

LAND USE APPLICATION SUMMARY

Property Location: 327 University Avenue Southeast
Project Name: 327 University Avenue Southeast Apartments
Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156
Applicant: 327 University LLC
Project Contact: John Harriss, Harriss Associates LLC
Request: To add three dwelling units.
Required Applications:

Variance	To reduce the minimum parking requirement from 12 spaces to 8 spaces, where 2 spaces are grandfathered, to allow 3 additional dwelling units.
Variance	To reduce the minimum gross floor area of the 3 proposed dwelling units from 500 square feet to 451 square feet, 478 square feet and 491 square feet.

SITE DATA

Existing Zoning	R5 Multiple-family District UA University Area Overlay District
Lot Area	10,890 square feet
Ward(s)	3
Neighborhood(s)	Marcy-Holmes Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (University Avenue)
Small Area Plan(s)	<u>Marcy-Holmes Neighborhood Master Plan (2014)</u>

Date Application Deemed Complete	October 27, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	December 26, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing 3-level apartment building was permitted for construction in 1959. Nineteen units and 20 bedrooms exist. There is a parking area behind the building and a driveway on the west side of the building. The site is located on the corner of University Avenue and 4th Avenue Southeast.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There is a mix of uses in the immediate area, including low to high residential, commercial and industrial uses. There is a two-family dwelling located directly north of the subject property and an office building located on the property directly west of the subject property.

PROJECT DESCRIPTION. A multiple-family dwelling is a permitted use in the R5 district, provided all applicable zoning code requirements are met. The applicant is proposing to convert existing building storage area on the garden level to three one-bedroom units for a total of 22 dwelling units and 23 bedrooms.

In the UA overlay district, a minimum of 0.5 parking spaces per bedroom is required for dwellings. The added units increase the minimum parking requirement by 2 spaces for a total minimum requirement of 12 spaces. There are 10 spaces in the parking area behind the building. However, only 8 of those spaces are located on the site. Only on-site parking can count towards meeting the minimum parking requirement. Also, the building was constructed before the zoning code required parking. Because only 8 parking spaces exist on the site, 2 of the required parking spaces for the existing 19 units are grandfathered. To comply with the zoning requirements, two additional parking spaces must be provided. The applicant is requesting a variance of this requirement.

The minimum dwelling unit size is 500 square feet. The gross floor area is the sum of the gross horizontal areas measured from the interior faces of the interior walls of the space occupied by the individual use. Each of the three proposed units would be less than 500 square feet in area. A variance of this requirement is requested.

Compliance with applicable building codes and obtaining a building permit is required in addition to needing zoning approval to add the three dwelling units.

PUBLIC COMMENTS. As of writing this report, correspondence from the neighborhood group has not been received. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum parking requirement from 12 spaces to 8 spaces, where 2 spaces are grandfathered, to allow 3 additional dwelling units based on the following findings:

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.*

Practical difficulties exist in complying with the ordinance. There are no on-site locations where two additional parking spaces can be located. The footprint of the existing building occupies most of the site. There is not room on the west side of the building to provide parking and the driveway needed for egress. Although the 2 spaces located in the interior boulevard do not count towards the on-site minimum parking requirement, the Public Works Department has not requested that they be removed.

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 purpose of parking regulations is to provide for the parking needs of uses and structures and to enhance the compatibility between parking areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability. Including the spaces in the interior boulevard, the applicant is proposing 0.43 vehicle parking spaces per bedroom. To off-set parking demand, the applicant is also proposing to install 24 bicycle parking spaces (currently there is no on-site bicycle parking). The site is located across the street from a transit stop served by 7 bus routes. The request to reduce the parking requirement by 2 spaces is reasonable due to the proximity to transit and alternative modes of transportation available in the immediate area. The ratio of parking is similar to leased parking demand for other projects in the area. The site is located within walking and biking distance of the University of Minnesota Campus and other amenities and convenience uses. The parking reduction is not expected to contribute to traffic congestion 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 reduction in the parking requirement would not alter the essential character of the locality or be injurious to the use and enjoyment of other property in the vicinity nor be detrimental to the public health, safety of welfare and would not result in significant congestion in the adjacent streets. The variance request is comparable to other variances recently granted for other projects within the Marcy Holmes neighborhood. Because of the proximity to transit, an adequate supply of bicycle parking, and the proximity to the University of Minnesota and other amenities and convenience uses, granting of the variance would have little impact on congestion of area streets.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum gross floor area of the 3 proposed dwelling units from 500 square feet to 451 square feet, 478 square feet and 491 square feet based on the following findings:

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.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. Existing space on the garden level of the building is proposed to be converted to

habitable space to allow 3 dwelling units. Existing corridor, plumbing and window locations impact the space available for and the design of the proposed units. The subject property is zoned R5, which is established to allow high residential density (50 to 120 dwelling units per acre). The proposed density is 88 dwelling units per acre. The proposed density is appropriate in this location. These circumstances were not created by the applicant and are not based on economic considerations alone.

