

**Department of Community Planning and Economic Development—Planning Division
Site Plan Review
BZZ-2573**

Hearing Date: 9/19/05

Applicant: Union Land III; Frank Dunbar, 5000 Glenwood Ave. Golden Valley, MN 55422-5146, voice: 763-377-7090, fax: 377-7089, email: frank@dundev.com

Address of Property: 1108 & 1112 2nd St. NE, 1109 & 1113 Main St. NE, 101 & 117 Broadway St. NE (Master Structure Address is 1101 Main St. NE)

Project Name: Crescent Trace

Contact Person and Phone: Same as applicant and Bekah Padilla, Miller Hanson Partners, 1201 Hawthorne Ave. Minneapolis, MN 55403, 612-332-5420, fax: 612-333-5425, bpadilla@millerhanson.com

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Date Application Deemed Complete: 8/24/05

End of 60-Day Decision Period: 10/23/05

Ward: 3 **Neighborhood Organization:** Sheridan Neighborhood Organization

Existing Zoning: C2, Neighborhood Corridor Commercial District

Zoning Plate Number: 9

Proposed Use: Application by Union Land III to construct a mixed-use building at 1108 & 1112 Main St. NE, 1109 & 1113 2nd St. NE, 101 & 117 Broadway St. NE with 56 condominium units (3 of which are town homes), two commercial uses, and a restaurant. Current application is to amend the site plan review permit that was approved 12/13/04 to permit the expansion of the three commercial spaces from 6,784 to 9,687 sq. ft. and modifications to the site plan.

Prior Approvals: BZZ-2076

- City Council action approved 1/14/05: Rezoning from R3 and C2 to C2
- Planning Commission actions approved 12/13/04:
 - Conditional Use Permit for the multi-family residential use
 - Conditional Use Permit to increase height
 - Yard Variance

Attention: If you want help translating this information, call - **Hmong** - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

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- Site Plan Review
- Preliminary Plat (PL-165)

Concurrent Review: Site plan review (amendment to the prior approval BZZ-2076)

Applicable zoning code provisions: Site plan review, Chapter 530

Background:

Union Land III obtained City approvals to construct a mixed-use building at 1108 & 1112 Main St. NE, 1109 & 1113 2nd St. NE, 101 & 117 Broadway St. NE with 56 condominium units (3 of which are town homes), two commercial uses, and a restaurant. The following chart compares the proposed changes from the plan that the City approved:

	Approved	Proposed	Change	% Change
Commercial Spaces 1 & 2	3,480	4,915	1,435	41%
Residential and other space	85,227	85,227		
Total floor area	88,707	90,144	1,433	2%
Required commercial parking	4	4		
Restaurant	3,300	4,768	1,468	44%
Total commercial	6,784	9,687	2,903	43%
Restaurant seating	2,077	2,077		
Required restaurant parking	29	29		
Total non-residential parking requirement	33	33		
Non-residential parking supply	37	37		
Landscaping	8,906	8,759	(147)	
Landscaping percentage	33.0%	32.5%		0.5%

The current application is to amend the site plan review permit that was approved 12/13/04 to permit the expansion of the three commercial spaces from 6,784 to 9,687 sq. ft. (a 43% increase), and minor modifications to the site plan. The commercial expansion will occur in an area on the first floor that was to include a drive through access to the interior of the site. This infill expansion will not affect the building footprint, setbacks, height, restaurant seating area, or the parking requirement or supply. It eliminates the proposed curb cut on Broadway, which was the requirement from the Public Works Department. The amount of landscaping decreased marginally, however, the project will still exceed the 20% minimum required.

The Sheridan Neighborhood Organization voted to support the project when it came through for review last year (Attachment 5). No additional comment has been received from the group.

