



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #11
 April 13, 2015
 BZZ-6999

LAND USE APPLICATION SUMMARY

Property Location: 150 26th Ave SE
Project Name: Brickhouse Lofts
Prepared By: [Kimberly Holien](#), Senior Planner, (612) 673-2402
Applicant: Maxwell Ventures, LLC
Project Contact: David Kelly, David J. Kelly Architect, Inc.
Request: To convert two existing industrial buildings to a residential planned unit development with 315 dwelling units.

Required Applications:

Conditional Use Permit for a Planned Unit Development	To allow a Planned Unit Development with 315 dwelling units in the I2, Medium Industrial District, IL, Industrial Living Overlay District, the UA, University Area Overlay District and PO, Pedestrian Oriented Overlay District.
Variance	To the standards of the PO, Pedestrian Oriented Overlay district.
Site Plan Review	To convert to existing buildings to 315 residential units (480 bedrooms) and construct a three-story (two level) addition on top of each building.
Plat	Preliminary and final plat for a planned unit development.

SITE DATA

Existing Zoning	I2, Medium Industrial District IL, Industrial Living Overlay District UA, University Area Overlay District PO, Pedestrian Oriented Overlay District
Lot Area	108,920 square feet / 2.5 acres
Ward(s)	2
Neighborhood(s)	Prospect Park
Designated Future Land Use	Transitional Industrial
Land Use Features	Growth Center (University of Minnesota)
Small Area Plan(s)	Stadium Village University Avenue Station Area Plan SEMI Refined Master Plan

Date Application Deemed Complete	March 18, 2015	Date Extension Letter Sent	April 7, 2015
End of 60-Day Decision Period	May 17, 2015	End of 120-Day Decision Period	July 16, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site comprises an entire city block bounded by 26th Avenue SE to the west, 27th Avenue SE to the east, Essex Street SE to the south and Delaware Street SE to the north. The property is one of the last remaining active industrial uses in this part of the Prospect Park neighborhood. The site currently contains three buildings. There is a four-story brick building fronting along 26th Avenue SE, known as the Maxwell building and referred to as such throughout his report. This building has a one-story annex located on the south side, fronting on Essex Street SE. There is a large metal warehouse building fronting along 27th Avenue SE. Said building is referred to as the “industrial building” throughout this report. A single-story train shed is located between the two buildings. A rail spur enters from the south in the center of the site. This rail spur is privately owned. A row of angled parking is located within the right-of-way of Delaware Street SE on the north side of the Maxwell building. The train shed, rail spur and angled parking will be eliminated as part of the project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject site is located near the University of Minnesota and is in the Transit Station Area Pedestrian Oriented Overlay district associated with the Green Line LRT Prospect Park Station. The property is surrounded by a mix of uses and zoning classifications. The property to the west is zoned R6 and contains a ten-story residential building. The two properties to the north are zoned C3A and C2. The C2 property contains an event center and the C3A property contains a four-story mixed use building. There are medium density residential uses to the east, across 27th Avenue SE, and single-family homes to the south. The properties to the east are zoned R4 and the properties to the south are zoned R5.

PROJECT DESCRIPTION. The applicant is proposing to convert the two existing industrial buildings to a residential planned unit development with 315 dwelling units and 480 bedrooms. The Maxwell building will be completely refurbished to accommodate 175 dwellings unit with 252 bedrooms. A three-story (two floor) addition is proposed to be constructed on top of this building. The overall height of the addition is approximately 35 feet. Two structured floors are proposed to be constructed within the shell of the industrial building with two partial floors (three-stories) constructed above the existing roofline. This building will contain parking and loading on the ground floor and four levels of housing above. A total of 140 units and 228 bedrooms are proposed within the industrial building. This building will also house the residential amenity spaces, including study lounges, a two-story fitness center and a roof terrace with a swimming pool. The single-story train shed between the two buildings will be demolished and an addition will be added to link the two buildings together on all floors. The addition will function as six floors but is seven stories per the zoning code definition. The remaining space between the two buildings will be landscaped.

The project is proposed as a planned unit development. A planned unit development is a conditional use in the Industrial Living Overlay district and a conditional use permit has been requested accordingly. The project also requires site plan review due to the size of the additions and number of residential units proposed.

The public hearing notice included a variance to the Pedestrian Oriented Overlay district standards regarding ground level windows. The zoning code requires 40 percent of the first floor façade of any nonresidential use that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Because this project includes residential uses only, this requirement does not apply. The variance application has been deemed

unnecessary and is being returned accordingly along with the application fee. Alternative compliance for the ground floor window requirement will be addressed through site plan review.

CONTINUANCE. This project was before the Planning Commission Committee of the Whole on March 19th, 2015. At that meeting the Commission made recommendations regarding the streetscape along 27th Avenue SE, providing activity at the ground floor along 27th Avenue SE, materials, lighting and massing. The applicant has requested that this application be continued for one cycle, to April 27, 2015, to allow additional time for them to address these comments.