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 purpose of the minimum unit gross floor area requirement is to distinguish between a rooming unit and a dwelling unit. In the zoning code, a dwelling unit is defined as “one or more rooms designed, occupied or intended for occupancy as a separate living quarter, with a single complete kitchen facility, sleeping area and bathroom provided within the unit for the exclusive use of a single household.” Each unit would include a complete kitchen facility, sleeping area and bathroom. Further, the proposed density is appropriate in this location and a range of housing types is encouraged by the comprehensive plan. The request is reasonable and consistent with the 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 granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. There is a mix of uses in the immediate area, including high density residential. The proposal involves adding 3 dwelling units to an existing multiple family dwelling. The reduction in size would not be discernible from the exterior of the building. Each unit would include a complete kitchen facility, sleeping area and bathroom. If granted, the proposed variance would not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposal complies with current building codes.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by 327 University LLC for the property located at 327 University Avenue Southeast:

A. Variance to reduce the minimum parking requirement.

Recommended motion: **Approve** the variance to reduce the minimum parking requirement from 12 spaces to 8 spaces, where 2 spaces are grandfathered, to allow 3 additional dwelling units, subject to the following conditions:

1. At least 24 bicycle parking spaces shall be provided. Of those, at least 3 shall comply with the standards for long-term bicycle parking as required in section 541.180 of the zoning code.
2. Approval of the final floor plans by the Department of Community Planning and Economic Development.
3. All site improvements shall be completed by November 19, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

B. Variance to reduce the minimum parking requirement.

Recommended motion: **Approve** the variance to reduce the minimum gross floor area of the 3 proposed dwelling units from 500 square feet to 451 square feet, 478 square feet and 491 square feet, subject to the following conditions:

1. Approval of the final floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by November 19, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan
4. Existing floor plans/photos
5. Proposed floor plan



October 2, 2015

Ms. Janelle Widmeier
Senior Planner, City of Minneapolis

**Re: 327 University Avenue Southeast Apartments:
Statement of Proposed Use and Description of Project**

From: John Harriss, Harriss Associates, LLC

CC: Melissa Bean, Executive Director, Marcy-Holmes Neighborhood Assoc.
Jacob Frey, Councilman, Ward 3
Daniel Oberpriller, CPM Development, Inc.

Project Description

The Applicant recently purchased and now proposes to partially remodel an existing 2-story with garden level below apartment building at 327 University Avenue SE in the Marcy-Holmes Neighborhood. The remodel will provide additional housing density near Dinkytown and the University of Minnesota. The existing building is 15,174 SF, with 19 dwelling units and 20 bedrooms. The proposed conversion of 1,518 SF on the garden level from its existing use as building storage to apartments will add 3 bedrooms to existing units for a total of 23 bedrooms in 22 dwelling units. The addition of on-site bicycle storage areas will provide 24 bike stalls, bringing the site into compliance with current bike parking requirements.

Other improvements to be made to the site include the addition of a permanent trash enclosure located approximately where the existing bins sit, new striping in the parking lot to clearly delineate stalls, and a new curb cut installed at the exit from the lot onto University SE.

Requested Variances

- 1) A variance is required to reduce the parking requirement. The parking requirement for a 23-bedroom apartment building in the University Area Overlay District is 0.5 spaces per bedroom or 12 spaces. The parking lot as it is currently striped has 10 spaces, but with the current site configuration, there is no space to add and provide an additional two spaces. A variance to reduce the parking requirement by 2 spaces (0.44 spaces per bedroom) is required.
- 2) A variance is required to reduce the minimum square footage required for a one bedroom unit. The minimum square footage required is 500 net sq ft. The existing one bedroom units in this building range from 478 net sq ft to 510 net sq ft. Due to the stacking nature of the unit layouts and conditions unique to the lower level, the new units will be 451 net sq ft, 478 net sq ft, and 491 net sq ft. A variance to reduce the square footage requirement by 50 sq ft is required.



Architecture

Parking Variance: Required Findings

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.*

Practical difficulties exist in complying with the parking requirement because of the existing configuration of the site. The very tight and limited area available for parking is already at capacity and these conditions were not 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 proposed 10 parking stalls (0.44 stalls per bedroom) is reasonable due to the site's proximity to transit. The site will also provide 24 on-site bike spaces in compliance with current code requirements. The site is a walkable distance from University facilities and commercial services. The amount of parking to be provided is not expected to contribute to on-street parking congestion and will encourage use of alternative modes of transportation and is, therefore, in keeping with the spirit and intent of the ordinance and 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 granting of the variance will not alter the essential character of the area, be injurious to the use or enjoyment of other properties, or be detrimental to the public welfare. The improvements to the site will make the current parking lot safer and more attractive.

One Bedroom Minimum Square Footage Variance: Required Findings

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.*

Practical difficulties exist in complying with the square footage requirement because of the existing location of building elements. The existing exterior walls, corridor wall, boiler room, and laundry fixture locations limit the area available for conversion. Existing



Architecture

unit plumbing locations dictate that new kitchens and bathrooms be located directly below existing unit kitchens and bathrooms. Existing exterior windows locations also restrict available locations for unit demising walls. Existing exterior walls are of masonry construction therefore interior furring for insulation and drywall will be required, further encroaching on calculations of net square footage. These conditions were not 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 three proposed one-bedroom units (451 SF, 478 SF and 491 SF) are reasonable due to their configurations being in keeping with the existing one bedroom layouts, which range from 478 – 510 SF. The additional units will also be in keeping with the spirit and intent of the ordinance and comprehensive plan. The proposed unit size is close to the minimum of 500 SF required for dwelling units except efficiency and accessory units, and greater than the 350 SF allowed for efficiency units. The proposed units will provide adequate space for livability and will meet all building code requirements. The addition of density (to 88 du/acre) by conversion of space within an existing building in this area is consistent with comprehensive plan guidance for the site. The site is located on the University Avenue Community Corridor and is in close proximity to the 4th Street Community Corridor, the Central Avenue and Hennepin Avenue Commercial Corridors and the East Hennepin Activity Center, and their associated transit service. These land use features support the proposed medium-density increase in units.

