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MEMORANDUM

DATE: October 17, 2013
TO: Committee of the Whole of the City Planning Commission members
FROM: Hilary Dvorak, Principal City Planner *HD*
SUBJECT: MoZaic Phase III

The applicant, The Ackerberg Group, is proposing to construct a third phase of the MoZaic Planned Unit Development on the properties located at 1350 Lagoon Avenue and 2900 Fremont Avenue South.

Background:

The first phase of the Planned Unit Development included ground floor restaurant/commercial space with six floors of above grade parking, as well as a public plaza and a pedestrian bridge over the Midtown Greenway. Phase II included the addition of 3-stories of office space on top of the above grade parking ramp.

Current Proposal:

The third phase of the Planned Unit Development includes a new 185,000 square foot office building with 12,000 square feet of ground floor restaurant/commercial space and 40 underground parking spaces. The proposed parking area would connect to the existing parking area below ground.

Based on a very cursory review the likely land use applications would include:

- A CUP for a Planned Unit Development.
- A variance to increase the allowed floor area ratio (FAR).
- Site Plan Review.

Once formal plans are distributed to staff and land use applications submitted, it is likely that additional land use applications may be identified and required.

The Planned Unit Development alternatives that are needed for the project include:

- Reduction in the minimum amount of required parking and loading
- Driveway width greater than 20 feet in the PO District

A total of 10 points worth of amenities are required for this phase of the Planned Unit Development. The applicant is proposing to include the following:

- LEED
- Pedestrian improvements
- Plaza
- Public art
- Water feature