

Department of Community Planning and Economic Development
Variances and Site Plan Review
BZZ-6404

Date: February 3, 2014

Applicant: CPM Development

Address of Property: 1218-22 Como Avenue SE

Project Name: N/A

Contact Person and Phone: Pat Mackey, (612) 676-1731

CPED Staff and Phone: Kimberly Holien, (612) 673-2402

Date Application Deemed Complete: January 9, 2014

End of 60-Day Decision Period: March 10, 2014

Ward: 2 Neighborhood Organization: Southeast Como Improvement Association

Existing Zoning: R4, Multiple-family residential district; UA, University Area Overlay district

Proposed Zoning: N/A

Zoning Plate Number: 15

Lot area: 10,584 square feet

Legal Description: Not applicable for this application.

Proposed Use: Construction of an 8-unit multi-family residential building.

Concurrent Review:

- Site plan review for a new 8-unit building
- Variance to reduce the front yard setback along Como Avenue from 22 feet (established) to 15 feet
- Variance to decrease the corner side yard setback along 13th Avenue SE from 12 feet to 7 feet
- Variance to allow up to 37 percent of the required parking stalls to be compact

Applicable zoning code provisions: Article IX, Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations;” Article IX, Variances, specifically Section 525.520(7)

“to increase the percentage of required parking spaces that may be satisfied by providing compact spaces;” and Chapter 530 Site Plan Review.

Background: The development site is located in the northwest corner of the intersection of Como Avenue SE and 13th Avenue SE. The site is comprised of two parcels that each contain a single family home. The existing structures would be demolished as part of the project. The site is bordered by a triplex to the west and a townhome development that is part of a residential PUD to the south. Van Cleve Park is located across the street to the east.

The applicant proposes to construct a three-story residential building with eight dwelling units and 23 bedrooms. The first floor of the building will include enclosed parking, a community room, a fitness room and one dwelling unit. The other seven dwelling units will each be two-story units on floors two and three. Access into the site is via the alley on the south side of the property.

Two yard variances have been requested for the project, including the front yard and corner side yard. In the R4 district the front yard setback requirement is 15 feet. However, the front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such cases, the required front yard shall be not less than such established front yard. The established front yard of the residential structure to the west, along Como Avenue, is approximately 22 feet. The setback of the proposed building is fifteen feet along this frontage. A front yard setback variance from 22 feet to 15 feet has been requested.

The minimum corner side yard setback for uses in the R4 district is $8 + 2x$ where “x” equals the number of stories above the first floor. The proposed building is three stories in height, equating to a corner side yard setback requirement of 12 feet. The applicant is proposing a setback of seven feet from the east property line and a variance to reduce the corner side yard setback from 12 feet to seven feet has been requested accordingly.

At least 75 percent of the required parking spaces are required to comply with the minimum dimensions for standard spaces. The applicant is proposing 11 total parking spaces, four of which will be compact stalls. The four compact stalls proposed equate to 36.3 percent of the total number of parking stalls, exceeding the maximum allowed. The applicant has requested a variance to allow up to 37 percent of the required parking stalls to be compact.

No correspondence was received from the neighborhood group as of the writing of this staff report. Any correspondence received will be forwarded on to the Planning Commission for consideration.

VARIANCE: (to reduce the required west front yard setback from approximately 22 feet to 15 feet)

Findings as Required by the Minneapolis Zoning Code for the Variance:

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

In the R4 district the front yard setback requirement is 15 feet. However, the front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such cases, the required front yard shall be not less than such established front yard. The established front yard of the residential structure to the west, along Como Avenue, is approximately 22 feet. The setback of the proposed building is fifteen feet along this frontage. A front yard setback variance from 22 feet to 15 feet has been requested.

Practical difficulties exist in complying with the ordinance. The proposed building placement is not out of character with the surrounding area. Additionally, the proposed building location will also allow for opportunities for patrons to observe adjacent public spaces by providing a significant amount of glass coverage. The applicant is proposing to meet the district setback of 15 feet but the required is increased to 23 feet due to the established setback of the adjacent structure, which is also zoned R4. These circumstances are unique to the property and have not been created by the applicant.

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The request to allow a reduced front yard setback along the north property line is reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan. In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The urban design policies of the comprehensive plan also address this issue in calling for building placement to allow light and air into the site and surrounding properties. The building is designed in a manner that would allow for adequate access to light and air for the subject site and the adjacent property and would provide an adequate separation of uses. The proposed setback of 15 feet complies with the base district requirement.

3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The surrounding area contains a mix of residential densities and a large park. The design of the proposed building and proposed setbacks are in character with the other multi-family

residential structures on this block. As such, the proposed setback would not alter the character of the locality or be injurious to the use and enjoyment of adjacent properties. The proposed setback would not be detrimental to the health, safety or welfare of the general public or those utilizing nearby properties.

VARIANCE: (to reduce the south corner side yard setback from 12 feet to seven.)

Findings as Required by the Minneapolis Zoning Code for the Variance:

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The minimum corner side yard setback for uses in the R4 district is $8 + 2x$ where “x” equals the number of stories above the first floor. The proposed building is three stories in height, equating to a corner side yard setback requirement of 12 feet. The applicant is proposing a setback of seven feet from the east property line and a variance to reduce the corner side yard setback from 12 feet to seven feet has been requested accordingly.

Practical difficulties exist in complying with the ordinance due to adopted policies that call for buildings active functions for 70 percent of the building frontage on all street-facing elevations. In order to comply with this provision, the applicant is proposing the fitness center along the east building wall. The required width for the parking stalls and drive aisles and site constraints contribute to the degree of encroachment proposed. The proposed setback is generally in line with the townhomes on the south side of the block. These circumstances are unique to the property and have not been created by the applicant.

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The request to allow the building wall to be located within seven feet of the east property line is reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan. In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The urban design policies of the comprehensive plan also address this issue in calling for building placement to allow light and air into the site and surrounding properties. The proposed building location would allow for adequate access to light and air for the subject site and the adjacent property and would provide an adequate separation of uses. The only portion of the building that encroaches into the required yard along this frontage contains the fitness center. The fitness center is proposed in this location in order to provide active functions along this elevation, in accordance with regulations of Chapter 530, Site Plan Review. The required width for the parking and drive aisles and general site constraints further contribute to the

degree of encroachment proposed. The proposed setback is in keeping with the spirit and intent of the ordinance and the comprehensive plan.

3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The surrounding area contains a mix of residential densities and a large park. The proposed setback is generally in line with the townhomes on the south side of the alley. This side of the building faces Van Cleve Park to the east. The proposed setback would not alter the character of the locality or be injurious to the use and enjoyment of adjacent properties. Similarly, the proposed setback would not be detrimental to the health, safety or welfare of the general public or those utilizing nearby properties.

VARIANCE: (Variance to allow up to 37 percent of the required parking stalls to be compact.)

Findings as Required by the Minneapolis Zoning Code for the Variance:

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

At least 75 percent of the required parking spaces are required to comply with the minimum dimensions for standard spaces. The applicant is proposing 11 total parking spaces, four of which will be compact stalls. The four compact stalls proposed equate to 36.3 percent of the total number of parking stalls, exceeding the maximum allowed. The applicant has requested a variance to allow up to 37 percent of the required parking stalls to be compact.

Practical difficulties exist in complying with the ordinance. The overall size and width of the site make underground parking impractical. In order to reduce the portion of the building that encroaches into the required corner side yard, the four parking stalls on the east side of the building are proposed to be compact spaces. Reducing the length of these parking stalls also allows for more square footage in the fitness center to activate the street wall. These circumstances are unique to the property and have not been created by the applicant.

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

Allowing four compact stalls within the parking garage is reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan. In general, parking requirements are established to recognize the needs of uses and structures, to enhance the

compatibility between parking and loading areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces. The applicant is proposing to meet the overall parking requirement by providing the minimum number of spaces. However, in order to reduce the encroachment into the required side yard and provide active functions along the east elevation, four compact stalls are proposed. With compact vehicles becoming more common, opportunities exist to reduce stall sizes. The proposed number of compact stalls allows for the property to be used in a reasonable manner while providing 0.5 parking stalls per bedroom.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The applicant is proposing to meet the overall parking requirement and all maneuvering associated with the compact stalls will occur within the building. As such, the proposed number of compact parking stalls would have no detrimental impact on the health, safety or welfare of the general public or those utilizing nearby properties.

SITE PLAN REVIEW

Required Findings for Site Plan Review

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND DESIGN:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.

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- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
- Residential uses:
 - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:
 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Minimum window area shall be measured as indicated in section 531.20 of the zoning code.

- **Ground floor active functions:**
Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.
- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages:** The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

The building will have a setback of 15 feet from the front property line and a minimum setback of seven feet from the corner side property line along 13th Avenue SE. Variances have been requested for the minimum front and corner side yard setback requirements and staff is recommending approval of said variances. The area between the building and the public sidewalk along Como Avenue SE contains landscaping in the form of perennials, shrubs and green space. The area between the building wall and the public sidewalk adjacent to 13th Avenue SE contains similar landscaping. The placement of the building and the building design will promote natural surveillance and visibility of the surrounding area. The primary entrance is on the north elevation, facing Como Avenue SE. This entrance will provide access into a central lobby. This entrance is emphasized by projecting two feet north of the main building and contains a canopy and glazing. The north elevation also has a second entrance into the community room. As a condition of approval, staff is recommending that this second entrance be eliminated. The second entrance is not necessary as the community room has access from the lobby. The second entrance also detracts from the primary entrance. Other entrances are proposed on the east elevation, including an entrance into the first floor dwelling unit and an entrance into the fitness center. The door in the fitness center will likely be used for emergency egress only.

