



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
DATE: September 18, 2014
SUBJECT: 1609, 1611 Lagoon + 2910 Irving

The applicant is proposing a 6-story, 45-unit multiple-family residential building with 48 enclosed automobile parking spaces and 96 enclosed bicycle parking spaces. The site is zoned R6, Multiple-family District and is located in the SH Shoreland Overlay District.

The site is currently occupied by four residential structures and a detached garage. The applicant will demolish all of the structures as part of the development.

The first level of the building will be occupied by the lobby and other amenity space for the residents, walk-up dwelling units that can be accessed from Irving Avenue and enclosed parking. The remaining parking for the building will be located in one level of underground parking. Both of the parking areas will be accessed via the public alley on the block however, each level will have its own drive approach. The upper five levels of the building will be all residential.

Planning Staff has not completed a detailed analysis of what land use applications will be required for this development. However, likely applications include:

- Conditional use permit to increase the height of the building in the SH Shoreland Overlay District from 2.5 stories/35 feet to 6 stories/71 feet (possibly taller with rooftop mechanical equipment or elevator and/or stairway access).
- Variance to reduce the front yard setback along Lagoon Avenue from the required 15 feet to 5 feet for the building and the walkway.
- Variance to reduce the corner side yard setback along Irving Avenue South from the required 18 feet to 5 feet for the building and the walkway.
- Variance to reduce the rear yard setback from the required 15 feet to 5 feet for the building.
- Site plan review.

The applicant is working towards submitting land use applications for the November 10, 2014, City Planning Commission meeting.

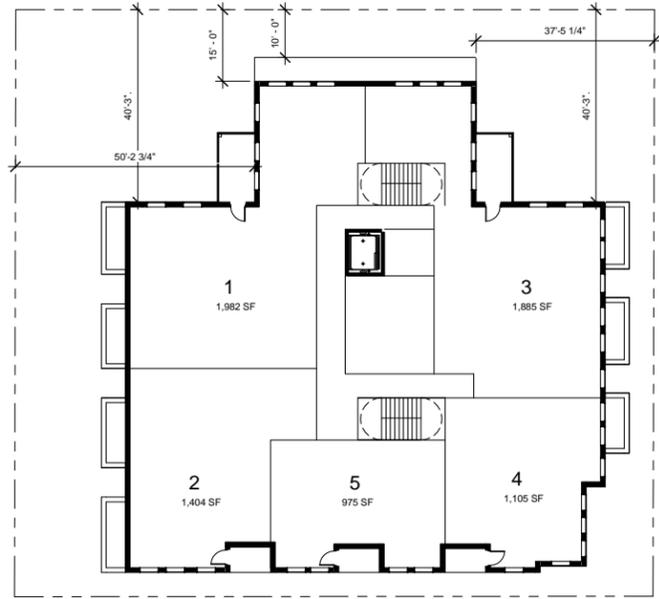
DRAFT
9/8/2014

Preliminary Zoning Review

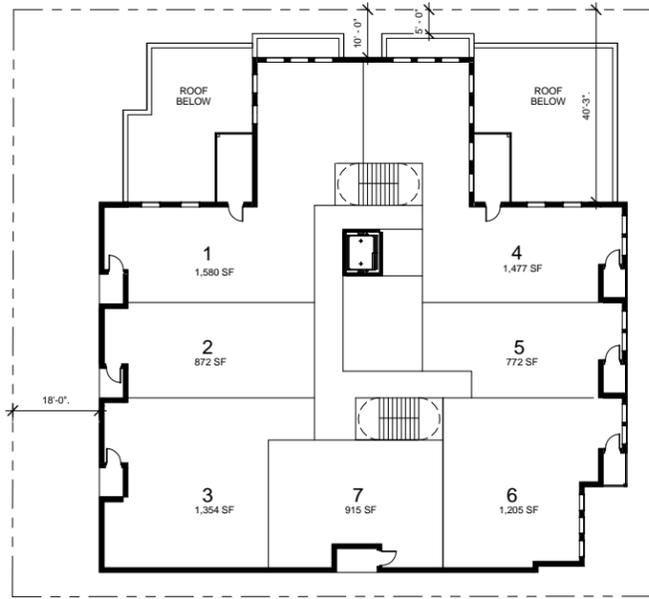
**1609, 1611 Lagoon + 2910 Irving
Minneapolis**

