

LAND USE APPLICATION SUMMARY

Property Location: 2903, 2905, 2907, 2911 Harriet Avenue South & 2904, 2910, and 2912 Grand Avenue South

Project Name: Harriet Avenue Apartments

Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950

Applicant: Curt Gunsbury & Robb Miller

Project Contact: Dan Pellinen, Tushie Montgomery Architects

Request: To construct a new six-story 111-unit building.

Required Applications:

Variance	To increase the maximum floor area ratio from 2.4 to 2.59.
Site Plan Review	For a new 6-story, 111-unit residential building.
Preliminary Plat	To consolidate the underlying properties into two lots.

SITE DATA

Existing Zoning	R5 Multiple-Family District
Lot Area	Developable lot: 30,388 square feet Outlot: 1,246 square feet Total Lot Area: 31,634 square feet
Ward	10
Neighborhood	Whittier
Designated Future Land Use	Urban Neighborhood
Land Use Features	None; One block from Lyn-Lake Activity Center, One block from Commercial Corridor (Lake Street), Two blocks from Commercial Corridor (Lyndale Avenue)
Small Area Plans	<u>Midtown Greenway Land Use and Development Plan (2007)</u> <u>Lyn-Lake Small Area Plan (2009)</u>

Date Application Deemed Complete	May 17, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	July 16, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is composed of seven parcels located south of the Midtown Greenway between Grand Avenue South and Harriet Avenue South. The site is bisected by an existing public alley. The site currently includes two houses and a garage that are proposed to be demolished as well as a surface parking lot.

RELATED APPROVALS. Land use applications were approved at the March 28, 2016, Planning Commission meeting for this project. The development site at that time included an additional property, 2900 Grand Avenue South. The actions were not appealed. The rezoning of all of the parcels to the R5 Multiple-Family District was approved by City Council on April 29, 2016. Title issues have since been discovered with the 2900 Grand Avenue parcel which had been included in the original development site. Though the developer anticipates that they will secure control of that lot within the coming months, they filed an application seeking to pursue land use entitlements for a development project excluding the 2900 Grand Avenue lot in the event that land is not able to be secured.

PROJECT DESCRIPTION. The applicant is proposing to construct a six-story multi-family residential building which would include 111 dwelling units. There would be 94 off-street parking stalls accommodated in two levels of underground parking. A portion of the existing public alley was vacated as part of the previous approvals noted above, and a new alley would be dedicated extending to Grand Avenue South. The underground parking area would be accessed from the public alley. The main pedestrian entrance for the residences would be on Harriet Avenue with another entrance on Grand Avenue. A pedestrian path would be incorporated north of the proposed building which would provide east to west access between Grand Avenue and Harriet Avenue. A one-story glass portion of the building would be constructed closest to the Greenway.

On June 6, 2016, the applicant formally withdrew the more recently submitted applications, and plans to move forward with the previously approved project which includes the 2900 Grand Avenue parcel.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission **accept the withdrawal** of the applications by Tushie Montgomery for the properties located at 2903, 2905, 2907, and 2911 Harriet Avenue South & 2904, 2910, and 2912 Grand Avenue South:

A. Variance to increase the maximum floor area ratio.

The application to increase the maximum floor area ratio from 2.4 to 2.59 has been **withdrawn.**

B. Site Plan Review for a new six-story, 111-unit building.

The application for a new six-story, 111-unit building has been **withdrawn.**

C. Preliminary Plat (PL-308).

The preliminary plat has been **withdrawn.**

ATTACHMENTS

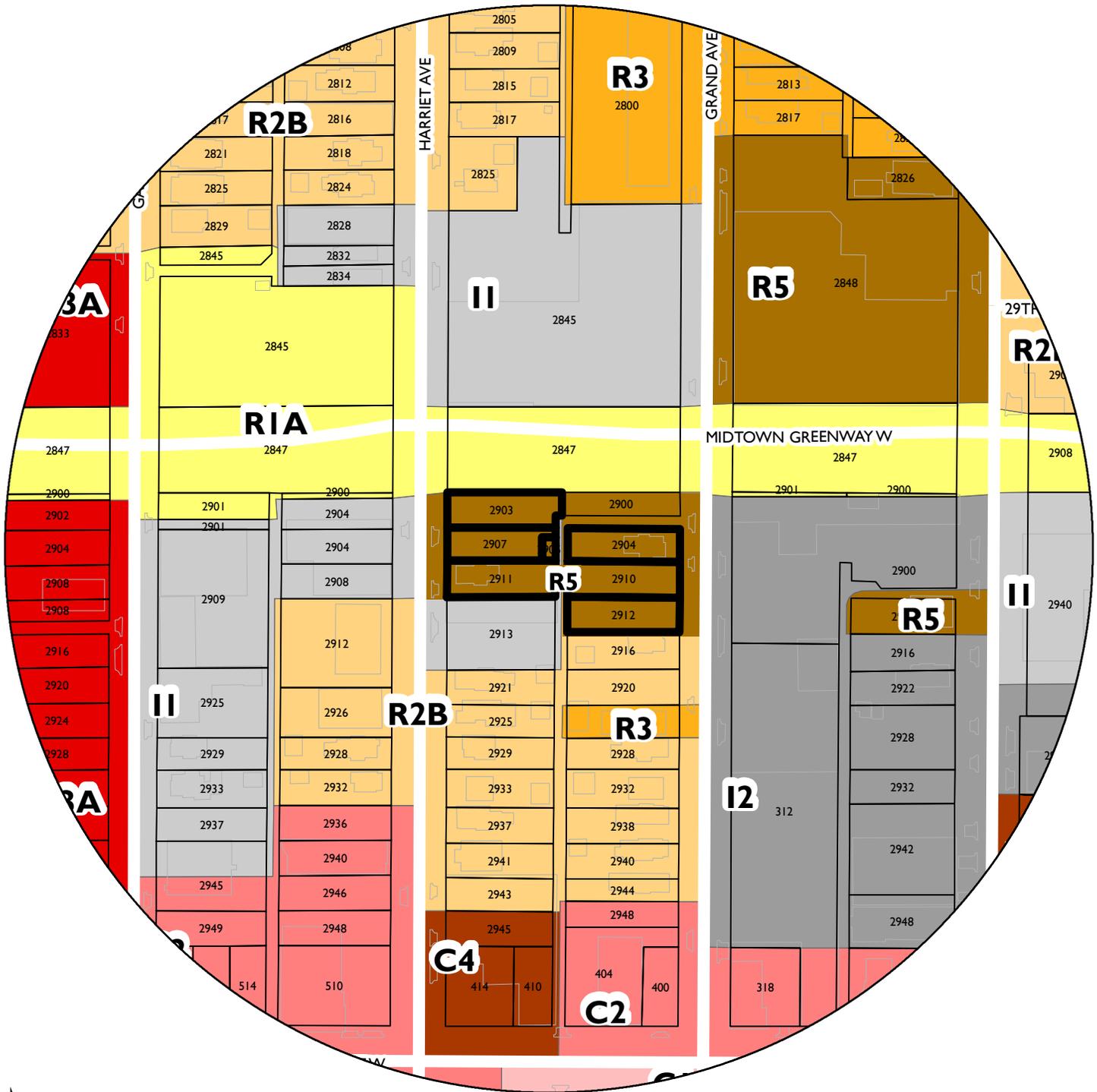
- I. Zoning map

Tushie Montgomery

10th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2903, 2905, 2907, 2911 Harriet Ave S & 2904, 2910, and 2912 Grand Ave S

FILE NUMBER

BZZ-7710