All of the parking proposed for the use will be located within the building.

The building does not contain any blank walls that exceed 25 feet in length. On the first floor of the west elevation, the applicant is proposing painted metal louvers to break up the blank wall. These louvers will be designed to accommodate vines. As a condition of approval, staff is recommending that these louvers be decorative in the event that the vines do not thrive. Similar louvers are proposed on the east and south elevations. Additionally, staff is recommending that the location and size of the louvers on the west elevation be modified to align with the double-hung windows on the third floor. This recommendation is made to provide for openings that are more or less evenly distributed.

Plain face concrete block is not proposed as an exterior material.

The primary exterior materials would be durable and include brick on the first floor and a combination of Hardie lap siding and Hardie board-and-batten siding on the upper floors.

Please note, exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.

The window requirement for the first floor of this residential building is 20 percent for the elevations that face a public street or on-site parking lot. This requirement applies to north (Como Avenue SE) and east (13th Avenue SE) elevations. Glass is provided for approximately 26 percent of the first floor of the north elevation, as measured between two feet and ten feet above grade. On the east elevation, facing 13th Avenue SE, glass is provided for approximately 21 percent of the total wall area as measured between two feet and ten feet. On the upper floors, the minimum glazing requirement on these two elevations is ten percent. On the east elevation, windows are provided for a minimum of 22 percent of each upper floor. On the north elevation, windows are provided for a minimum of 14 percent of each upper floor. The minimum window requirements have been satisfied.

The first floor of the building contains active functions for more than 70 percent of each street-facing elevation. Facing Como Avenue SE, 100 percent of the front elevation is active. Facing 13th Avenue SE, 74 percent of the elevation contains active functions.

The proposed roofline is pitched, consistent with the townhomes south of the site and the other single family homes on this block.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

The primary building entrance will open to a 4-foot sidewalk that connects to the public sidewalk along Como Avenue SE. The one dwelling unit on the first floor is a walk-up unit that also opens to a 4-foot sidewalk. Said sidewalk connects to the public sidewalk along 13th Avenue SE. The exercise room has an entrance facing 13th Avenue SE that will connect to the public sidewalk via a 4-foot wide walkway.

There are no transit shelters located immediately adjacent to the site.

Vehicles will access the enclosed parking garage from the alley on the south side of the site. Said alley also serves three single-family homes, the adjacent triplex and a residential PUD on the same block. The proposed driveway is 22 feet in width. The drive aisle within the parking garage provides adequate space for maneuvering. The proposed design will minimize conflicts with pedestrian traffic and surrounding residential uses.

All building entrances are connected to the public with walkways a minimum of four feet in width to clearly direct pedestrian movements.

The applicant is proposing a fairly significant amount of landscaping to minimize the amount of impervious surface on site. The proposed landscaping exceeds the minimum requirement of 20 percent by 3,068 square feet.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
 - **Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
 - **A decorative fence.**
 - **A masonry wall.**
 - **A hedge.**
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

The zoning code requires that at least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is approximately 10,584 square feet. The building footprint is 6,236 square feet. The net lot area is 4,348 square feet, of which at least 20 percent (870 square feet) must be landscaped. The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is two and nine respectively.

The applicant is proposing 3,938 square feet of landscaping on site, equivalent to 90 percent of the site not occupied by building. The landscape plan includes one on-site canopy tree, three ornamental trees, 33 shrubs and perennials. There are six existing canopy trees in the

right-of-way directly adjacent to the site that will be retained. Alternative compliance has been requested for the number of canopy trees. All other landscaping requirements have been met.

All parking is provided within the building and no additional landscaping standards apply.

ADDITIONAL STANDARDS:

- **All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.**
- **To the extent practical, site plans shall minimize the blocking of views of important elements of the city.**
- **To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.**
- **Site plans shall include crime prevention design elements as specified in section 530.260 related to:**
 - **Natural surveillance and visibility**
 - **Lighting levels**
 - **Territorial reinforcement and space delineation**
 - **Natural access control**
- **To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.**

All parking is proposed within the building. Provisions for stormwater will be reviewed by Public Works as part of the PDR process and the applicant will be required to comply with any requirements or recommendations contained in the resulting PDR report.

The building should not impede any views of important elements of the city.

The building is proposed at a height of 36 feet and is not expected to have significant shadowing impacts on adjacent properties.

Wind currents should not be a major concern for this three-story building.

The development would include crime prevention through environmental design. The applicant has provided active uses and a significant amount of window coverage facing 13th Avenue SE and Como Avenue SE to provide opportunities for tenants and patrons to observe adjacent spaces. The site will be well-lit according to the site lighting plan and walkways are provided to guide pedestrian movement in and around the site.

The site is not historically designated nor is it located within a historic district.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE - The proposed 8-unit residential structure is a permitted use in the R4, Multiple-family district.

Off-Street Parking and Loading:

Minimum automobile parking requirement: The minimum vehicle parking requirement for residential uses in the UA, University Area Overlay district is .5 spaces per bedroom, but not less than one space per dwelling unit. The applicant is proposing 23 bedrooms in this eight-unit building, equating to a vehicle parking requirement of 11 spaces. The applicant is proposing 11 spaces within the building. Of these 11 spaces, 4 (36.3 percent) are compact. The applicant has requested a variance to allow up to 37 of the required parking stalls to be compact (25 percent is the maximum allowed). Staff is recommending approval of said variance, as evaluated above.

Maximum automobile parking requirement: There is no maximum parking requirement for residential uses, except for parking that is not enclosed. The applicant is proposing to enclose all 11 parking spaces provided on-site.

Bicycle parking requirement: Residential uses in the UA, University Area Overlay district are required to provide one bicycle parking space per bedroom. In this case, the applicant is proposing 23 bedrooms and 23 bicycle parking spaces are required. The required number of bicycle parking spaces is provided within the parking garage.

Loading: The use is not subject to a minimum loading requirement and no loading area is proposed. Move-in and move-out functions will occur within the parking garage.

Dumpster screening: Section 535.80. Refuse storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The refuse storage will be located within the building and fully screened from view.

Signs: No signage is proposed for this residential structure. Separate permits are required from the Zoning Office for any signage on site.

Lighting: All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapter 535 of the zoning code and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance. The applicant provided a site lighting plan that meets the requirements of Chapter 535.

Maximum Floor Area: The maximum floor area ratio (FAR) for residential uses in the R4 district is 1.5. The project qualifies for one 20 percent density bonus for enclosing all of the required parking, increasing the maximum FAR to 1.8. The applicant is proposing a 12,681 square foot building on a 10,584 square foot lot, equating to a floor area ratio of 1.2.

Minimum Lot Area: The minimum lot area requirement for residential uses in the R4 district is 1,250 square feet of lot area per dwelling unit. Again the site qualifies for one density bonus for enclosing all of the required parking, reducing the lot area requirement to 1,176 square feet of lot area per dwelling unit. The applicant is proposing eight units on this 10,584 square foot site, equivalent to 1,323 square feet of lot area per dwelling unit.

Dwelling Units per Acre: The applicant is proposing eight dwelling units on a .243 acre site. The resulting density is 33 dwelling units per acre. This level of density is considered medium density per the comprehensive plan and is appropriate in an R4 zoning district near a Growth Center.

Height: The maximum height allowed in the R4 district is 4 stories or 56 feet. The proposed three-story (36-foot) building is within the height parameters allowed in the district.

Yard Requirements: The applicant has requested variances to the required front and corner side yards and staff is recommending approval, as evaluated above. The interior side yard setback and rear yard setback requirements are each nine feet and nine-foot setbacks are proposed along these property lines.

Building coverage: Principal and accessory structures shall not cover more than seventy (70) percent of any zoning lot located in the office residence districts. The building footprint on this 10,584 square foot lot is 6,236 square feet, equivalent to 58.9 percent of the lot area.

Impervious surface area: The maximum impervious surface limitation in the R4 district is 85 percent. The site is 62.8 percent impervious, within the parameters allowed.

MINNEAPOLIS PLAN

The Minneapolis Plan for Sustainable Growth identifies this site as Urban Neighborhood on the future land use map. The site is also near University of Minnesota, which is identified as a Growth Center. The boundaries for Growth Centers are not defined. According to the Principles and Policies outlined in the comprehensive plan, the following apply to this proposal:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.4 Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives.

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.
- 1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Land Use Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

- 1.15.3 Encourage the development of high- to very high-density housing within Growth Centers.

Housing Policy 3.1: Grow by increasing the supply of housing.

- 3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

The proposed project would provide for a medium density residential development (33 units/acre) near a Growth Center. The proposed building is adjacent to other medium and high-density residential uses. The applicant is proposing to meet the required interior side yard setback to provide an appropriate transition to the lower density residential development

west of the site. The proposed project is consistent with the applicable policies of the comprehensive plan.

SMALL AREA PLANS

The site is not within the study area of any approved small area plans.

ALTERNATIVE COMPLIANCE

The Planning Commission may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Alternative compliance is requested by the applicant to meet the following standards:

Alternative compliance is requested for the minimum tree planting requirement. A minimum of two canopy trees are required to be provided on site and only one is proposed. Staff does not recommend granting alternative compliance for this requirement. As a condition of approval, one additional canopy tree will be required on site.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development for the variance to reduce the required north front yard setback from 23 feet to 15 feet:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the required front yard setback from 23 feet to 15 feet for the properties at 1218-22 Como Avenue SE.

Recommendation of the Department of Community Planning and Economic Development for the variance to reduce the east corner side yard setback from 12 feet to seven feet:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the east corner side yard setback from 12 feet to seven for the properties at 1218-22 Como Avenue SE.