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.*

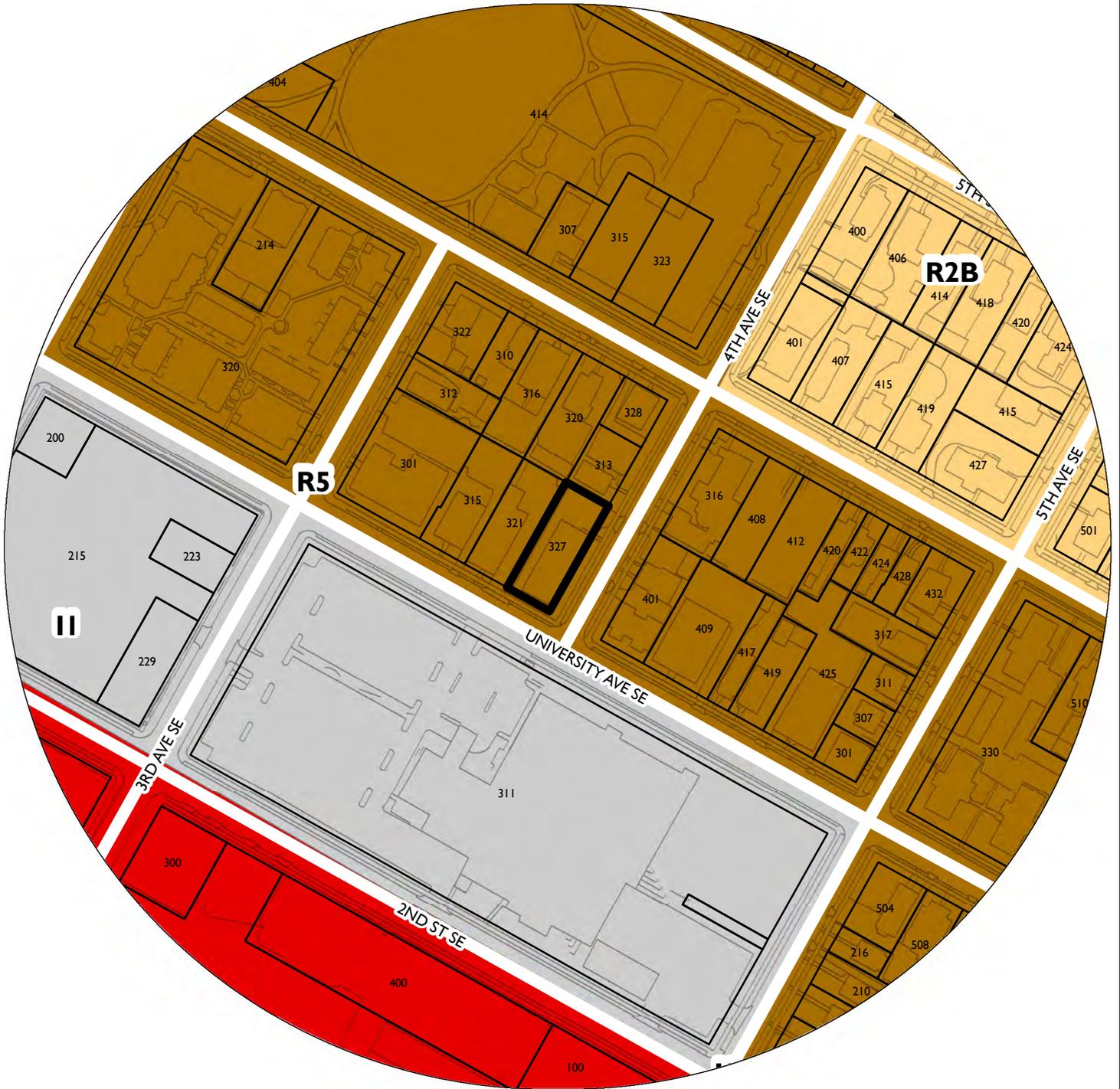
The granting of the variance will not alter the essential character of the area, be injurious to the use or enjoyment of other properties, or be detrimental to the public welfare. The new one-bedroom units are similar in size to the existing units and add density to the building without any major exterior or structural changes.

327 University LLC

3rd

NAME OF APPLICANT

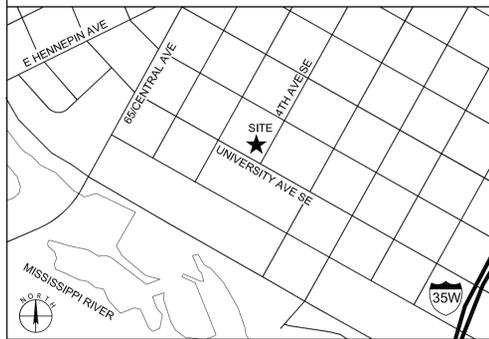
WARD



PROPERTY ADDRESS
327 University Ave SE

FILE NUMBER
BZZ-7449

SITE LOCATION



327 UNIVERSITY AVE APARTMENTS CONSTRUCTION DOCUMENTS

327 UNIVERSITY AVENUE SE MINNEAPOLIS, MINNESOTA 55414

SHEET INDEX

SHEET #	TITLE	C.D.	PACKAGE
A1-0	TITLE SHEET, SITE PLAN, SITE DETAILS		8/12/2014
A2-0	EXISTING BUILDING PLANS		
A2-1	DEMOLITION PLAN, UNIT FLOOR PLANS		
A2-2	REFLECTED CEILING PLAN, INTERIOR FINISHES PLAN		
A2-3	SECTION, INTERIOR ELEVATIONS, WALL TYPES, SCHEDULES, INTERIOR SPECIFICATIONS		