Current Zoning: R6 / Shoreland Overlay
Plate 24

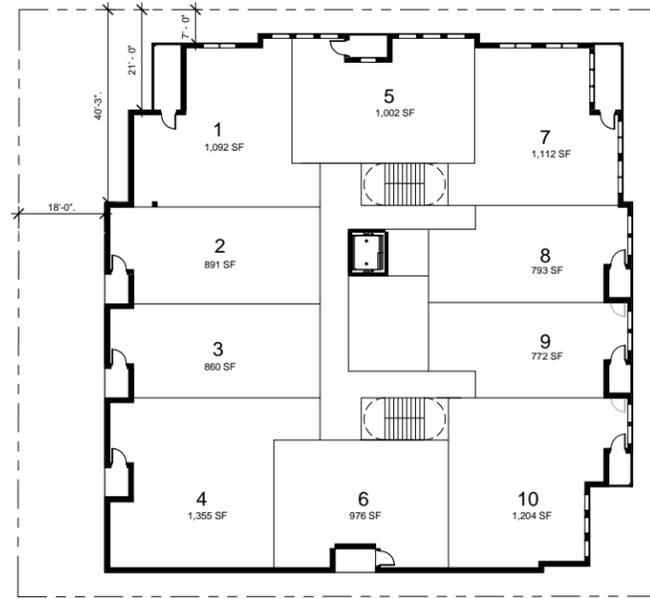
CATEGORY	PERMITTED	PROPOSED PRELIMINARY DESIGN
Site Area (Actual): 16,489 (.37 AC)		
Building Area GSF:		59,250 (NIC Garage area)
Lot Coverage Maximum = 70%	70% x 16,489 gsf = 11,542 gsf	11,424 gsf
Impervious Surface Maximum = 85%	85% x 16,489 sf = 14,016 sf	14,005 sf
Maximum Height	6 stories/84 ft (2.5 35ft for SHOD)	6 stories, 70' (set back to 4 & 5 North)
Maximum F.A.R. = 3.0	3.0 x 20% bonus (3.6 FAR) 59,360 gsf	59,250 gsf
Lot Area minimum	5,000 sf min lot area	
Maximum Dwelling Units	N/A	45 Units
Parking: Min. = 1 space per unit Max. = NA	Required 45 spaces	48 spaces Includes 2 accessible
Bicycle Parking	1 per 2 units (45 /2) = 23 spaces	96 Spaces (2 at each parking space)
Front yard Setback	15 ft Lagoon	5 ft
Corner Side Yard Setback = 8+2x	18 ft Irving	5 ft
Rear Yard = 5+2x	15 ft Alley	5 ft
Side Yard = 5+2x	15 ft West property line	3 ft ramp 20' building



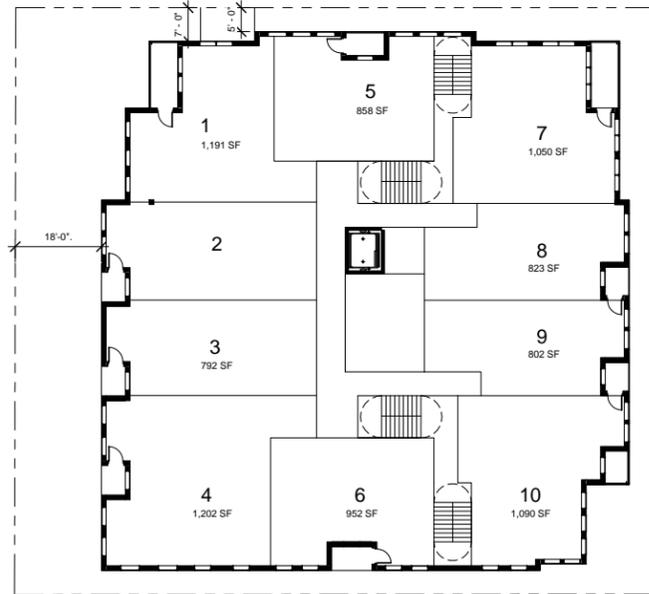
6 6th floor plan
1/16" = 1'-0"