1. The building setbacks, as shown on the plans submitted as part of the application, shall be provided.

Recommendation of the Department of Community Planning and Economic Development for the variance to allow up to 37 percent of the required parking stalls to be compact:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to allow up to 37 percent of the required parking stalls to be compact for the properties at 1218-22 Como Avenue SE.

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 **approve** the site plan review application for a new eight-unit residential building on the properties at 1218-22 Como Avenue SE, subject to the following conditions:

1. All site improvements shall be completed by February 3, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED Staff review and approval of the final site, elevation, landscaping and lighting plans before building permits may be issued.
3. The street-facing entrance into the community room shall be eliminated to make the primary entrance more prominent, in compliance with Section 530.120 of the zoning code.

Department of Community Planning and Economic Development
BZZ-6404

4. The louvers proposed on the west elevation shall be decorative and shall be modified so that the location and size of the louvers align with the double-hung windows on the third floor.
5. Two canopy trees shall be provided on site, in compliance with Section 530.160 of the zoning code.

Attachments:

1. Statement of findings and project description
2. Correspondence
3. Zoning map
4. Site plan, floor plans and elevations
5. Photos

December 4, 2013

Kimberly Holien
Community Planning & Economic Development
250 South 4th Street, Room 300 PSC
Minneapolis, MN 55415

Statement of Proposed Use and Description of Project :

We propose to build a new building at 1218-1222 Como Avenue SE, in the Southeast Como Neighborhood. This address is the southwest corner of the intersection of Como Avenue SE. and 13th Avenue SE (currently two 1.5-story rental houses, which will be removed). The proposed building is a 3-story residential building (8 apartments, 23 bedrooms total). We intend to use much of the main level of the building for sheltered parking for 11 parking stalls as well as bicycle/scooter parking.

Applicant : Pat Mackey

Owner: CPM Property Management

Mackey Malin Architects
5200 Washburn Avenue S
Minneapolis MN 55410
612-220-6190

2919 Knox Avenue S, Suite 200
Minneapolis MN 55408
612.843.4880

The site is located within the University Overlay District, and is Zoned R4 / UA. To our knowledge, there are no historic status or HPC implications for the site.

We are applying for:

- Site Plan Review
- Variance to reduce side corner yard setback along 13th Ave SE from 12' to 7'
- Variance to reduce the required ratio of full-size parking spaces from 75% to 63.6% (7 of 11 spaces).

Photos of the Site and surrounding area are attached.

Site plan and Floor plans are attached.

Southeast Como Improvement Association (SECIA) letter is attached.

December 4, 2013

Kimberly Holien
Community Planning & Economic Development
250 South 4th Street, Room 300 PSC
Minneapolis, MN 55415

Variance Findings Statement :

We propose to build a new building at 1218-1222 Como Avenue SE, in the Southeast Como Neighborhood. This address is the southwest corner of the intersection of Como Avenue SE. and 13th Avenue SE (currently a two 1.5-story rental houses, which will be removed). The proposed building is a 3-story residential building (8 apartments, 23 bedrooms total). We intend to use much of the main level of the building for sheltered parking for 11 parking stalls as well as bicycle/scooter storage.

Applicant :
Pat Mackey
Mackey Malin Architects
5200 Washburn Avenue S
612-220-6190

Owner:
CPM Property Management
2919 Knox Avenue S, Suite 200
Minneapolis MN 55408

The site is located within the University Overlay District, and is Zoned R4 / UA. To our knowledge, there are no historic status or HPC implications for the site.

We are applying for:

- Site Plan Review
- Variance to reduce the side yard setback along 13th Ave SE from 12' to 7'
- Variance to reduce the required percentage of standard parking spaces from 75% to 63.6% (7 of 11 spaces)

Please see the following pages for variance findings, per each variance sought.

Variance – Decrease the side yard setback along 13th Ave SE from 12' to 7'

1) *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The size of the lot is such that there is not enough width allowed within setbacks for a double-loaded drive aisle with standard parking stalls on each side AND the required active function (exercise and common room). Below-grade parking is not feasible for a development of this size, and would require the addition of an elevator, which are also not feasible for a development of this size.

2) *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The requested variance only applies to the ground floor. Above this level, the building will meet or increase upon the required yard setback and present a less imposing massing to the street. There are buildings with higher densities and larger massing on the same block, with similar setbacks, making this variance a reasonable fit for use and size in the area.

3) *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The surrounding buildings are predominantly multi-family and multi-unit student housing for University of Minnesota students, and the proposed building is a reasonable and fitting continuation of that pattern. The building to the south has a reduced setback along 13th Ave, and the buildings on the surrounding block are a variety of sizes, both considerably larger and smaller than the proposed project. The variance will not affect the health, safety, or welfare of the general public or nearby properties.

Variance – Reduce the required ratio of full-size parking spaces from 75% to 63.6% (7 of 11 spaces).

1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The size of the lot is such that the objective of providing the required parking spaces within the building could not be achieved with standard-sized parking spaces. There is not enough width allowed within setbacks for a double-loaded drive aisle with standard parking stalls on each side. Increasing the allowed ratio of compact spaces allows a mix of standard and compact spaces that fits the building footprint while minimizing the width of the building. Below-grade parking is not feasible for a development of this size, and would require the addition of an elevator, which are also not feasible for a development of this size.

2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The request to reduce the ratio of standard spaces from 75% to 63% is not a large increase (2 stalls difference) and follows the general spirit of the parking ratios. Alternatives to the ratio increase would have more impact (i.e., reduce the total number of parking spaces required, or increase the width of the building and thus increase the side yard encroachment variance) than this approach.

3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The surrounding buildings are predominantly multi-family and multi-unit student housing for University of Minnesota students, and the proposed building is a reasonable and fitting continuation of that pattern. The buildings on the surrounding block are a variety of sizes, both considerably larger and smaller than the proposed project. The variance will not affect the health, safety, or welfare of the general public or nearby properties.

Site plan, floor plans and elevations are attached.

December 4, 2013

Southeast Como Improvement Association - attn: Joan Menken
1170 15th Ave SE #302
Minneapolis MN 55414

Cam Gordon, Ward 2 Councilperson
350 S. 5th Street
City Hall, Room 307
Minneapolis MN 55415

Cc: Community Planning & Economic Development - attn. Kimberly Holien
250 South 4th Street, Room 300 PSC
Minneapolis, MN 55415

This letter is to inform you of design revisions to a proposed new 3-story residential apartment building at 1218-1222 Como Avenue SE. This address is the southwest corner of the intersection of Como Avenue SE. and 13th Avenue SE (currently two separate 1.5-story houses, which will be removed). The proposed building contains 8 apartments, with 23 bedrooms total, 11 automobile parking spaces, and 23 bike parking spaces. We intend to use much of the main level of the building for sheltered parking and shared tenant spaces.

We look forward to presenting the plans to the SECIA land use committee. We look forward to continuing to work with SECIA throughout design and construction, and beyond.

We are applying to the City of Minneapolis for Site Plan Review, a variance to reduce the required percentage ratio of standard parking spaces from 75% to 63.6%, and a variance to reduce the required side yard setback along 13th Ave SE from 12 feet to 7 feet.

Feel free to contact me with any questions you may have about this project.