Harris Associates, LLC
515 Washington Ave, N. Suite 200C
Minneapolis, MN 55401

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: 8/19/2015

REGISTRATION NO.: 22603

JOHN H. HARRISS, AIA

DESIGN TEAM

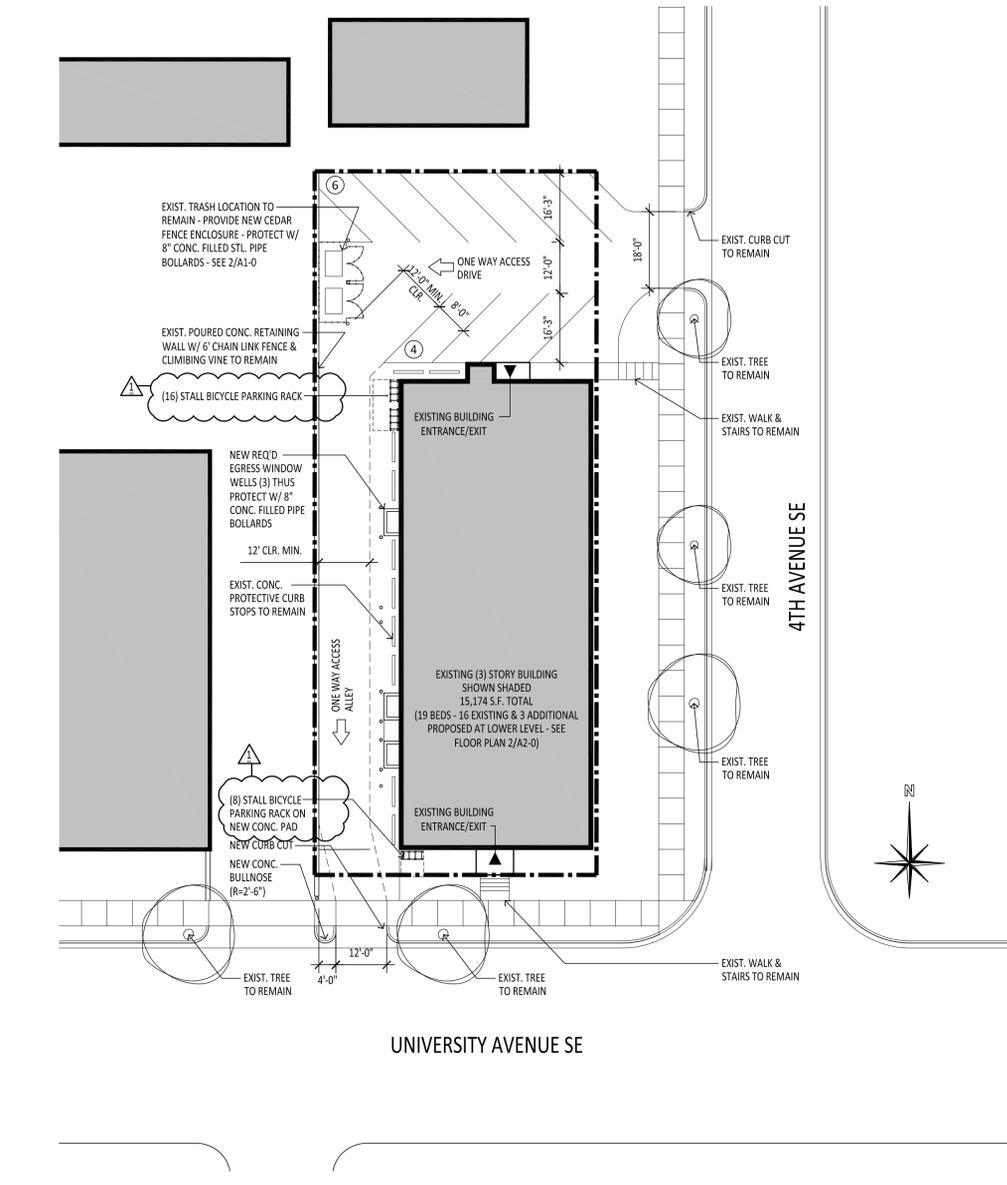
OWNER CPM 2919 KNOX AVENUE SOUTH, #200 MINNEAPOLIS, MN 55408 P. (612) 843-2490 F. (612) 823-7059 DANIEL OBERPRILLER	PROJECT ARCHITECT HARRISS ASSOCIATES LLC 515 WASHINGTON AVE NORTH SUITE 200C MINNEAPOLIS, MN 55418 P. (612) 339-2190 F. (612) 339-4783 GEORGE JOHNSON
CONTRACTOR REUTER WALTON 2919 KNOX AVENUE SOUTH, #200 MINNEAPOLIS, MN 55408 P. (612) 876-4385 F. (612) 825-1283 MIKE DENN	

SITE DATA

SITE AREA 10,089 S.F.	TOTAL BUILDING 15,174 GSF
AREA OF RENOVATION: 1,807 S.F.	
EXISTING BEDS: 20 (19 UNITS) NEW BEDS: 3 (3 UNITS) TOTAL BEDS: 23 (22 UNITS)	
PARKING REQUIRED (.5 PER BED): 11 STALLS 10% REDUCTION PER TRANSIT INCENTIVE: 10 STALLS PARKING PROVIDED: 10 STALLS (EXISTING)	