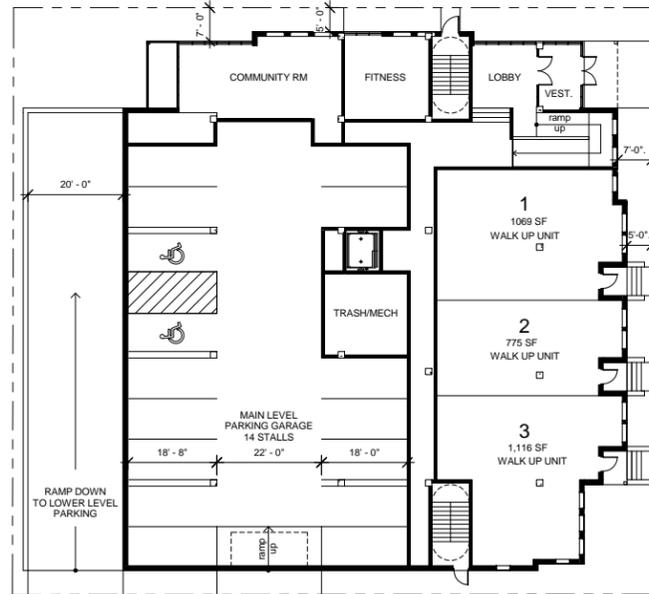
4 5th floor plan
1/16" = 1'-0"



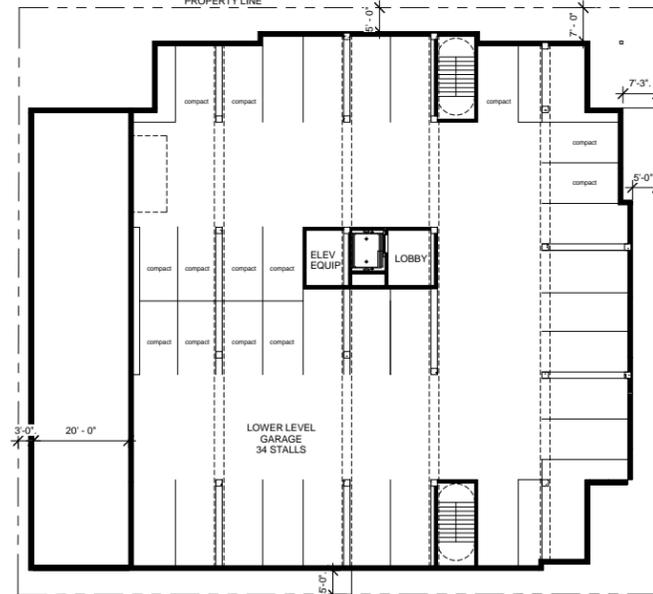
2 3rd & 4th floor plans
1/16" = 1'-0"



5 2nd floor plan
1/16" = 1'-0"



3 1st floor plan
1/16" = 1'-0"



1 lower level parking garage
1/16" = 1'-0"

BUILDING DATA

SITE AREA:	16,489 GSF
LOT COVERAGE ALLOWED:	16,498 gsf x 70% = 11,542 GSF
BUILDING FOOTPRINT:	11,424 GSF
F.A.R. ALLOWED:	3.6 x 16,489=59,360 SF
F.A.R. PROPOSED:	59,250 SF

UNIT COUNT:

1ST FLOOR	3
2ND FLOOR	10
3RD FLOOR	10
4TH FLOOR	10
5TH FLOOR	7
6TH FLOOR	5
TOTAL:	45 UNITS

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 Architect in the State of Minnesota.

DATE: 9-8-14
DRAWN BY: TH
CHECKED BY: SN

PROJECT # 14-0984
DATE: 9-8-14
DRAWN BY: TH
CHECKED BY: SN

ARCHITECT: DJR ARCHITECTURE INC
DESIGNER: DJR ARCHITECTURE INC
CONTRACTOR: [BLANK]
CLIENT: [BLANK]

CIVIL
STRUCTURAL
CONTRACTOR

1
2
3
4

PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE

IRVING AVENUE
LAGOON STREET

NORTH

A100



DJR
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Project #: 14-0084
Date: 09-08-14
Drawn by: TH

LAGOON & IRVING

MINNEAPOLIS, MN

CONCEPTUAL RENDERING

A102



1 NORTH EXTERIOR ELEVATION - LAGOON STREET
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION - IRVING AVENUE
1/8" = 1'-0"

DJR
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MINNEAPOLIS, MINNESOTA 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 in the State of Minnesota.

APPROVE: _____
DESIGNER: _____
DATE: _____

LAGOON & IRVING APARTMENTS
MINNEAPOLIS, MINNESOTA
PRELIMINARY: NOT FOR CONSTRUCTION

Issue: _____
Project #: 14-0984
Date: 9-8-14
Drawn by: Author
Checked by: Checker

A200

CIVIL
STRUCTURAL
CONTRACTOR
CLIENT