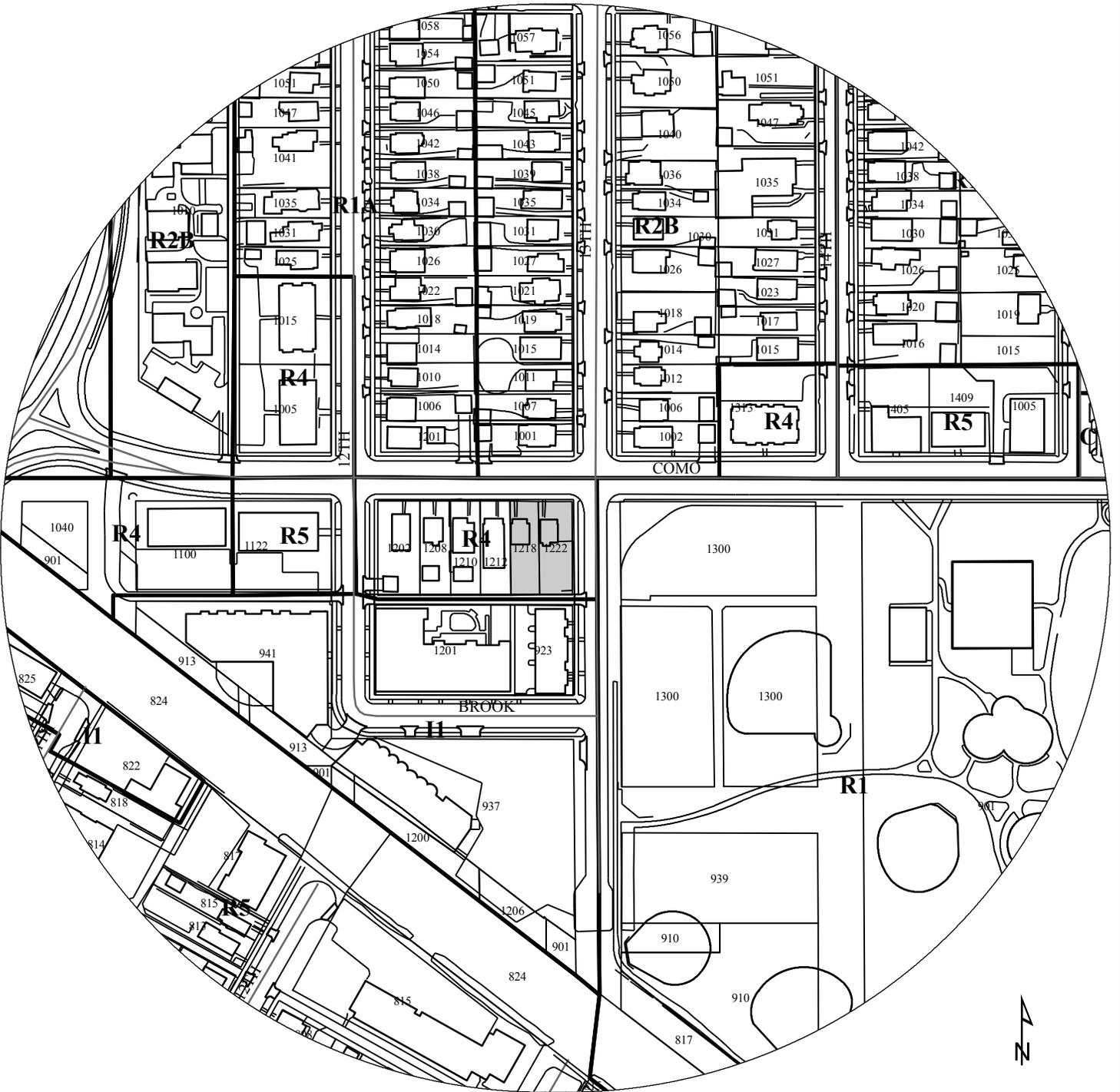
Regards,

Pat Mackey
Mackey Malin Architects
612-220-6190
pat@mackeymalin.com

On behalf of:
CPM Property Management
(property owner)
2919 Knox Avenue S, Suite 200
Minneapolis MN 55408

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1218-22 Como Avenue SE

FILE NUMBER

BZZ-6404



1218-1222 COMO AVE SE

NEW CONSTRUCTION



MACKEY MALIN
ARCHITECTS

5200 WASHBURN AVE S MINNEAPOLIS MN
612 721 0489
MACKEYMALIN.COM

1218-1222 COMO AVENUE SE
Minneapolis, MN

PROJECT PHASE:
SCHEMATIC
DESIGN
PROJECT NUMBER:

ISSUE DATE:
ISSUE DATE

DRAWN BY:

12/18/13



MACKEY MALIN ARCHITECTS

5200 WASHBURN AVE S MINNEAPOLIS MN 612 721 0489 MACKEYMALIN.COM

1218-1222 COMO AVENUE SE
Minneapolis, MN

PROJECT PHASE:
SCHEMATIC DESIGN
PROJECT NUMBER:

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12/18/13
SITE
SITE PLAN

1218/1222 COMO AVENUE SE
 LOT IS 126' X 84'
 LOT AREA = 10,584 S.F PER SURVEY
 ZONED R4-UA
 MAX F.A.R. = 1.5 (15,876 S.F.)
 CONSTRUCTION TYPE V-B, SPRINKLERED: 3 STORIES ALLOWED WITH AUTOMATIC SPRINKLER INCREASE (504.2).
 12,681 GROSS S.F. PROPOSED
 MIN. 1250 S.F. OF LOT AREA PER DWELLING UNIT = 8 UNITS ALLOWABLE
 8 DWELLING UNITS PROPOSED, 23 BEDROOMS
 4 STORIES ALLOWED, NOT TO EXCEED 56 FEET HEIGHT
 3 STORIES DESIGNED, HEIGHT <56 FEET
 FOOTPRINT = 6236 S.F.
 (58.9% OF LOT) < 70% ALLOWED
 TOTAL IMPERVIOUS AREA = 6646 S.F.
 (62.8% OF LOT) < 85% ALLOWED

LOT AREA = 10,584 S.F.
 MAX F.A.R. = 1.5
 15,875 G.S.F. ALLOWED
 12,681 S.F. PROPOSED

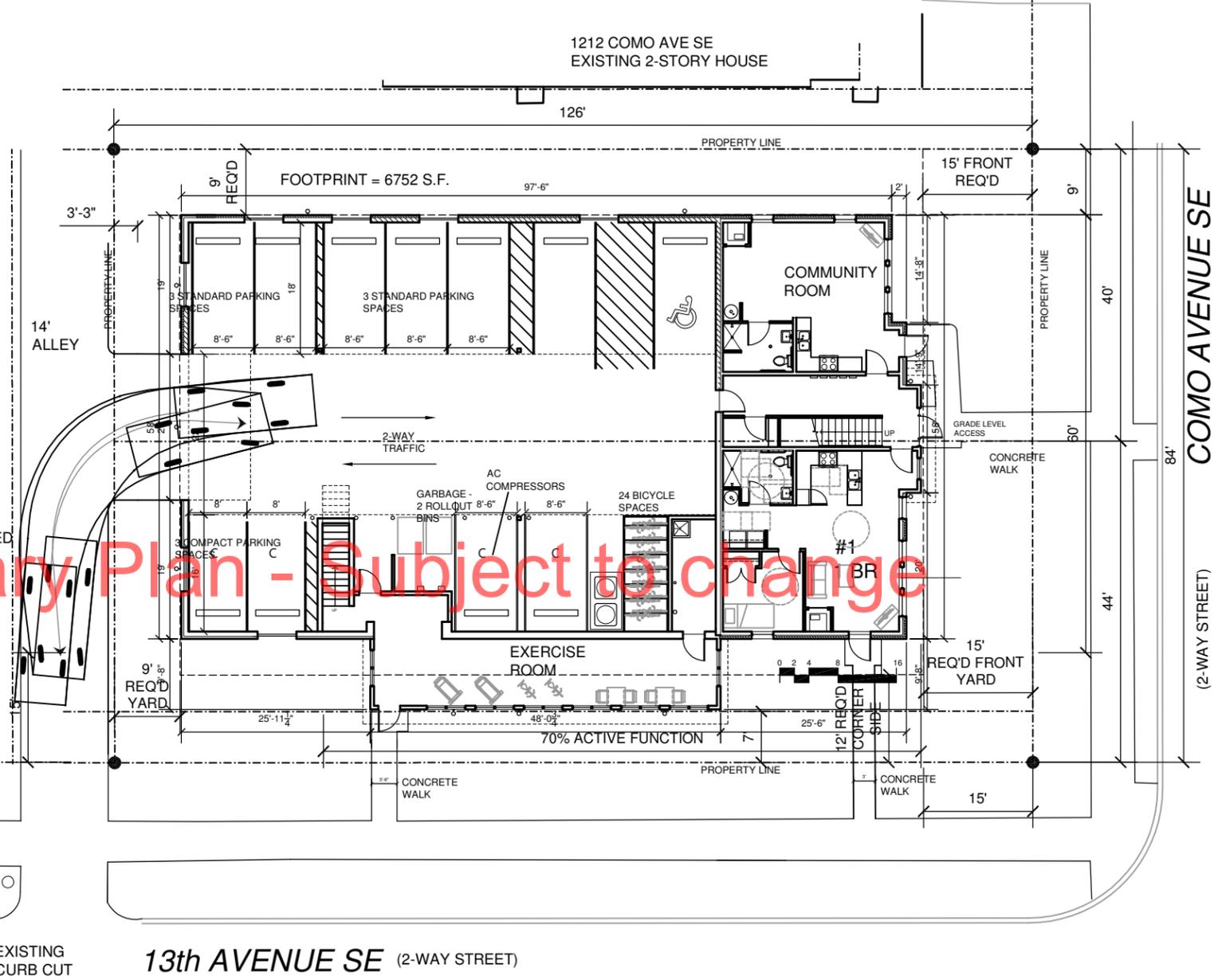
VARIANCES SOUGHT:

REDUCING SIDE CORNER YARD FROM 12' TO 7'

REDUCING REQUIRED RATIO OF STANDARD PARKING SPACES FROM 75% TO 63.6%

PARKING REQUIREMENTS:
 23 BEDROOMS PROPOSED
 0.5 PARKING SPACES PER BEDROOM - 11.5 = 11 SPACES REQUIRED
 VARIANCE FOR REDUCTION TO 11 SPACES REQUIRED
 7 STANDARD, 4 COMPACT SPACES
 2 ACCESSIBLE SPACES PROVIDED
 8'-6" CLEAR CEILING HEIGHT AT PARKING (7" REQ'D PER 406.2.2)
 8'-0" x 20'-0" GARAGE DOOR

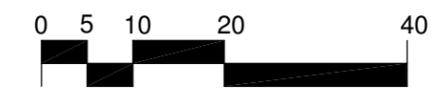
915-923 13TH AVE SE
2-STORY TOWNHOMES



1 SITE PLAN
1" = 20'-0"



VAN CLEVE PARK





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1218-1222 COMO AVENUE SE
Minneapolis, MN

PROJECT PHASE:
SCHEMATIC DESIGN
PROJECT NUMBER:

ISSUE DATE:
ISSUE DATE

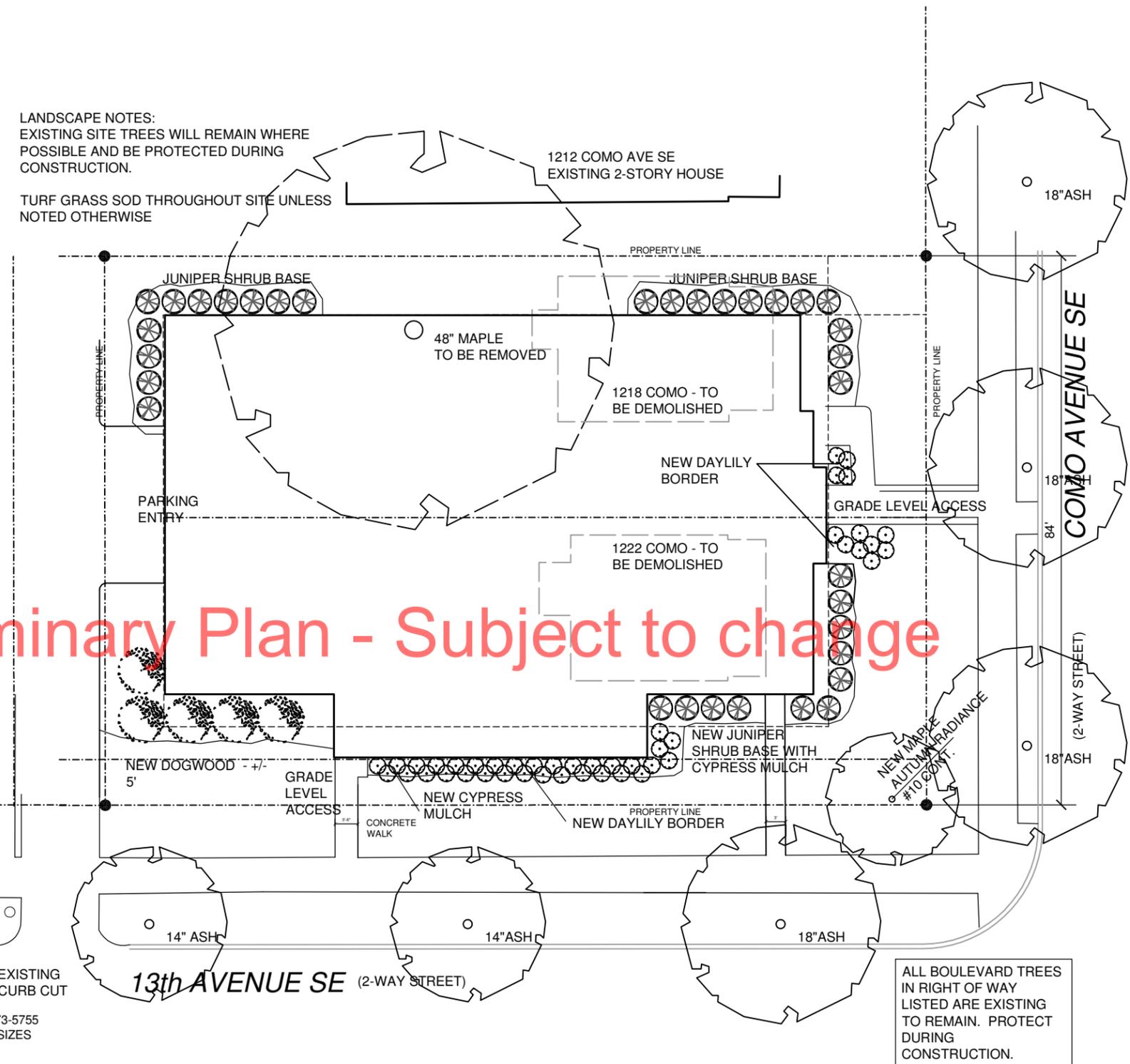
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01/22/14
LA01
LANDSCAPE PLAN

LANDSCAPE NOTES:
EXISTING SITE TREES WILL REMAIN WHERE POSSIBLE AND BE PROTECTED DURING CONSTRUCTION.
TURF GRASS SOD THROUGHOUT SITE UNLESS NOTED OTHERWISE

PLANTING SCHEDULE				
QTY	COMMON NAME	SPECIES NAME	SIZE/TYPE	COMMENTS
11	SEA GREEN JUNIPER	JUNIPERUS X PFITZERIANA 'SEA GREEN'	#7 CONT	5' O.C.
22	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	#7 CONT	4' O.C.
45	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	#1 CONT	12" O.C.
5	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	#5 CONT	7' O.C.
1	AUTUMN RADIANCE MAPLE	ACER RUBRUM 'AUTUMN RADIANCE'	#10 CONT	
7	BOSTON IVY	PARTHENOCCISSUS TRICUSPIDATA	#1 CONT	AT PARKING SCREENS

Preliminary Plan - Subject to change



CITY AND REGULATORY CONTACTS:
CONTRACTOR TO CONTACT THESE PEOPLE PRIOR TO CONSTRUCTION
EXISTING STREET LIGHTING SYSTEM - BILL PRICE 612-673-3901
CITY OF MINNEAPOLIS RIGHT-OF-WAY SIGN REMOVAL - DOUG MADAY 612-673-5755
DOMESTIC WATER AND FIRE SERVICE LAYOUT, MANHOLE CONSTRUCTION, SIZES
CRAIG ALLISON - 612-673-3280
TREES IN RIGHT-OF-WAY - RALPH SIEVERT - 612-313-7735
UTILITY CONNECTIONS - 612-673-2451
STORM AND SANITARY SEWER RECORDS - 612-673-2405
SURFACE DRAINAGE QUESTIONS AND REQUIREMENTS - PAUL CHELLENSEN 612-673-2406

1 LANDSCAPE PLAN
1" = 20'-0" north

VAN CLEVE PARK



EXTERIOR LIGHTING FIXTURE TYPES

L1

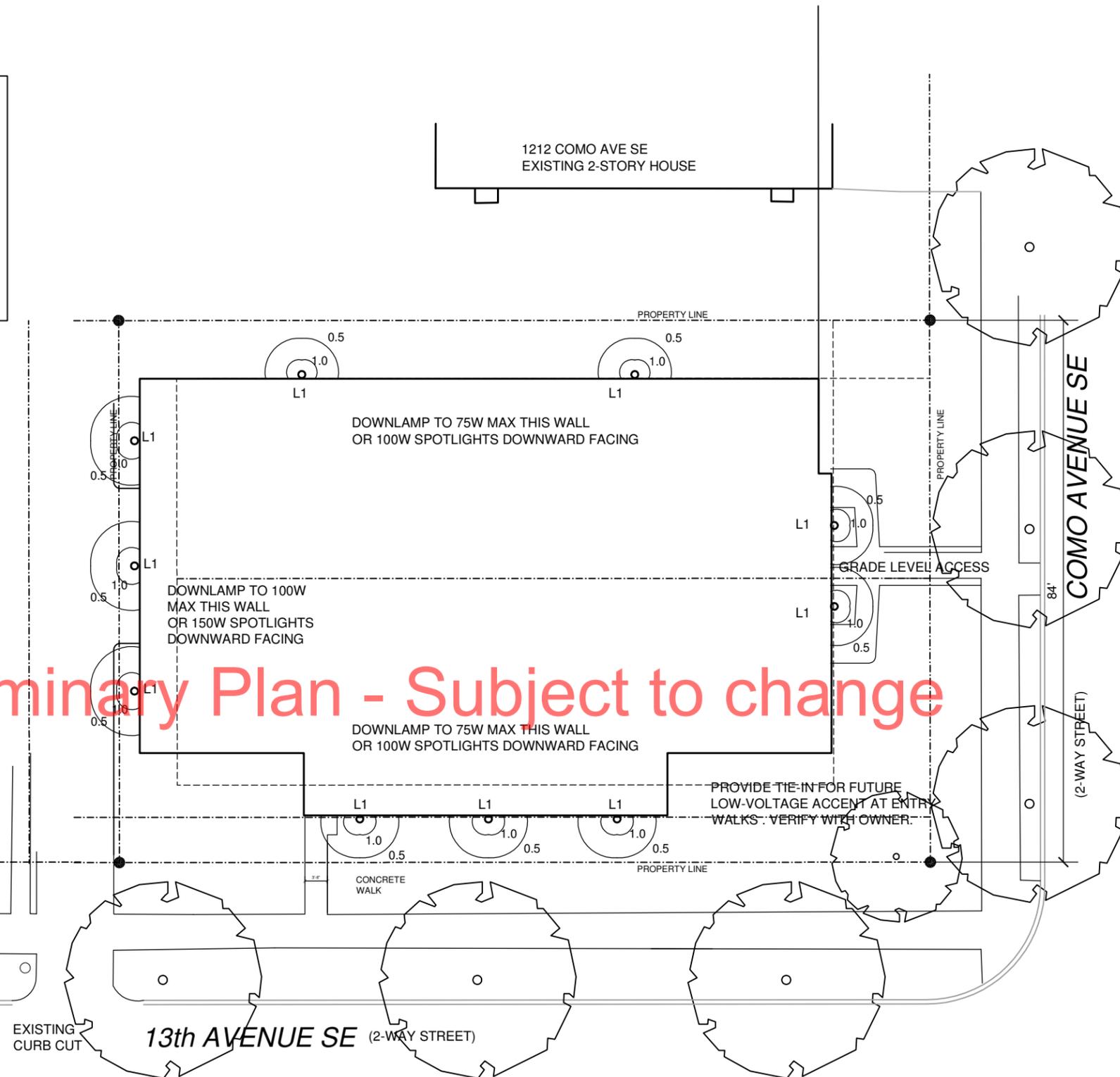


QUOIZEL MANUFACTURING
SRD8409
SUTHERLAND MEDIUM WALL SCONCE
DIMENSIONS: HEIGHT 13", WIDTH 9", EXTENSION 10"
120vAC
150 W A21 MEDIUM BASE BULB MAX

Per Minneapolis Zoning Code 535.590. - Lighting.

(1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.

(2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.



