
LAND USE APPLICATION SUMMARY

Property Location: 1717 Central Avenue NE
Project Name: 1717 Central Avenue Apartments
Prepared By: Peter Crandall, Senior City Planner, (612) 673-2247
Applicant: Master Properties Minnesota, LLC
Project Contact: Don Gerberding
Request: To construct a new 5-story mixed use building with 80 dwelling units and 13,000 square feet of commercial space.

Required Applications:

Conditional Use Permit	To increase the maximum building height from 4 stories, 56 feet to 5 stories, 63 feet.
Variance	To increase the maximum floor area ration from 2.38 to 2.48.
Site Plan Review	For a new 5-story mixed use building with 80 dwelling units and 13,000 square feet of commercial uses.

SITE DATA

Existing Zoning	C2 District Pedestrian Oriented Overlay District
Lot Area	32,142 square feet
Ward(s)	1
Neighborhood(s)	Northeast Park, adjacent to Windom Park & Logan Park
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Central Avenue NE)
Small Area Plan(s)	<u>Central Avenue Small Area Plan (2008)</u>

Date Application Deemed Complete	April 9, 2018	Date Extension Letter Sent	May 14 th , 2018
End of 60-Day Decision Period	June 8, 2018	End of 120-Day Decision Period	August 7 th , 2018

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is currently occupied by a 1 story commercial building originally constructed as a fast food restaurant and currently serving as an early childhood learning center. There is also a significant amount of surface parking on the parcel.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located on the Central Avenue NE Commercial Corridor within the Northeast Park neighborhood. The immediate area is defined by a high degree of land use diversity including a mix of single and two-family homes, low-scale industrial uses, office, retail, and medium and large scale residential uses.

PROJECT DESCRIPTION. The applicant has requested that these land use applications be continued to the June 11th City Planning Commission meeting to allow for more time to consider potential changes to the proposed vehicle access.

PUBLIC COMMENTS. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Master Properties for the properties located at 1717 Central Avenue NE:

A. Conditional Use Permit to increase the height of the building.

Recommended motion: **Continue** the application to the June 11th, 2018, City Planning Commission meeting.

B. Variance to increase the maximum floor area ratio.

Recommended motion: **Continue** the application to the June 11th, 2018, City Planning Commission meeting.

C. Site Plan Review.

Recommended motion: **Continue** the application to the June 11th, 2018, City Planning Commission meeting.

ATTACHMENTS

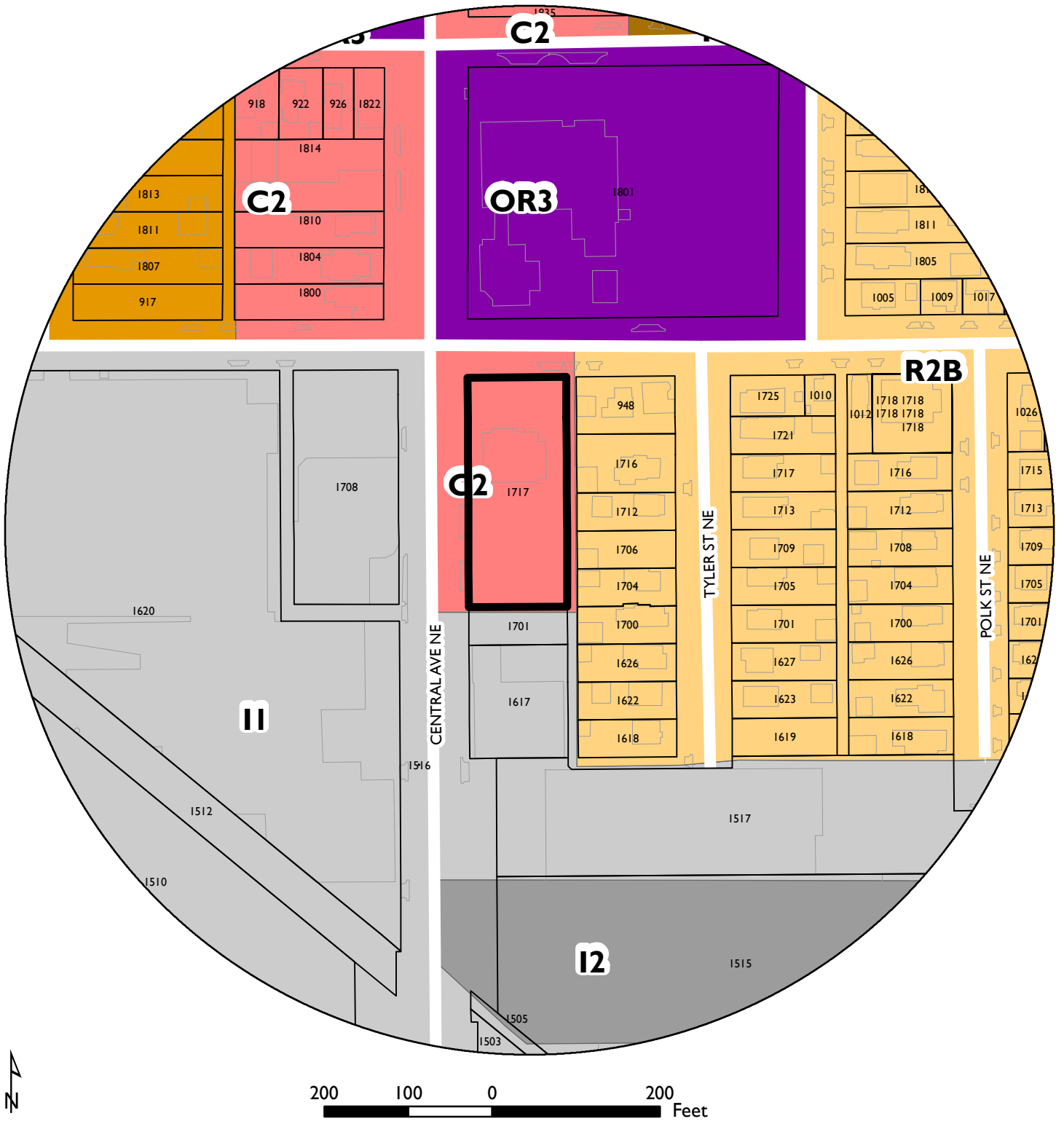
1. Zoning map

Master Properties Minnesota, LLC

1st

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
1717 Central Avenue NE

FILE NUMBER
PLAN6416