SITE PLAN REVIEW

Findings as Required By the Minneapolis Zoning for Site Plan Review

Required Findings for Site Plan Review

Section A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)

Section B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10)

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percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

- a. Windows shall be vertical in proportion.
- b. Windows shall be distributed in a more or less even manner.
- c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
- d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
- e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
- f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- The form and pitch of roof lines shall be similar to surrounding buildings.
- Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

Conformance:

- The proposed revision to the approved project includes the expansion of the three commercial spaces from 6,784 to 9,687 sq. ft. and minor modifications to the site plan. The commercial expansion will occur in an area on the first floor that was to include a drive through access to the interior of the site. This infill expansion will not affect the building footprint, setbacks, height, restaurant seating area, or the parking requirement or supply. It eliminates the proposed curb cut on Broadway, which was the requirement from the Public Works Department.
- The project was reviewed and approved before the changes to the site plan review chapter of the Zoning Code. The following is a new review based on the revised Code:
- Consistent with the Code, the building is built up the two corners of Broadway at Main and at 2nd St. with below-grade parking beneath the units and visitor parking located to the rear of the building.
- The project includes landscaping between the building and the streets.
- The building has entrances on both Broadway and Main St. consistent with the Code.
- The windows will be of clear glass and have a vertical orientation.
- The percentage of glass is as follows:
 - South side (primary façade on Broadway; drawing A500-3):
 - First floor: (20% glass required by the Code within 2 and 10 feet of wall): 43.5% provided.
 - Second floor on west end of building (10% required by Code): 34%
 - Second floor over east end of building (10% required by Code): 36%
 - Third and fourth floors (10% required by Code): 34%

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- Fifth floor on west side of building (10% required by the Code): 34% provided
- West side (Main St.; drawings A500-1&2):
 - First floor: (20% glass required by the Code within 2 and 10 feet of wall): 30% provided.
 - Second through the fourth floors (10% required by Code): 35% provided.
- Northwest side (no minimum percentage required by the Code; drawing A501-4):
 - First floor (garage level): No glass provided.
 - Second through the fourth floors: 11% provided.
- North side (faces parking lot on interior of site; 20% required by the Code; drawing A501-2):
 - First floor: The applicant has committed to conforming with the Code by adding additional windows to meet the 20% requirement.
 - Second through the fifth floors (10% required by Code): 34% provided.
- East side (faces parking lot on interior of site; 20% required by the Code; drawing A501-3):
 - First floor: The applicant has committed to conforming with the Code by adding additional windows to meet the 20% requirement.
 - Second through the fifth floors (10% required by Code): 34% provided.
- East side (faces 2nd St. NE; 20% glass required by the Code; drawing A501-1):
 - First floor: 35% provided.
 - Second through the fourth floors: 34% provided.
- All facades include common elements of architectural interest (porches, railings, jut-outs, etc.) and building materials (brick and paneling). There are no walls that are devoid of windows, entries, recesses or projections, or other architectural elements for more than 25 ft.
- The roof will have a flat pitch which is the same as most of the multi-family residential buildings in the area.

ACCESS AND CIRCULATION:

- Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.
- Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.
- Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.
- Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.
- Site plans shall minimize the use of impervious surfaces.

Conformance:

- All entrances are connected to the sidewalks.
- All vehicular access is via a curb cut on Broadway and one on 2nd St.
- There are on-site areas for snow storage.
- All areas not covered by the building, parking, and walkways are landscaped in order to minimize impervious surfaces.

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LANDSCAPING AND SCREENING:

- The composition and location of landscaped areas shall complement the scale of the development and its surroundings.
- Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.
- The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
- In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.
- All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.
- Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.
- The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.

Conformance:

- The site (49,074 sq. ft.) less the footprint of the building (22,108 sq. ft.) equals a net site of 26,966 sq. ft. The Zoning Code requires a minimum of 5,393 sq. ft. of landscaping, 11 canopy trees, and 54 shrubs. The project includes 8,759 sq. ft. of landscaping, which equals 32.5% of the net site, and a variety of trees and shrubs that far exceed the minimums required. The Planning Department already approved the final landscape plan for the project and the proposed modifications do not substantively change this plan. Those yards are as follows:

	<u>Required Yard</u>	<u>Proposed Yard</u>
○ Front (Broadway):	Zero	3'-11"
○ Front (Main St.):	5'-3"	5'-3"
○ Front (2 nd St.):	6' for northernmost 40'	6' for northernmost 40'
○ Rear (north side):	13'	5' (obtained yard variance to 5')

- The site includes a rain garden that will capture and treat most of the on-site stormwater.