Preliminary Plan - Subject to change

1 LANDSCAPE PLAN
1" = 20'-0" north

VAN CLEVE PARK



M

MACKEY MALIN
ARCHITECTS

5200 WASHBURN AVE S MINNEAPOLIS MN
612 721 0489 MACKEYMALIN.COM

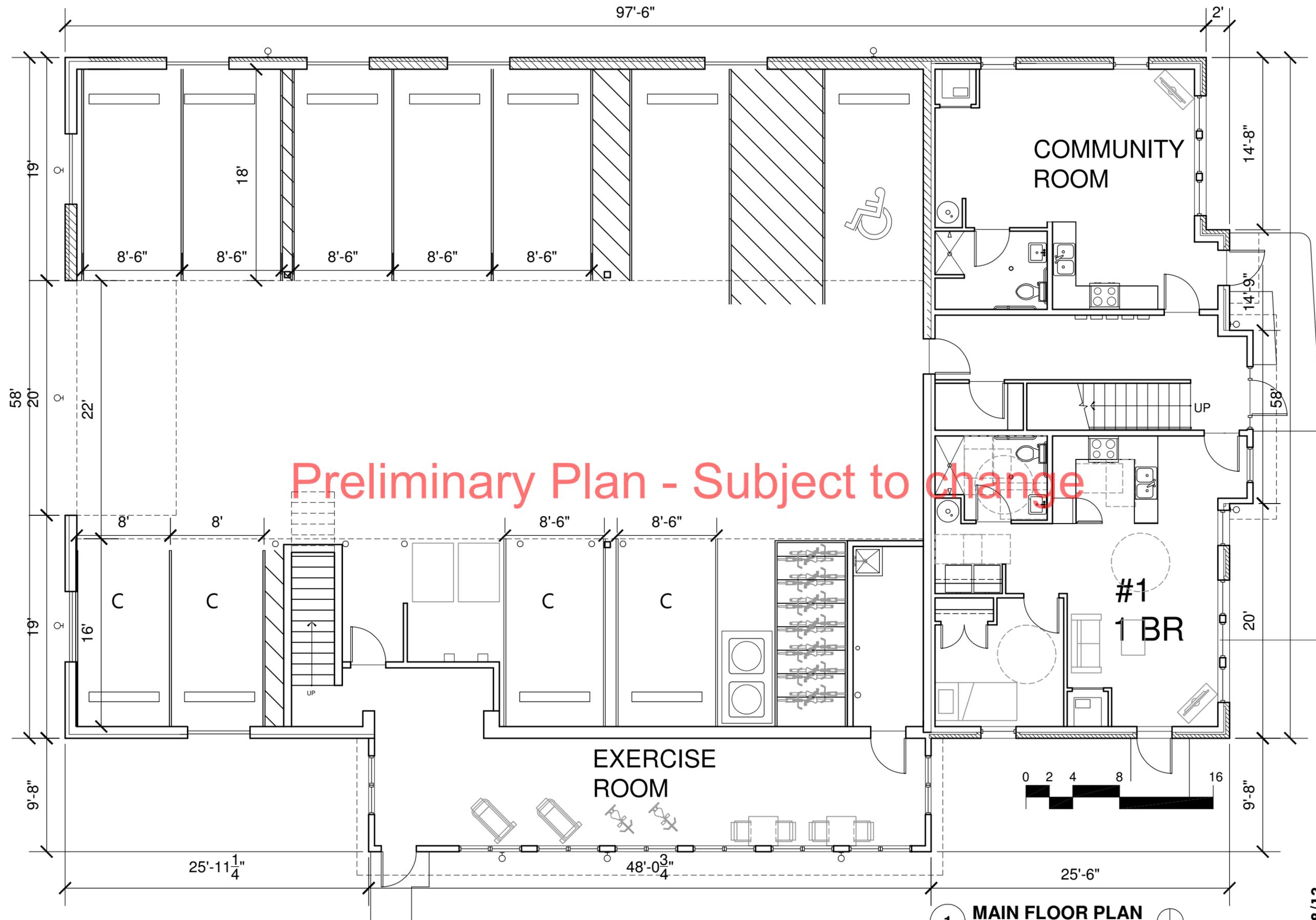
1218-1222 COMO AVENUE SE
Minneapolis, MN

PROJECT PHASE:	Schematic Design
PROJECT NUMBER:	
ISSUE DATE:	ISSUE DATE
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12/18/13

L01

SITE LIGHTING PLAN



Preliminary Plan - Subject to change

M

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1218-1222 COMO AVENUE SE
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PROJECT NUMBER:

ISSUE DATE:
ISSUE DATE

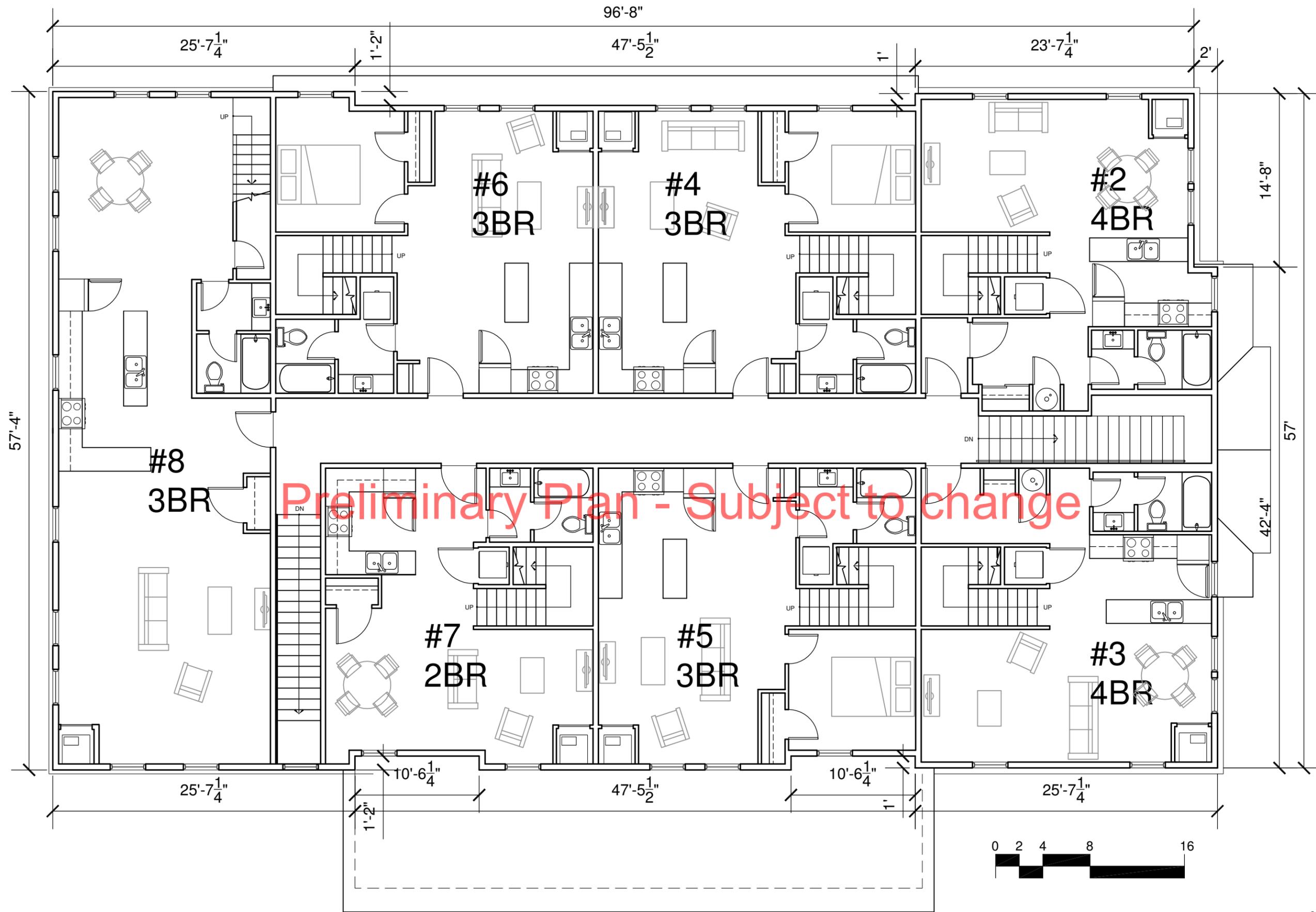
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1 MAIN FLOOR PLAN
1/8" = 1'-0" north

12/18/13

A10

FIRST FLOOR PLAN



MACKEY MALIN
ARCHITECTS

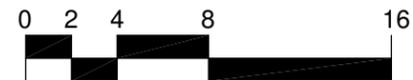
5200 WASHBURN AVE S MINNEAPOLIS MN
612 721 0489 MACKEYMALIN.COM