CODE REVIEW

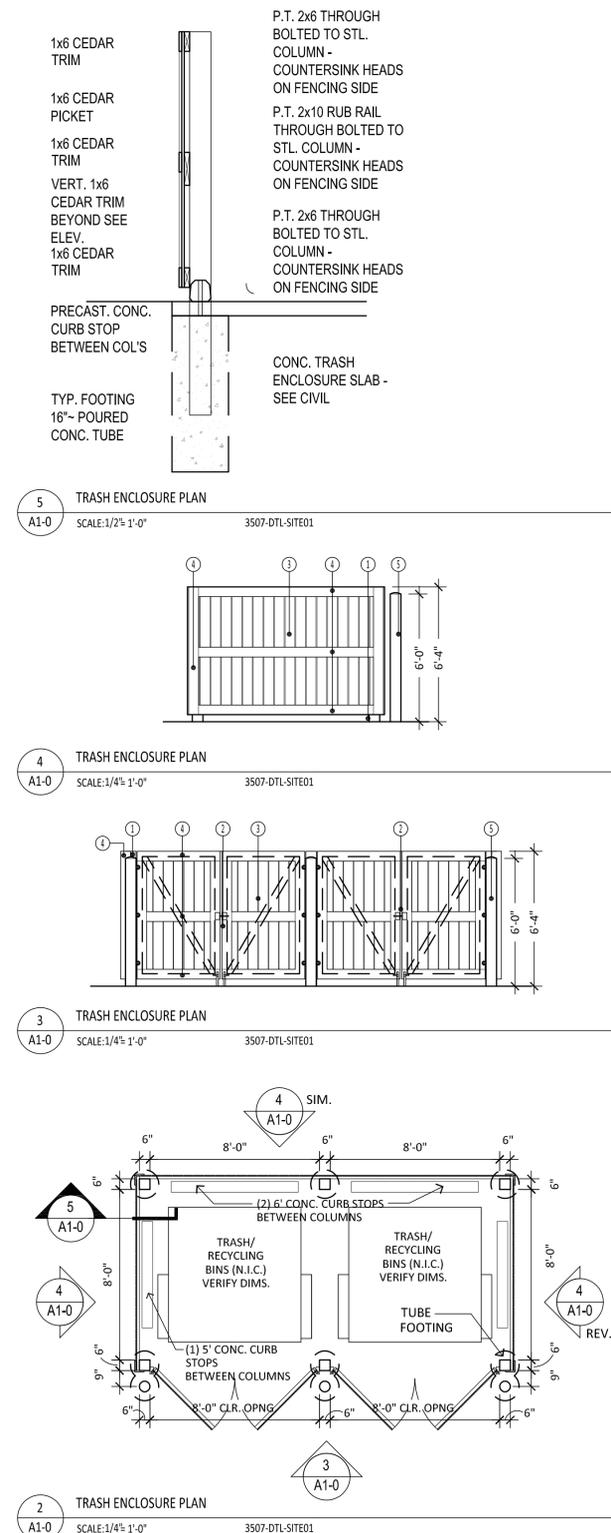
- A. GENERAL INFORMATION:**
PROJECT NAME: 327 UNIVERSITY AVE APARTMENTS
LOCATION: MINNEAPOLIS, MN 55414
- B. APPLICABLE CODES:**
- INTERNATIONAL BUILDING CODE - 2012
 - CITY OF MINNEAPOLIS ZONING - CURRENT EDITION
 - MINNESOTA STATE BUILDING CODE - 2015 EDITION
 - MINNESOTA PLUMBING CODE - 2012 EDITION
 - NATIONAL ELECTRICAL CODE - 2011 EDITION
 - MINNESOTA COMMERCIAL ENERGY CODE - 2015 EDITION
 - INTERNATIONAL FIRE CODE - 2012 EDITION
 - MINNESOTA FIRE CODE - CURRENT AMENDMENTS
 - INTERNATIONAL MECHANICAL CODE - 2012 EDITION
 - MINNESOTA MECHANICAL CODE - 2015 EDITION
 - MINNESOTA ACCESSIBILITY CODE - 2015 EDITION
 - MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS - 2015 EDITION
- C. CLASSIFICATION OF WORK:**
- ALTERATION - LEVEL 2
- D. OCCUPANCY CLASSIFICATION:**
- R-2 OCCUPANCY
- E. DWELLING UNIT SEPARATION (MBC SECTION 420.2):**
- UNIT DEMISING WALLS = (1) HOUR
- F. FIRE PROTECTION (MCEB SECTION 804.2.2):**
- AUTOMATIC SPRINKLER PROTECTION NOT REQUIRED
 - AUTOMATIC SMOKE DETECTION SYSTEM PER IBC 907
- G. INTERIOR FINISH CLASSES:**
- R-2 OCCUPANCY
a. ROOMS & ENCLOSED SPACES - CLASS C
- H. EGRESS:**
- ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS.



1 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0" 3507-PLN-SITE

TRASH ENCLOSURE ELEVATION KEY NOTES

- 6" CONC. FILLED SQUARE STEEL TUBE BOLLARD w/ HEAVY DUTY MOUNTED GATE HINGE SYSTEM
- STEEL FRAMED GATE (DESIGN BY SUPPLIER) - PROVIDE HEAVY DUTY GALV. HASP & FLUSH BOLTS
- 1x6 CEDAR PICKETS - PROVIDE CLR. POLYURETHANE SEALANT
- 1x6 CEDAR TRIM - PROVIDE CLR. POLYURETHANE SEALANT
- 6" PIPE BOLLARD, CONC. FILLED, PLACED IN 16" DIA. TUBE FOOTING, PAINT SAFETY YELLOW