PUBLIC COMMENTS. No correspondence had been received as of the drafting of the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Maxwell Ventures LLC for the property located at 150 26th Avenue SE:

A. Conditional Use Permit for a Planned Unit Development.

Recommended motion: **Continue** the conditional use permit for a planned unit development with 315 dwelling units one cycle, to the April 27, 2015, City Planning Commission meeting.

B. Variance.

Recommended motion: **Continue** the variance to the standards of the Pedestrian Oriented Overlay district one cycle, to the April 27, 2015, City Planning Commission meeting.

C. Site Plan Review.

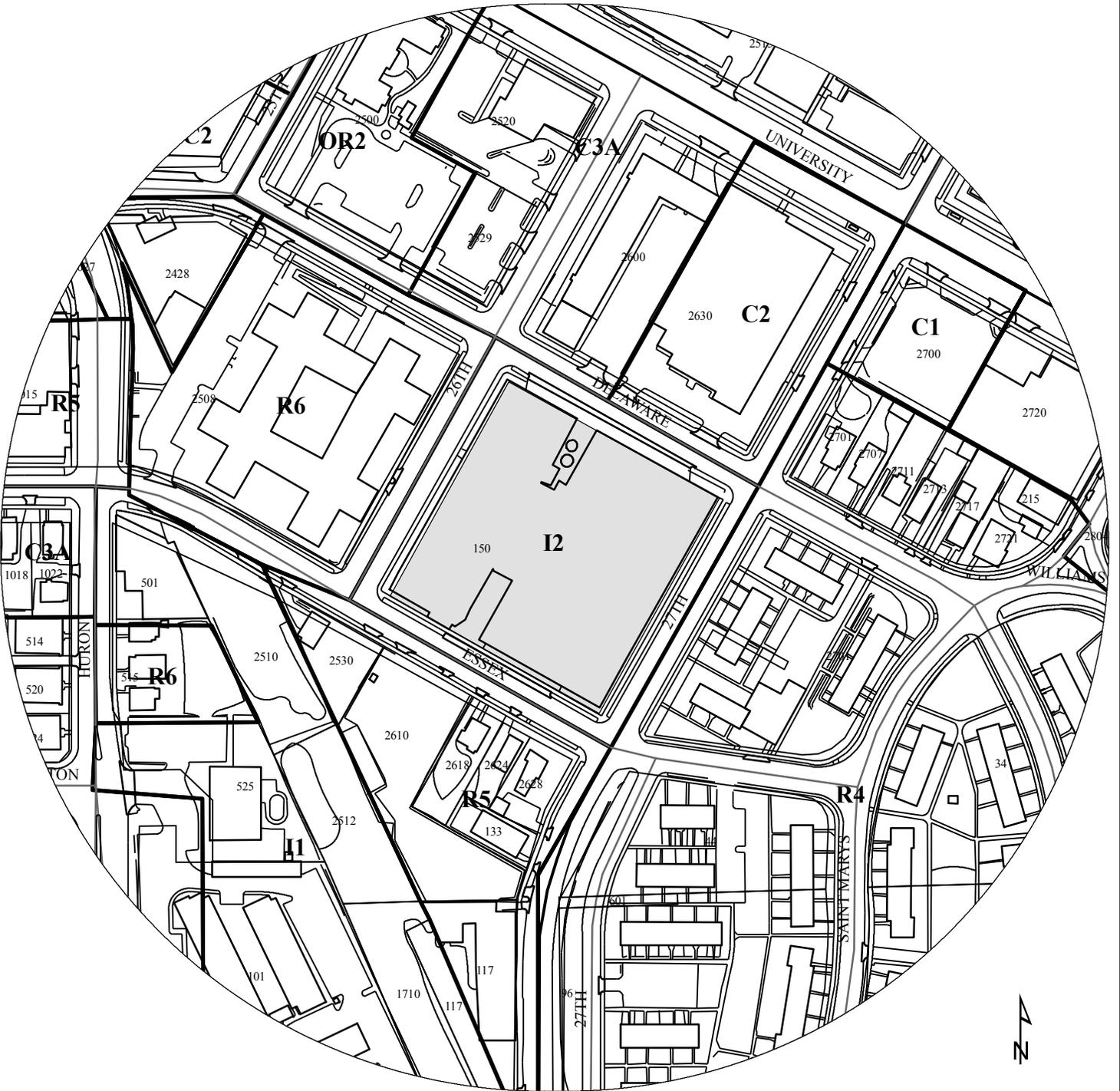
Recommended motion: **Continue** the site plan review for a planned unit development with 315 dwelling units and additions to each building one cycle, to the April 27, 2015, City Planning Commission meeting:

D. Preliminary and Final Plat.

Recommended motion: **Continue** the preliminary and final plat for the planned unit development one cycle, to the April 27, 2015, City Planning Commission meeting.

ATTACHMENTS

- I. Zoning map



PROPERTY ADDRESS
150 27th Avenue SE

FILE NUMBER
BZZ-6999