

Final Action Notice
Minneapolis City Planning Commission Meeting
November 18th, 2002

Effective date of approval following expiration of 10-day appeal period: November 29th, 2002
Effective date of approval for rezoning, which requires City Council action: December 21st, 2002

Hennepin County - Humboldt Greenway PUD Phases 2 and 3

34. **Vicinity of Humboldt Avenue North and 50th Avenue North (5th Ward - BZZ-942, CUP)**

Application by Hennepin County for a conditional use permit for a planned residential development, Phases 2 and 3 of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission adopted the findings and **approved** the amended conditional use permit application for a Planned Unit Development, incorporating Phases 2 and 3 into the Humboldt Greenway PUD, subject to approval of rezoning by the City Council and subject to the following conditions and variances from ordinary zoning and subdivision code provisions:

- 1) No development shall be permitted on Outlots A and B; upon Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; nor Lot 1, Block 4;
- 2) The applicant or developer shall consult with appropriate Public Works staff and obtain any necessary grading, erosion control, and stormwater management permits prior to obtaining building permits;
- 3) The applicant or developer shall obtain all required permits for any private storm sewer connections to the public storm sewer system and memorialize them with Gopher One;
- 4) The applicant or developer shall obtain encroachment permits for retaining walls that fall within the public right-of-way;
- 5) At least twenty percent of the units shall be affordable to households at 80% of the metropolitan median household income, as per agreement with the MCDA.
- 6) Individual homes, or group of attached townhouses and row houses, must meet dimensional requirements of the Zoning Code not specifically varied herein as part of the Planned Unit Development. Each Block of townhomes, or cluster of lots upon which each cluster of row houses sit, shall be considered a single zoning lot for these purposes. Setbacks from public streets shall generally be uniform, as identified in the preliminary site plans attached herein. In such instances where easements prevent the creation of uniform setbacks, setbacks shall be adjusted gradually to maintain continuity, as is shown by example in the attached site plan for Lots 12 through 14 of Block 8 and Lots 12 through 15 of Block 13. Variances to normal zoning standards are as follows:
 - a) The front yard setback shall be not less than five (5) feet for Block 4, Lots 2 through 6 and Block 4, Lots 7 through 10. The lot lines for establishing said yard shall be those which are coincident with the north lot line of Lot 1, Block 4;

- b) The front yard setback shall be not less than ten (10) feet for the clusters of townhomes fronting Girard on Blocks 5, 6, 7, 9, 10 and 11;
- c) The corner side yard setback shall be not less than five (5) feet for Block 8, Lot 4;
- d) The reverse corner side yard setback shall be not less than five (5) feet for the following lots: Block 8, Lot 1; Block 13, Lot 1; Lots 6 of Blocks 14 through 19;
- e) The reverse corner side yard setback shall be not less than ten (10) feet for Lots 1 of Blocks 14 through 19;
- f) The interior side yard setback shall be not less than three (3) feet for Block 4, Lot 2 and Block 12, Lot 1;
- g) Variance to decrease to 20 feet the minimum width within which a minimum 80% of habitable floor area must fall;
- h) Variance to allow air conditioning systems in "active" side yards for all single-family dwellings, including reverse corner lots;
- i) Variance to reduce the interior side yard setback from 5 feet to 0 feet for patios in the "active" side yards of single-family dwellings;
- j) Variance to increase the maximum area of a patio in the "active" side yard from 50 square feet to 196 sq. ft. for single family dwellings;
- k) Variance to increase the maximum projecting distance from a building for a balcony in a required yard from 4 feet to 6 feet for single family dwellings;
- l) Variance to increase the maximum area of an entrance landing/stoop in a required front yard from 16 sq. ft. to 100 square feet for single family dwellings and town homes, with a depth and width no greater than 10' or 12', respectively. The Planning Department shall review and approve all entry landings/stoops that exceed the normal square footage limit for permitted obstructions;
- m) Variance to increase the maximum allowed height for all accessory structures (garages) from 12 feet to 14 feet at the midpoint of the roof measured from natural grade;
- n) Variance to reduce the interior side yard setback required for principal entrances in the side yard from 15 feet to 10 feet (for patio entrances for single family dwellings);
- o) Variance to increase the maximum allowed height of a fence in the required front yard from 3 feet to 4 feet 6 inches for all single family dwellings;