2 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0" 3507-DTL-SITE01

ABBREVIATIONS

AFF	Above Finish Floor	mil	mil (Unit of Thickness)
AP	Access Panel	Met.	Metal
Alum.	Aluminum	Mfg.	Manufacturer
Atten.	Attention	Mfg'd	Manufactured
@	at	Min	Minimum
Bd	Board	MO	Masonry Opening
Brd	Board	NIC	Not In Contract
Bm	Beam	N.T.S.	Not To Scale
Blk	Block	O.C.	On Center
Bk'g	Blocking	O.D.	Outside Diameter
Cl	Building	OSB	Oriented Strand Board
CL	Cast Iron	Opt'g	Optional
CO	Centerline	PI	Precast Opening
CleanOut	CleanOut	PL Lam.	Plastic Laminate
CT	Ceramic Tile	PL	Plate
Col	Column	PSL	Parallel Strand Lumber
Conc	Concrete	Ply	Plywood
Const	Construction	Ply'd	Plywood
Cont	Continuous	Ply	Plywood
D	Disposal	Poly	Polyethylene
Det	Detail	Prefin	Prefinish(ed)
Dr	Door	PSF	Pounds per Square Foot
Downspout	Downspout	P.T.	Pressure Treated
Dim	Dimension	REF	Refrigerator
DW	Dishwasher	Reinf	Reinforce(d)
Elev	Elevation	Req	Required
EM	Electric Meter	RNG	Range
EP	Electric Panel	R & S	Roof(s) & Shell(s)
EPS	Expanded PolyStyrene Foam	S	Sink
Elect	Electric(al)	Shtg	Sheathing
Exist	Existing	Sim	Similar
Exh	Exhaust	Sht	Sheet
FCGDW	Fine Gypsum DryWall	Specs	Specifications
FD	Floor Drain	sqft	Square Foot
Fg	Footing	SPF	Spruce, Pine and/or Fir
Fin.	Finish(ed)	Struct	Structural
GM	Gypsum DryWall	T & G	Tongue & Groove
GW	Gas Meter	T o B	Top of Block
Ga	Gauge	T o P	Top of Plate
gyp.	gypsum	Typ	Typical
Hdr	Header	UNO	Unless Noted Otherwise
Hdw	Hardware	Vert.	Vertical
Hwdw	Hardwood	VB	Vapor Barrier
Hor.	Horizontal	W/C	WaterCloset
ID	Inside Diameter	Wid/WDO	Window
Insul	Insulation	WM	WaterMeter
LVL	Laminated Veneer Lumber	w/	with
M.E.D.	Match Existing Dimensions	Wld	Wood
M.E.E.	Match Existing Elevations	W.W.F.	Woven Wire Fabric

SYMBOLS

STRUCTURAL GRID	WINDOW TYPE
REVISIONS	EXTERIOR ELEVATION
BUILDING SECTION	INTERIOR ELEVATION
DETAIL REFERENCE	WALL TYPE



327 UNIVERSITY AVENUE APARTMENTS

CONSTRUCTION DOCUMENTS

TITLE SHEET SITE PLAN

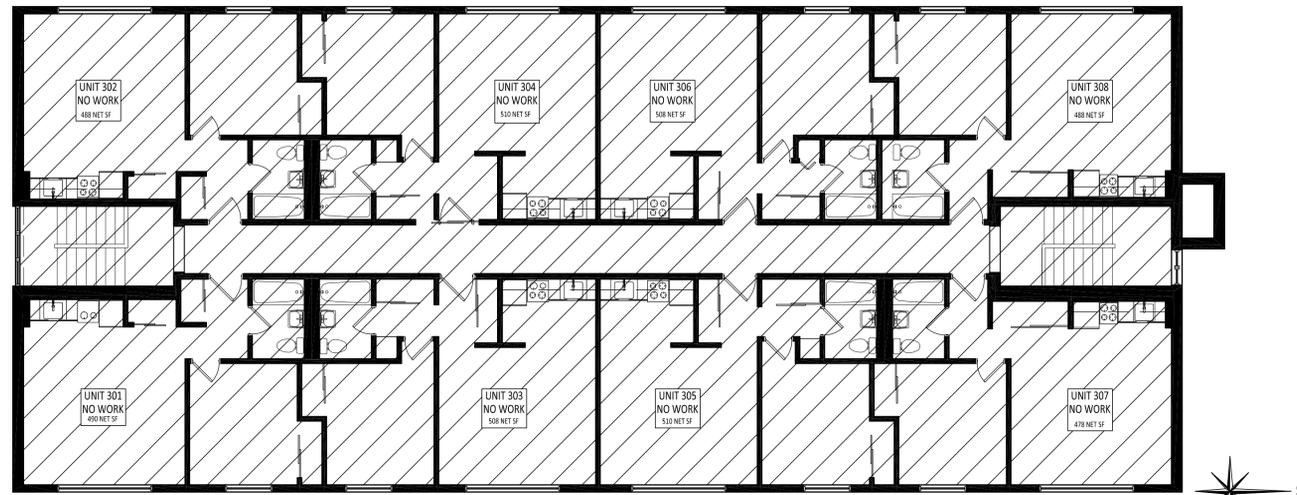
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REVISIONS

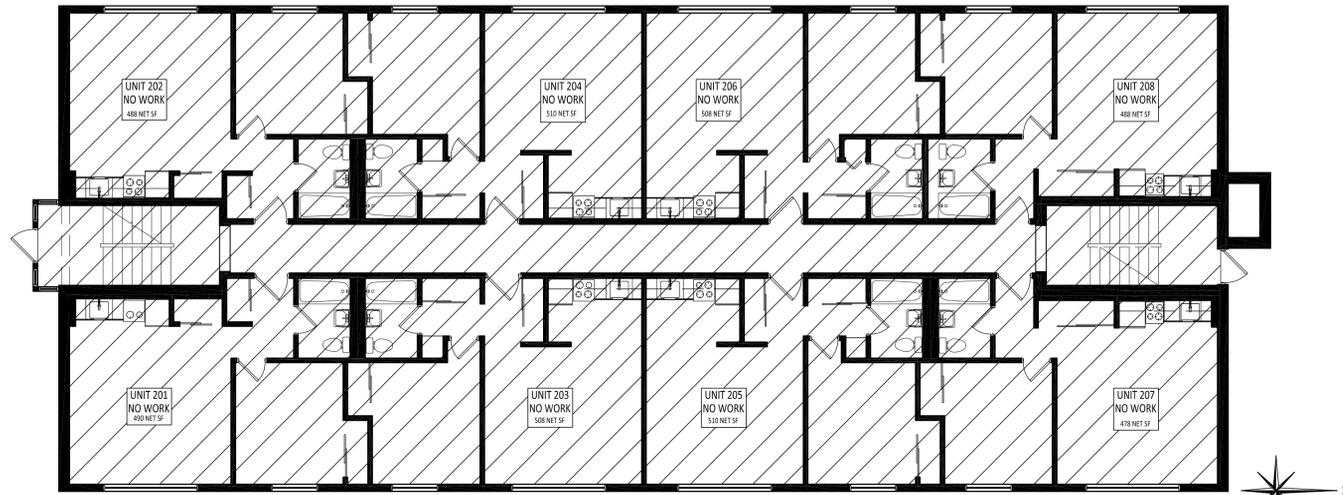
#	DATE	INFORMATION
Δ	09/14/2014	ADDENDUM-01