1218-1222 COMO AVENUE SE
Minneapolis, MN

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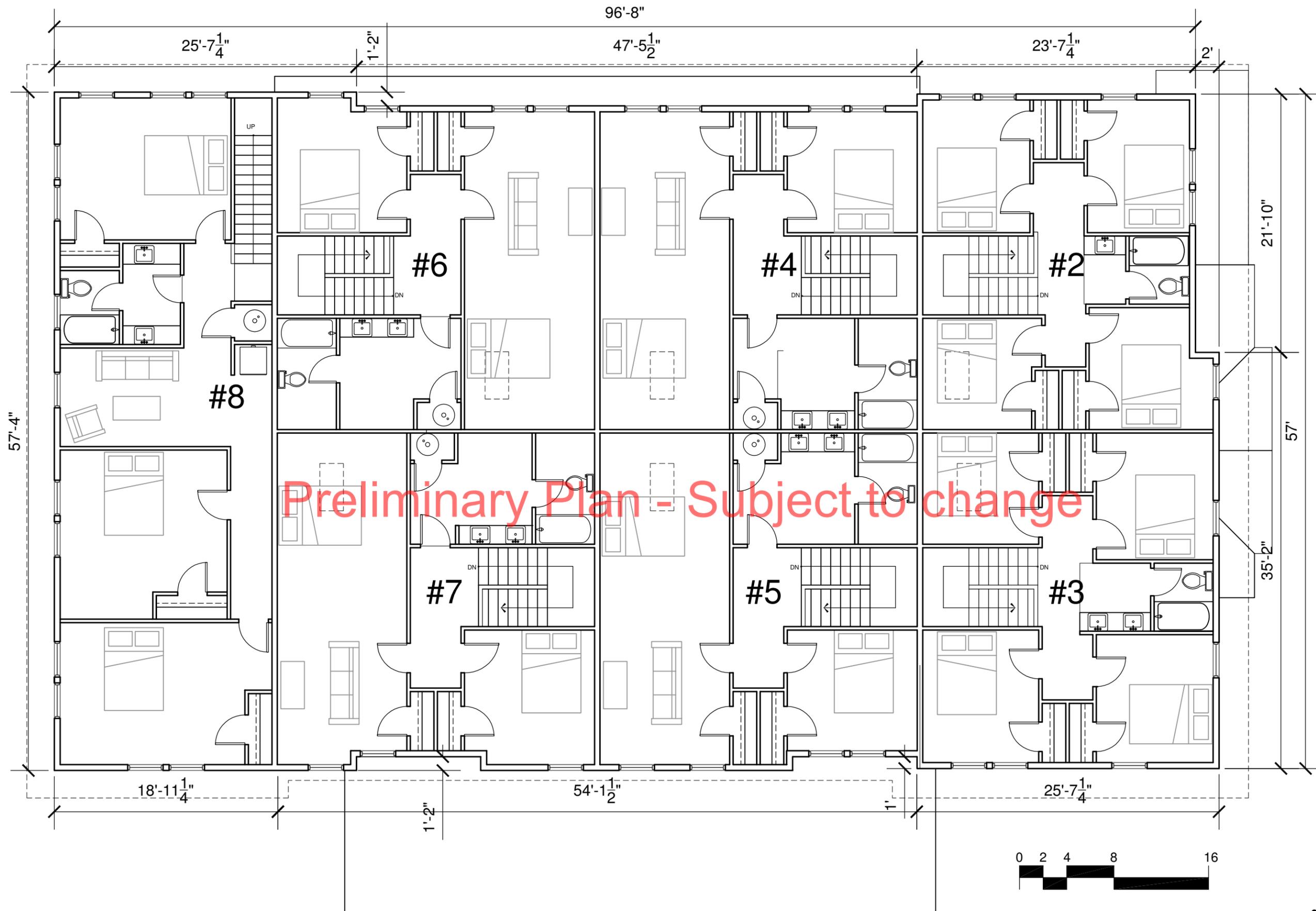
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1 SECOND FLOOR PLAN
1/8" = 1'-0" north

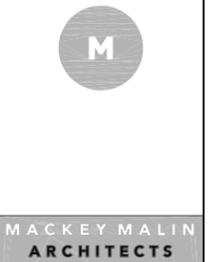
12/18/13

A11
SECOND
FLOOR PLAN



Preliminary Plan - Subject to change

1 THIRD FLOOR PLAN
1/8" = 1'-0" north



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Minneapolis, MN

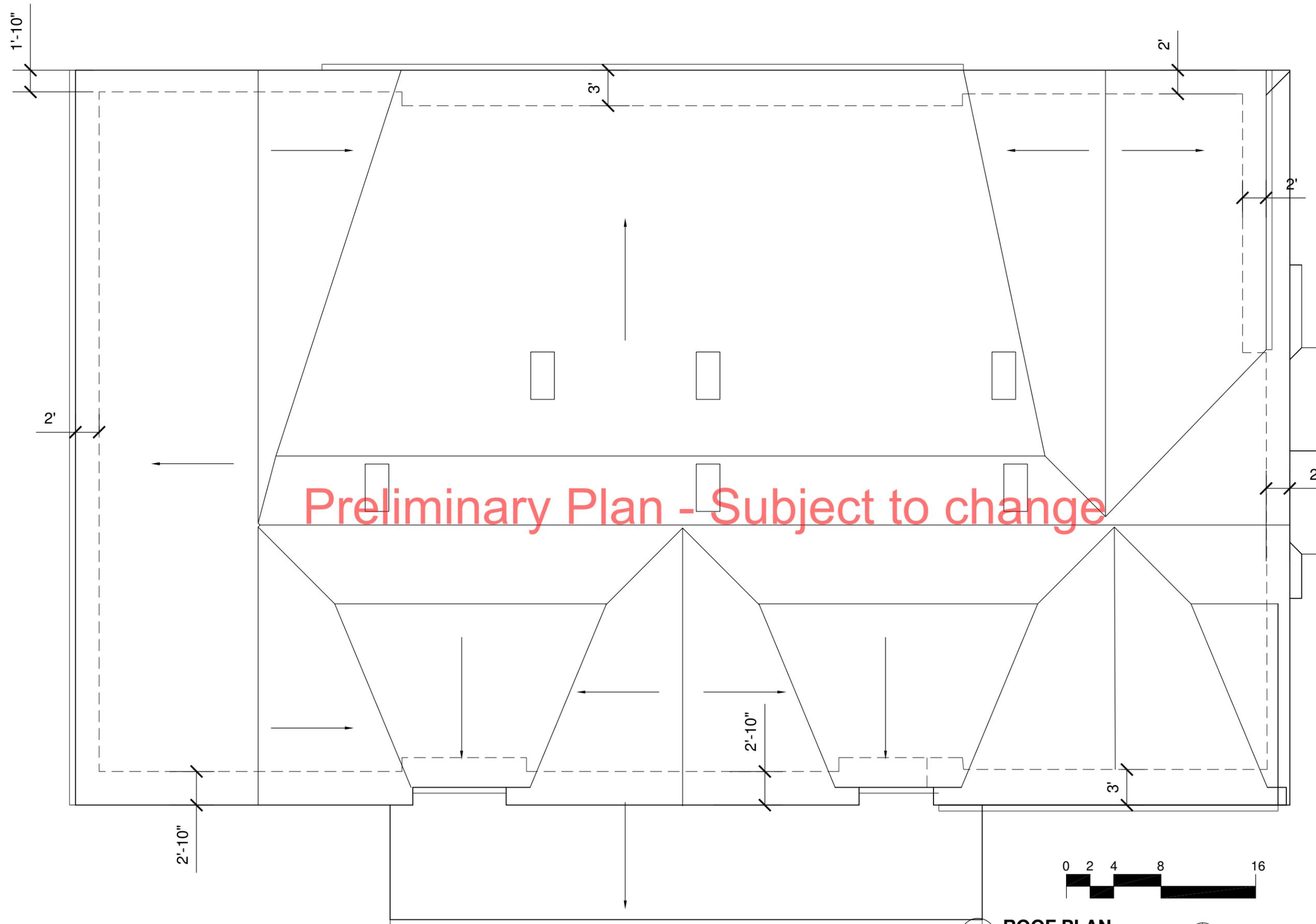
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ISSUE DATE

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12/18/13

A12
THIRD
FLOOR PLAN



Preliminary Plan - Subject to change

1 ROOF PLAN
1/8" = 1'-0"



MACKEY MALIN
ARCHITECTS

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612 721 0489 MACKEYMALIN.COM

1218-1222 COMO AVENUE SE
Minneapolis, MN

PROJECT PHASE:
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ISSUE DATE:
ISSUE DATE

