

Community Planning and Economic Development Department – Planning Division
Variances, Site Plan Review and Preliminary RLS
BZZ-2633

Date: December 20, 2005

Applicant: Jeff McDonell with Barbour/LaDouceur Design Group

Address of Property: 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall, 1013 Nicollet Mall and 1000 Marquette Avenue

Project Name: The Nicollet

Contact Person and Phone: Jeff McDonell, (612) 339-5093

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Date Application Deemed Complete: September 26, 2005

End of 60-Day Decision Period: November 25, 2005

End of 120-Day Decision Period: on December 8, 2005, the applicant submitted a fax to the City of Minneapolis extending the review period to August 1, 2006

Ward: 7 Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Existing Zoning: B4-1 and the Nicollet Mall (NM) and Downtown Parking (DP) Overlay Districts

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 19

Legal Description: Not applicable for this application

Proposed Use: 356-unit residential development with some retail and office space

Concurrent Review:

Floor area ratio premiums

Transfer of development rights

Variance: to reduce the south interior side yard setback from the required 127 (was noticed for 129) feet to a distance measuring between 0 feet and 83 feet for the building, balconies and the roof terrace

Variance: to reduce the east interior side yard setback from the required 127 (was noticed for 129) feet to a distance measuring between 0 feet and 16 feet for the building, balconies, the architectural arc and the roof terrace

Site plan review

Preliminary Registered Land Survey

Applicable zoning code provisions: Chapter 549, Article II, Floor Area Ratio Premiums; Chapter 525, Article IX, Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations” and Chapter 530, Site Plan Review.

Background: The applicant has requested that this application be continued to an unspecified City Planning Commission hearing in the future. Because it is not known which Planning Commission hearing this project will be reviewed at the applicant will be required to submit new mailing labels so a new notice can be mailed out to all property owners within 350 feet of the site notifying them of the new hearing date. The applicant has extended the review time until August 1, 2006. Given this the last possible City Planning Commission hearing this application could be heard at is the June 12, 2006, hearing.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue indefinitely** the variance application to reduce the south interior side yard setback from the required 127 feet to a distance measuring between 0 feet and 83 feet for the building, balconies and the roof terrace for the property located at 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall and 1013 Nicollet Mall.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue indefinitely** the variance application to reduce the east interior side yard setback from the required 127 feet to a distance measuring between 0 feet and 16 feet for the building, balconies, the architectural arc and the roof terrace for the property located at 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall and 1013 Nicollet Mall.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the site plan review:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue indefinitely** the site plan review application for the properties located at 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall, 1013 Nicollet Mall and 1000 Marquette Avenue.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the preliminary Registered Land Survey:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue indefinitely** the preliminary Registered Land Survey for the properties located at 81 10th Street South, 87 10th Street South, 1001 Nicollet Mall, 1013 Nicollet Mall and 1000 Marquette Avenue.