A1-0

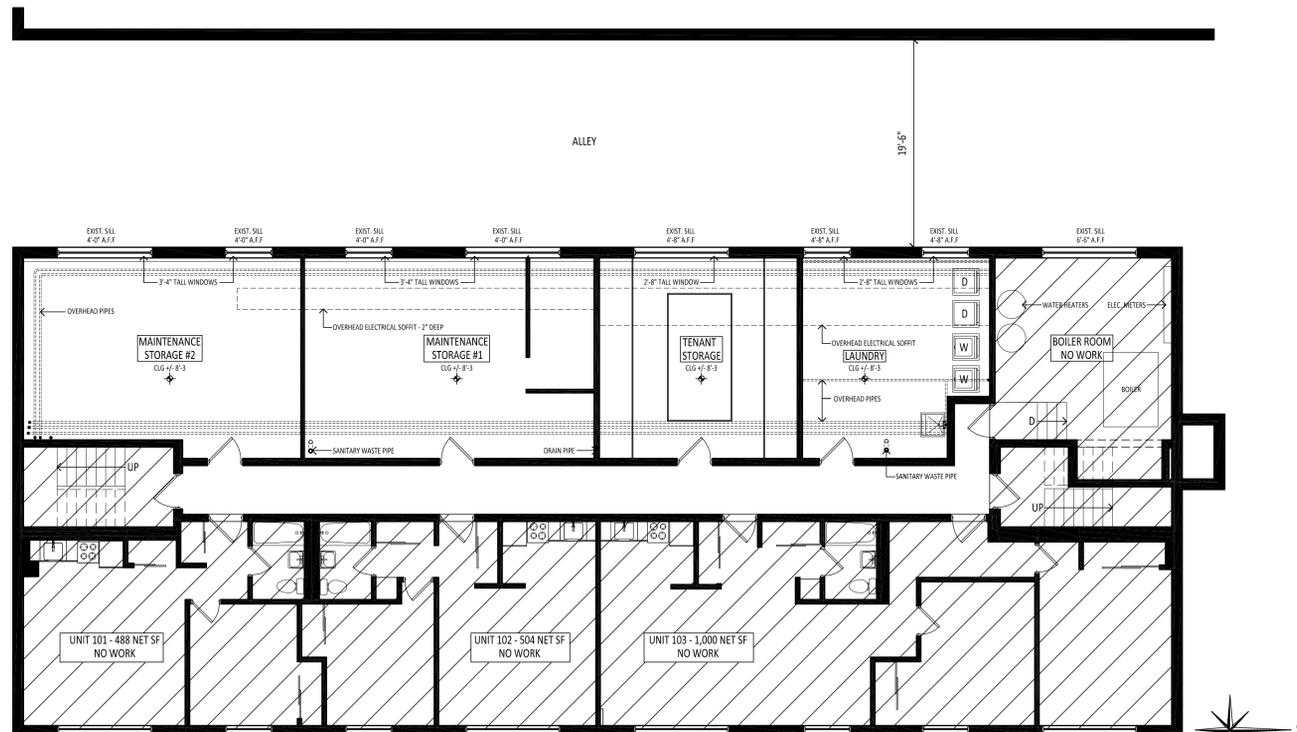
PROJECT NUMBER - 3507



4 EXISTING THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" 3507-PLN-FLOOR

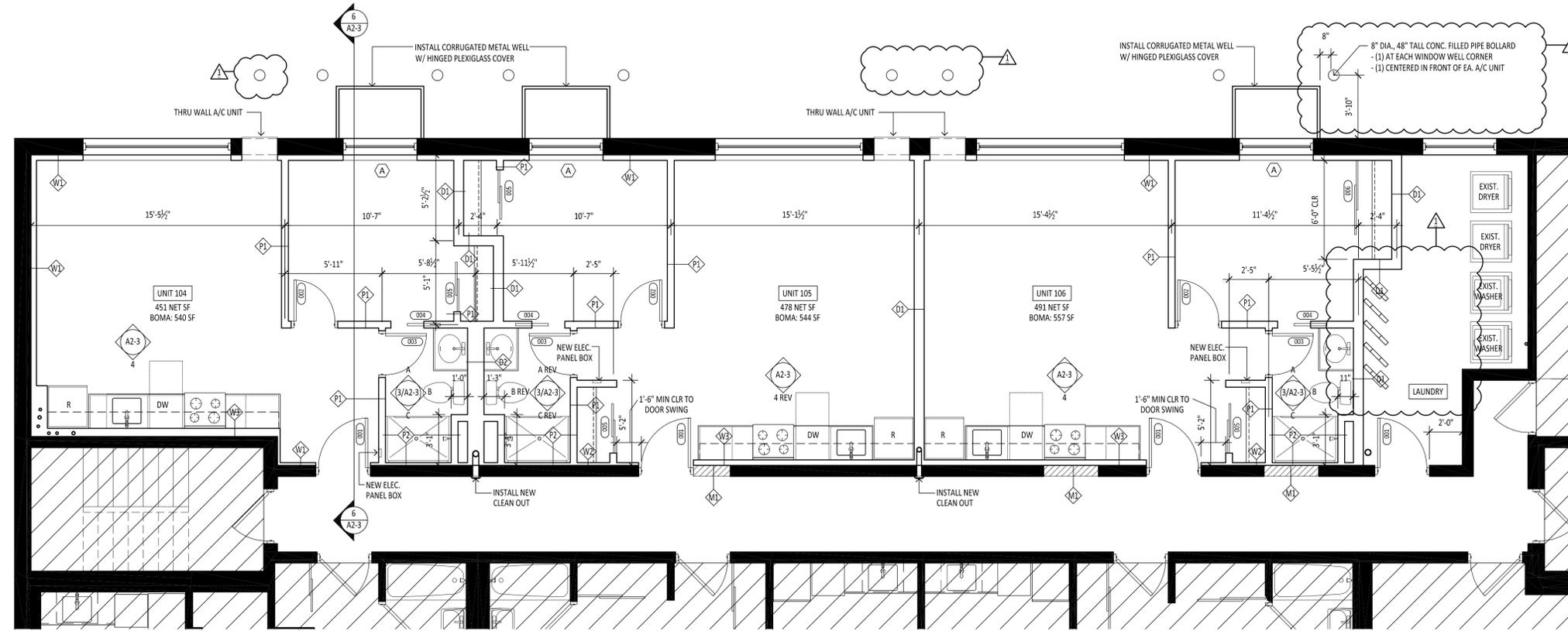


3 EXISTING SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" 3507-PLN-FLOOR

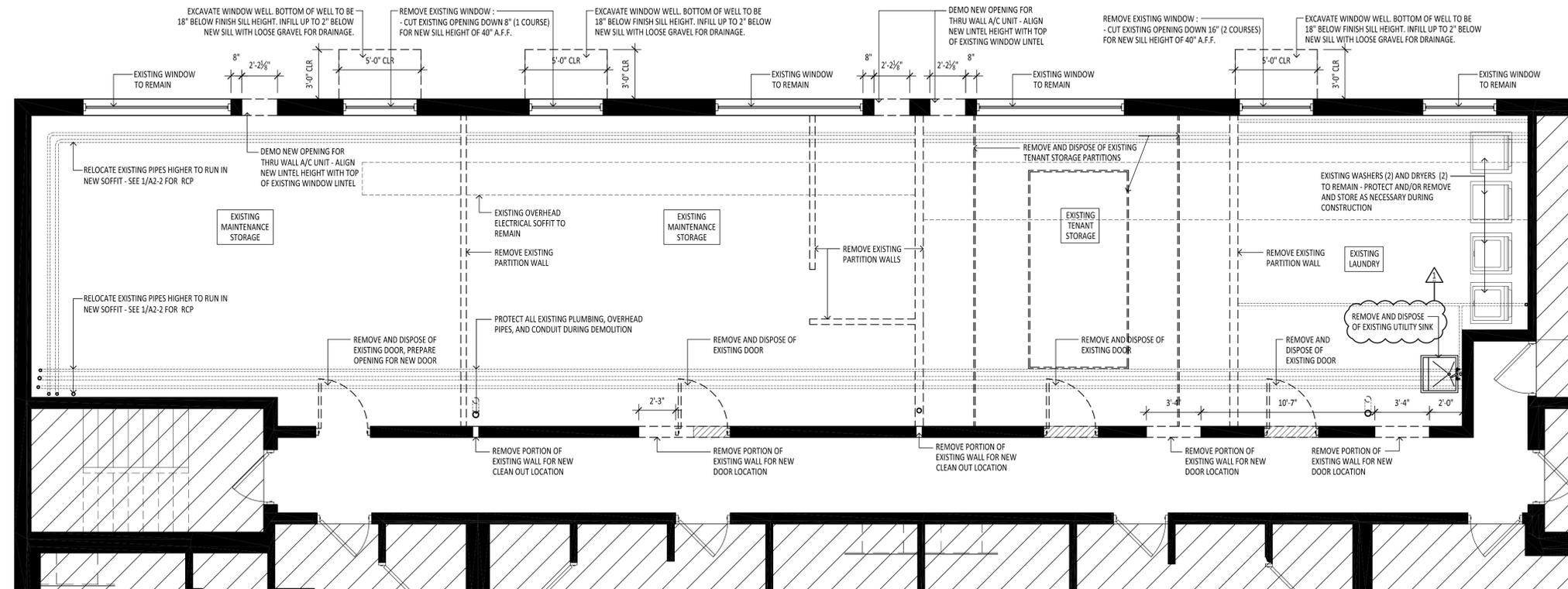


2 EXISTING FIRST LEVEL FLOOR PLAN W/RENOVATION AREA EXISTING CONDITIONS
SCALE: 1/8" = 1'-0" 3507-PLN-FLOOR

1 EXISTING CONDITIONS PHOTOS
SCALE: 1/8" = 1'-0" 3507-PLN-FLOOR



1 UNIT PLANS
A2-1 SCALE: 1/4" = 1'-0" 3507-PLN-F100



1 DEMOLITION PLAN
A2-1 SCALE: 1/4" = 1'-0" 3507-PLN-F100



#	DATE	INFORMATION
1	09/14/2014	ADDENDUM-01