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A13

ROOF PLAN



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Minneapolis, MN

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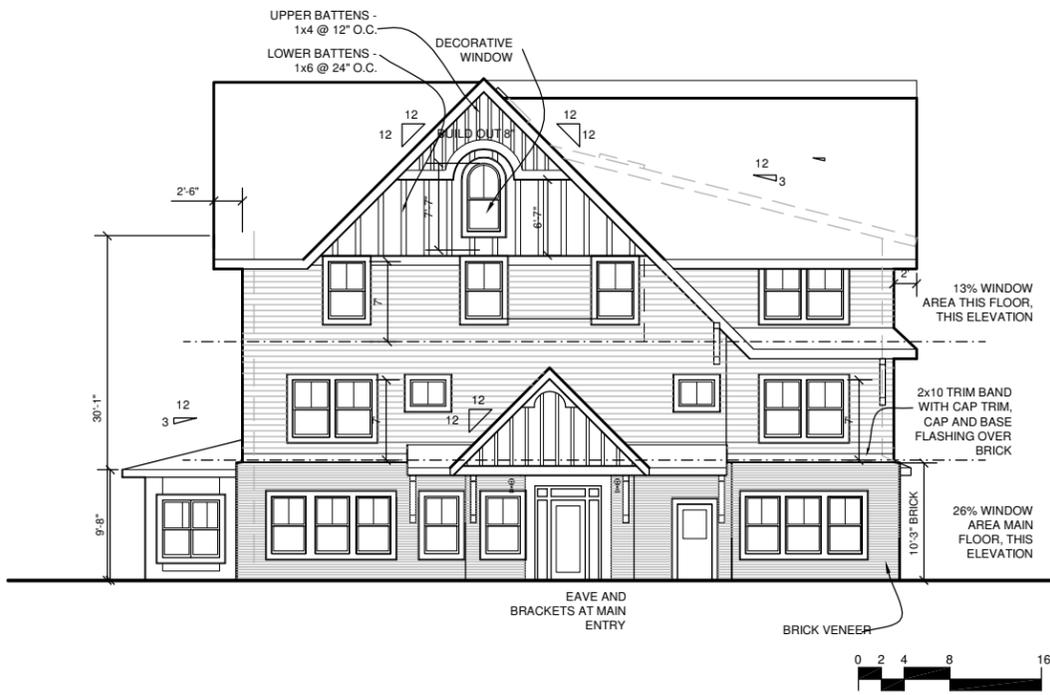
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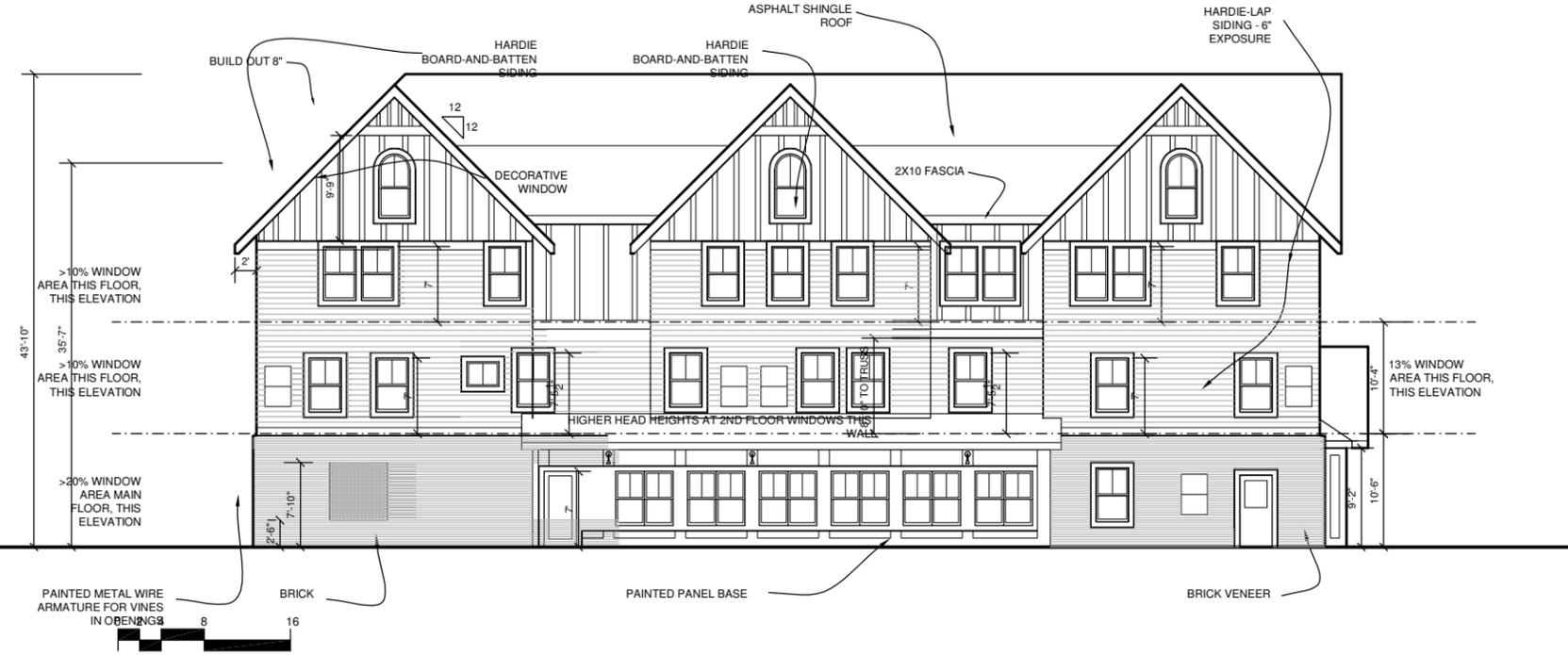
12/18/13

A20

ELEVATIONS

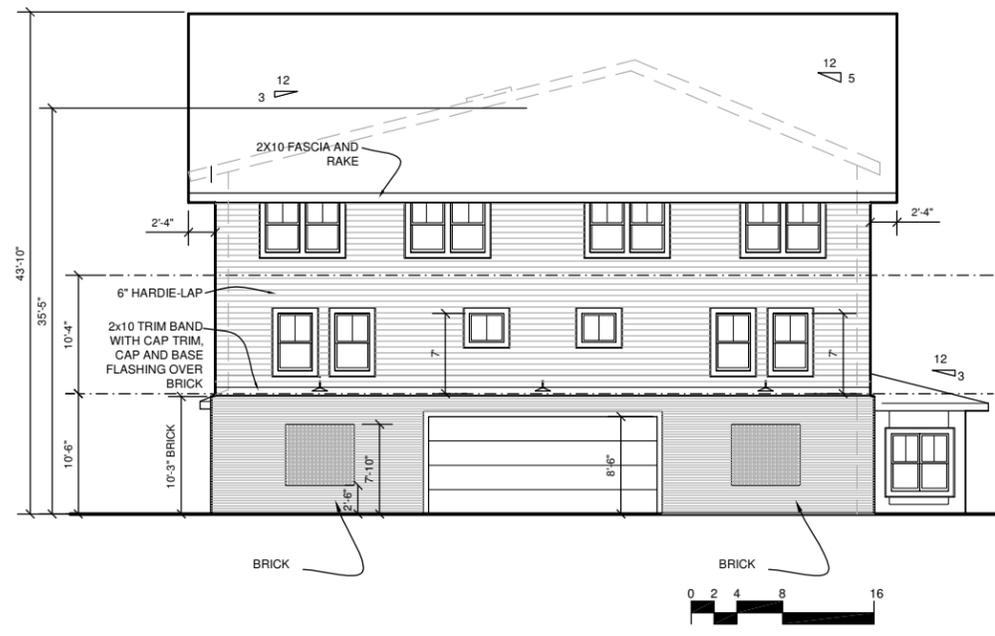


1 FRONT ELEVATION (COMO AVE)
Scale: 1/16"= 1'-0"

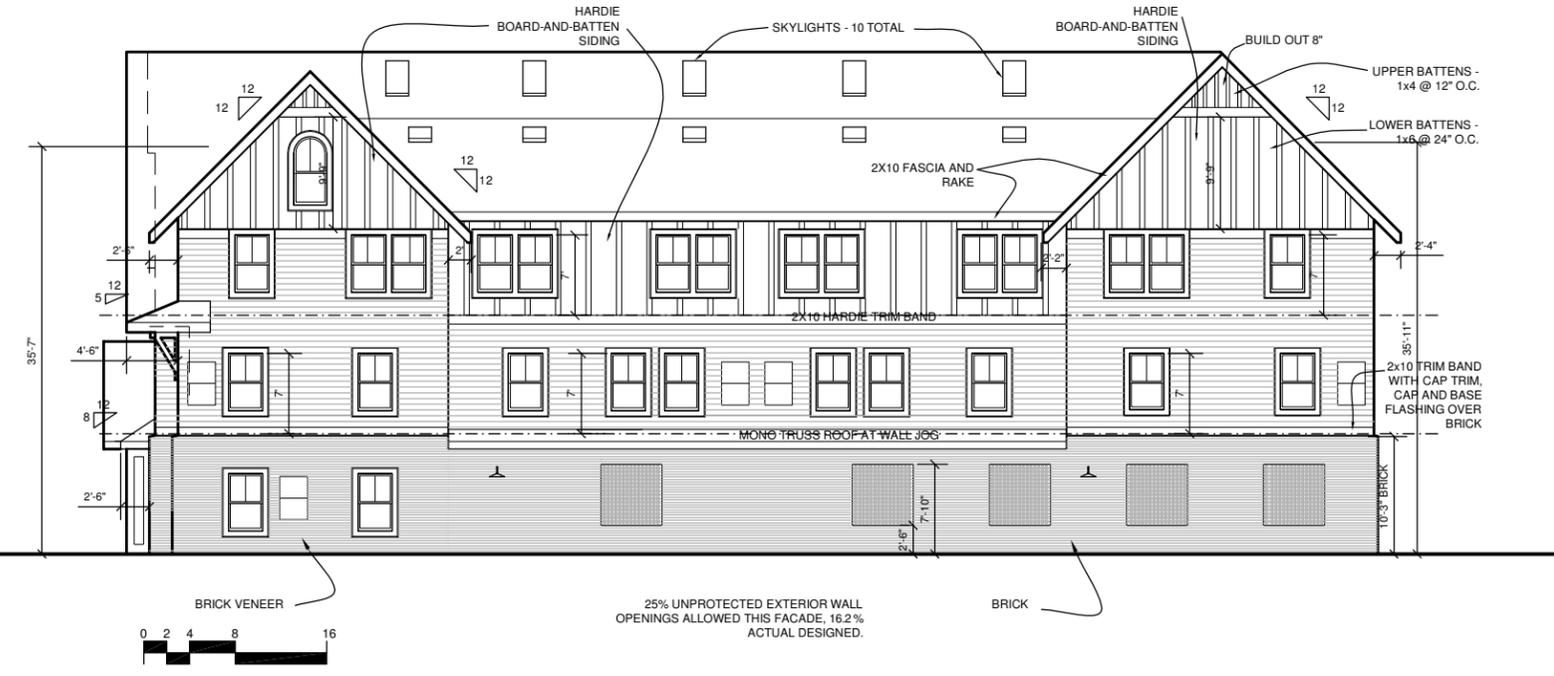


2 SIDE ELEVATION (13TH AVE SE)
Scale: 1/16"= 1'-0"

Preliminary Plan - Subject to change



3 REAR ELEVATION
Scale: 1/16"= 1'-0"



4 SIDE ELEVATION (INTERIOR YARD)
Scale: 1/16"= 1'-0"