ADDITIONAL STANDARDS:

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- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.
- Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels
 - Territorial reinforcement and space delineation
 - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

Conformance:

- All parking areas are bounded by continuous curbing.
- The applicant will comply with the lighting requirements in the Zoning Code. No fixtures will create off-site glare.
- Although the site plan doesn't show it, there will be a 6-ft. wooden fence along the north property line between the parking stalls and the residences to the north. The fence will completely screen the parking and prevent glare from leaving the site. The 4-5-story height of the structure will not cause a significant blocking of important views or pedestrian-level winds, nor will the height create excessive shadowing.
- The Police Department reviewed the site plan.
- There are no historic district issues.
- The site design and landscape plan allows views from the public sidewalks into the site. The landscape plan includes trees which will allow visibility in the important 2-to-5-foot range. Lighting will include full cut-off fixtures that will minimize glare while providing an overall acceptable level of lighting.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

Zoning Code: The proposed use is conditional in the C2 District.

Off-Street Parking and Loading: There will be 59 stalls for the 59 residential units and 37 stalls for the three commercial uses, 4 stalls in excess of the Code minimum. Chapter 541

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requires not less than one parking space per dwelling unit in the C2 District. Loading will be accomplished via the elevator that accesses all levels of the building.

Maximum Floor Area: The maximum floor area ratio (FAR) in the C2 District is 1.7. Considering the enclosed parking bonus of 20% and the additional 20% bonus for a mixed use building per 548.130 (a) and (b), the maximum FAR for this project is 2.38. The lot in question is 49,074 sq. ft. and the project has a gross floor area of 90,144 sq. ft., which equals an FAR of 1.84.

Building Height: Building height in the C2 District is limited to 2 ½ stories or 35 ft., whichever is less. The City approved a conditional use permit to increase the height to the proposed 4-5 stories.

Minimum Lot Area: The minimum lot area in the C2 District is 900 sq. ft. per unit. Considering the enclosed parking bonus of 20% and the additional 20% bonus for a mixed use building per 548.130 (a) and (b), the 49,074 sq. ft. lot can accommodate 76 units; 59 are proposed.

Yard Requirements: The City approved a variance to accommodate the yard on the northwest corner of the site (Main St. NE) which could not meet the established setback there. The project meets the other yard requirements and the proposed change to the approved site plan will have no effect on the already-approved yards.

Specific Development Standards: N/A

Hours of Operation: Hours businesses can be open to the public in the C2 District are 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. through 11:00 p.m. Friday and Saturday.

The applicant will comply.

Signs: The proposed change to the approved site plan will have no effect on the already-approved signs.

Refuse storage: The proposed change to the approved site plan will have no effect on the already-approved refuse storage.

Minneapolis Plan: The prior report for the project included an extensive analysis of the project's consistency as regards all applicable policies of the *Minneapolis Plan* and City Goals (available upon request). The proposed expansion of the commercial areas will not change that analysis.

Alternative Compliance: The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site**

amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.

- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Conformance: The approved project was in conformance with the Zoning Code and the proposed modifications to the project do not affect this conformance in any substantive way.

RECOMMENDATIONS

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the site plan review application for the 31st St. Condominiums at 3810 and 3814 West 31st St.:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission **approve** the site plan review application for the proposed Crescent Trace project to be located at 1108 & 1112 2nd St. NE, 1109 & 1113 Main St. NE, 101 & 117 Broadway St. NE (Master Structure Address is 1101 Main St. NE) subject to the following conditions:

1. CPED Planning staff review and approval of the final site, landscaping plans, and building elevations.
2. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed 25 feet in length as required by section 530.120 (a) of the zoning code. This shall include garage level walls that extend six feet or more above grade.
3. All site improvements shall be completed by September 20, 2006, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

ATTACHMENTS

- 1) Zoning map
- 2) Aerial photo
- 3) Description of proposed changes:
 - a. Site/landscape plan (approved 12/13/04)
 - b. Elevations (approved 12/13/04)

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- c. Proposed site plan (with highlighted changes from approved site plan)
 - d. Proposed elevations (with highlighted changes from approved elevations)
- 4) Site plan, landscape plan, floor plans, elevations
 - 5) Letter from the neighborhood group.