- p) Variance to increase the maximum width of all stairs in a required front yard from 4 feet to 8 feet; and,
 - q) Variance to increase the maximum width of all walkways in a required front yard from 4 feet to 8 feet;
- 7) Landscaping of single-family lots must comply with that described in prior approvals. The applicant shall preserve and protect existing trees whenever possible;
 - 8) The developer shall use a variety of elevations, building materials and architectural treatments such that each townhouse cluster is unique;
 - 9) Prior to obtaining building permits for townhouse clusters, the applicant or developer must submit a landscaping plan that is consistent with the landscaping standards of Chapter 530, Site Plan Review, of the Zoning Code. The applicant shall preserve and protect existing trees whenever possible;
 - 10) The developer shall incorporate additional landscaping in Outlots A and B and in the portions of Lots 13 through 15 of Block 13 that fall to the west of the private sidewalk. The developer shall landscape this area to give this area a unified appearance and massing. The developer shall also establish maintenance responsibilities for the homeowners' association(s) to maintain all of these areas;
 - 11) The homeowners' association(s) shall maintain landscaping of boulevards throughout the Humboldt Greenway PUD;
 - 12) Single-family driveway lengths shall be generally limited to a length of twenty-five (25) feet and a minimum distance between the house and the garage, if detached, of fifteen (15) feet. Townhouse driveway lengths must comply with the site plan included herein;
 - 13) Individual site plans shall indicate walkways connecting each residential unit with the public sidewalk;
 - 14) Any signs or entry monuments for the Project must be submitted and reviewed as an amendment to this PUD;
 - 15) The developer must meet all State Building Code and Energy Code Requirements, and all other applicable codes and ordinances prior to the owner(s) occupying the site. In order to maximize energy efficiency on the Project, the applicant will participate in the appropriate programs offered by the utilities, such as NSP's Energy Assets Program;
 - 16) All site improvements for Phases 2 and 3 shall be completed by December 11th, 2005 or the permit may be revoked for non-compliance;
 - 17) Planning Department review and approval of final site and elevation plans, homeowners' association documents, and landscaping plans before issuance of building permits; and,
 - 18) The developer shall establish legal instruments to maintain the long-term privacy of active side yards by limiting the size, location, and/or transparency of windows on the

facing side of the adjacent home.

35. **Vicinity of Humboldt Avenue North and 50th Avenue North (5th Ward - PL-124)**
Application by Hennepin County for a final plat, Humboldt Greenway Fifth Addition.
(Staff, Mike Larson)

Motion: The City Planning Commission adopted the findings and **approved** the preliminary and final plat applications PL-124 reviewed herein, including variances from normal subdivision standards identified in the staff report related to minimum lot size, platting of reverse frontage lots, maximum number of sides per lot, street frontage requirement, and minimum right-of-way width.

36. **4900 Humboldt Avenue North (5th Ward - BZZ-933, Rezoning)**
Application by Hennepin County for a rezoning from C1 to R4 of Lots 15 and 16, Block 9, Camden Bungalow Addition to Minneapolis as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from C1 to R4 of Lots 15 and 16, Block 9, Camden Bungalow Addition to Minneapolis (4900 Humboldt Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

37. **4901 Humboldt Avenue North (5th Ward - BZZ-934, Rezoning)**
Application by Hennepin County for a rezoning from C1 to R4 of 4901 Humboldt Avenue North as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from C1 to R4 of 4901 Humboldt Avenue North (metes and bounds legal description in staff report) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

38. **5000-5062 (even) Irving Avenue North (5th Ward - BZZ-935, Rezoning)**
Application by Hennepin County for a rezoning from R1A to R4 of Lots 4 through 6 of Block 1, Shingle Creek Addition and Lots 13 through 20, 23, and 24 of Block 6 of Thorpe Bros Maple Leaf Addition to Minneapolis as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from R1A to R4 of Lots 4 through 6 of Block 1, Shingle Creek Addition and Lots 13 through 24 of Block 6 of Thorpe Bros Maple Leaf Addition to Minneapolis (5000-5062 (even) Irving Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

