



CPED STAFF REPORT
 Prepared for the City Planning Commission

CPC Agenda Item #10
 April 13, 2015
 BZZ-7068 and PL-288

LAND USE APPLICATION SUMMARY

Property Location: 316 Third Avenue North
Project Name: North Loop Green PUD/T3 – Second Phase of the Planned Unit Development (PUD)
Prepared By: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
Applicant: Hines North Loop Green LLC
Project Contact: Bob Pfefferle with Hines
Request: To construct a new office building
Required Applications:

Conditional Use Permit	To amend a planned unit development (BZZ-5484) to allow for Phase II - a new office building.
Conditional Use Permit	For a surface parking lot in the DP Downtown Parking Overlay District.
Variance	To increase the Floor Area Ratio of the building from 4.8 to 5.32.
Site Plan Review	For a new office building.
Preliminary and Final Plat	PL-288

SITE DATA

Existing Zoning	B4S-1 Downtown Service District DP Downtown Parking Overlay District
Lot Area	Lot = 44,056 square feet / 1.01 acres PUD = 203,448 square feet / 4.67 acres
Ward(s)	3
Neighborhood(s)	North Loop
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Washington Avenue) Growth Center (Downtown)
Small Area Plan(s)	North Loop Small Area Plan

Date Application Deemed Complete	March 18, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 17, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in Downtown Minneapolis. The site is landlocked between Dock Street Flats and the I-94 Viaducts and between the railroad tracks and Dock Street, a private road. The site is currently occupied by a surface parking lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The PUD site is surrounded by residential developments, office buildings, commercial businesses, interstate viaducts, the railroad corridor and surface parking lots. The site is located in the North Loop neighborhood.

PROJECT DESCRIPTION. The site is located within the boundaries of the North Loop Green PUD. The boundaries of the PUD extend from Washington Avenue North to 5th Street North and from the railroad tracks to Dock Street, a private road. The first phase of the PUD, Dock Street Flats, was reviewed and approved by the City of Minneapolis in 2012. As part of the first phase of the PUD the private road was built which extends from Washington Avenue North, on the north end of the PUD, into the site. Dock Street will be utilized to access this proposed phase of the PUD and subsequent phases as none of the remaining parcels within the PUD have street frontage.

The applicant is proposing to construct a new seven-story, approximately 235,000 square foot office building with one level of underground parking. The building will be located between Dock Street Flats and the I-94 viaduct. The building will be constructed of heavy timber. The exterior materials proposed for the building include COR-TEN corrugated panel, COR-TEN metal plank and glass.

The applicant has requested a continuance to the April 27, 2015, City Planning Commission meeting in order to allow more time to work out some issues with Hennepin County and the Minnesota Department of Transportation as they relate to the adjacent railroad tracks, drainage and the public bike and pedestrian trails.

RELATED APPROVALS. In 2012, the City Planning Commission approved land use applications for the first phase of the North Loop Green PUD which included a new six-story residential building near Washington Avenue North. Also in 2012, the Heritage Preservation Commission approved a Certificate of Appropriateness application for the new construction. In February of this year, the Heritage Preservation Commission approved a Certificate of Appropriateness application for the proposed T3 development.

PUBLIC COMMENTS. Comment letters have been submitted regarding this development; all of the attachments, including comment letters will be included in the future staff report.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission continue the application(s) by Hines North Loop Green LLC for the property located at 316 Third Avenue North:

A. Conditional Use Permit for a Planned Unit Development.

Recommended motion: **Continue** the conditional use permit to amend a planned unit development (BZZ-5484) to allow for Phase II - a new office building to the April 27, 2015, City Planning Commission meeting.

B. Conditional Use Permit for a Surface Parking Lot in the DP Downtown Parking Overlay District.

Recommended motion: **Continue** the conditional use permit for a surface parking lot in the DP Downtown Parking Overlay District to the April 27, 2015, City Planning Commission meeting.

C. Variance of the floor area ratio.

Recommended motion: **Continue** the variance to increase the Floor Area Ratio of the building from 4.8 to 5.32 to the April 27, 2015, City Planning Commission meeting.

D. Site Plan Review for a new office building.

Recommended motion: **Continue** the site plan review for a new office building to the April 27, 2015, City Planning Commission meeting.

E. Preliminary and Final Plat.

Recommended motion: **Continue** the preliminary and final plat to the April 27, 2015, City Planning Commission meeting.