

**Department of Community Planning and Economic Development—Planning Division  
Conditional Use Permit (Amending the Planned Unit Development), Site Plan Review, and  
Final Plat  
BZZ-2301 and PL-123**

**Hearing Date:** 5/23/05 (continued from the 5/9/05 hearing)

**Applicant:** BD St. Anthony Mills LP, c/o Brighton Development Corp., 614 N. 1<sup>st</sup> St., Suite 100,  
Minneapolis, MN 55401

**Address of Property:** 720 Washington Ave. S.

**Project Name:** St. Anthony Mills Apartments

**Contact Person and Phone:** Danielle Salus, Brighton Dev. Corp. (voice: 612-332-5664, fax: 332-  
1250, email: dsalus@brightondevelopment.com)

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

**Date Application Deemed Complete:** 4/4/05

**End of 60-Day Decision Period:** While the original 60-day decision period was to end on 6/3/05, the  
federal Section 106 Review referenced below halts the "60-day clock" for the City's permit review  
process.

**End of 120-Day Decision Period:** N/A

**Ward:** 2      **Neighborhood Organization:** Downtown Minneapolis Neighborhood Assoc.

**Existing Zoning:**

- C3A, Community Activity Center District
- Downtown Height Overlay District
- Downtown Parking Overlay District

**Zoning Plate Number:** 19

**Proposed Use:** Construct the 5-story, 93-unit St. Anthony Mills Apartments to be located at 720  
Washington Ave. S. This is phase three of the six-phase PRD.

**Prior Approvals:**

- **Development Agreement:** The City Council, acting in its capacity as the MCDA Board,  
granted development rights to Brighton Development Corp. for the two-block Parcel D  
project and created a tax-increment financing project for the site.

If you need more information or have special needs, please call the  
Minneapolis Planning Department at 612-673-2597.

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- **BZZ-832, approved 11/18/02:** Conditional Use Permit as a Planned Residential Development, Site Plan Review
- **Platting:**
  - Preliminary Plat (PL-123) approved 11/18/02
  - Final Plat—Outlot D of the New Mills District Second Edition (PL-123) approved 7/7/03
- **Federal Environmental Assessment:** Close of public comment period, 9/14/03. Finding of No Significant Impact pending completion of the federal Section 106 Review

**Concurrent Review:**

- Amend the existing Conditional Use Permit / Planned Residential Development (PRD; approved 11/18/02).
- Site plan review application.
- Amend the existing final plat for Parcel D.
- Federal Section 106 (historic) Review: Pending

**Applicable Zoning Code Provisions:**

- **Conditional Use Permit:** Planned Residential Developments are conditional uses per Table 546-1.
- **Site Plan Review:** Developments over 20,000 sq. ft. need a site plan review approval per Table 530-1.
- **Final Plat:** Chapter 598.

**BACKGROUND**

The St. Anthony Mills Apartment project and the Mill Quarter Municipal Ramp project (BZZ-T572) are the subject of a federal Section 106 (historic) Review because both projects use federal funds. A draft Memorandum of Agreement (MOA), which is a part of the 106 Review stipulates that the Minneapolis Heritage Preservation Commission and the State Historic Preservation Office must review the design of the two projects for compatibility with the buildings within the adjacent St. Anthony Falls Historic District.

As such, the Planning Commission's review of the St. Anthony Mills Apartment project (BZZ-2301) cannot proceed until the completion of the federal Section 106 Review. This federal process also halts the "60-day clock" for the City's permit review process. This project should be continued to the 6/13/05 Planning Commission hearing.

**RECOMMENDATIONS**

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the conditional use permit application for the St. Anthony Mills Apartment at 720 Washington Ave. S.:**

The City Planning Division recommends that the City Planning Commission **continue** the conditional use permit application for the St. Anthony Mills Apartment at 720 Washington Ave. S. to the 6/13/05 Planning Commission hearing.

**Recommendation of the Community Planning and Economic Development Department –  
Planning Division for the site plan review application for the St. Anthony Mills Apartment at  
720 Washington Ave. S.:**

The City Planning Division recommends that the City Planning Commission continue the site plan review application for the St. Anthony Mills Apartment at 720 Washington Ave. S. to the 6/13/05 Planning Commission hearing.

**Recommendation of the Community Planning and Economic Development Department –  
Planning Division for the final plat for the St. Anthony Mills Apartment at 720 Washington  
Ave. S.:**

The City Planning Division recommends that the City Planning Commission continue the final plat for the St. Anthony Mills Apartment at 720 Washington Ave. S. to the 6/13/05 Planning Commission hearing.