39. **5001, 5003 and 5007 Humboldt Avenue North (5th Ward - BZZ-935, Rezoning)**
Application by Hennepin County for a rezoning from R5 to R4 of Lots 1 through 3 of Block 1, Shingle Creek Addition as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from R5 to R4 of Lots 1 through 3 of Block 1, Shingle Creek Addition (5001, 5003, and 5007 Humboldt Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

40. **5001, 5005 and 5009 Dupont Avenue North and 5002, 5006 and 5010 Emerson Avenue North (5th Ward - BZZ-936, Rezoning)**
Application by Hennepin County for a rezoning from R1A to R4 of Lots 12 through 17 of Block 5, Camden Bungalow Addition to Minneapolis as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from R1A to R4 of Lots 12 through 17 of Block 5, Camden Bungalow Addition to Minneapolis (5001, 5005 and 5009 Dupont Avenue North; and 5002, 5006 and 5010 Emerson Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

41. **4949 and 4953 Dupont Avenue North and 4946 and 4954 Emerson Avenue North (5th Ward - BZZ-937, Rezoning)**
Application by Hennepin County for a rezoning from R1A to R4 of Lots 1 through 3, 26, and 28 of Block 12, Camden Bungalow Addition to Minneapolis as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from R1A to R4 of Lots 1 through 3, 26, and 28 of Block 12, Camden Bungalow Addition to Minneapolis (4949 and 4953 Dupont Avenue North; and 4946 and 4954 Emerson Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

42. **5001, 5007 and 5011 Emerson Avenue North and 5000, 5004 and 5008 Fremont Avenue North (5th Ward - BZZ-938, Rezoning)**

Application by Hennepin County for a rezoning from R1A to R4 of Lots 12 through 17 of Block 6, Camden Bungalow Addition to Minneapolis as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from R1A to R4 of Lots 12 through 17 of Block 6, Camden Bungalow Addition to Minneapolis (5001, 5007 and 5011 Emerson Avenue North; and 5000, 5004 and 5008 Fremont Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

43. **4947, 4951 and 4955 Emerson Avenue North and 4944, 4948 and 4952 Fremont Avenue North (5th Ward - BZZ-939, Rezoning)**

Application by Hennepin County for a rezoning from R1A to R4 of Lots 1, 2, 3, 26, 27, and 28 of Block 11, Camden Bungalow Addition to Minneapolis as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from R1A to R4 of Lots 1, 2, 3, 26, 27, and 28 of Block 11, Camden Bungalow Addition to Minneapolis (4947, 4951 and 4955 Emerson Avenue North; and 4944, 4948 and 4952 Fremont Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

44. **5001, 5005, and 5009 Fremont Avenue North and 5000, 5004 and 5008 Girard Avenue North (5th Ward - BZZ-940, Rezoning)**

Application by Hennepin County for a rezoning from R1A to R4 of Lots 12 through 17 of Block 7, Camden Bungalow Addition to Minneapolis as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from R1A to R4 of Lots 12 through 17 of Block 7, Camden Bungalow Addition to Minneapolis (5001, 5005, and 5009 Fremont Avenue North; and 5000, 5004 and 5008 Girard Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.

45. 4945, 4949 and 4953 Fremont Avenue North and 4944, 4948 and 4952 Girard Avenue North (5th Ward - BZZ-941, Rezoning)

Application by Hennepin County for a rezoning from R1A to R4 of Lots 1, 2, 3, 26, 27 and 28 of Block 10, Camden Bungalow Addition to Minneapolis as part of the development of the Humboldt Greenway. (Staff, Mike Larson)

Motion: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from R1A to R4 of Lots 1, 2, 3, 26, 27 and 28 of Block 10, Camden Bungalow Addition to Minneapolis (4945, 4949 and 4953 Fremont Avenue North; and 4944, 4948 and 4952 Girard Avenue North) to create consistent R4 zoning throughout the project to allow platting for a Planned Unit Development (PUD), as per Chapter 525 of the Zoning Code and Chapter 598, Land Subdivision Regulations.