

Community Planning & Economic Development Department

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MEMORANDUM

DATE: May 21, 2012
TO: City Planning Commission
FROM: Janelle Widmeier – Senior City Planner
SUBJECT: 1101 University (BZZ-5523)

This project was continued by the Planning Commission from its May 7, 2012 public hearing to allow the applicant time to make additional changes to the project. Specifically, the Planning Commission requested that the overall size and setbacks of the building be changed to more closely resemble the character of the surrounding area as well as complying with the site plan review standards. As a result, the applicant has submitted revised drawings. They have also provided a letter describing the proposed changes. To allow the applicant the most time possible to address the concerns identified by the commissioners, a new staff report has not been written. Staff concurs that the following changes have been made to the applications requested:

- The height of the building is now within 56 feet. Therefore the conditional use permit request is to only increase the maximum height from 4 to 5 stories.
- The request for the variance to reduce the corner side yard requirement adjacent to 11th Avenue from 15 feet to 5.3 feet to allow the building and a landing exceeding 36 square feet in area and to allow awnings to extend more than 2.5 feet into the required yard has been withdrawn.
- The request for the variance to reduce the front yard requirement adjacent to University Avenue to allow awnings to extend more than 2.5 feet into the required yard has been withdrawn.
- The floor area ratio variance request has been reduced from 3.08 to 2.9 (approximately 6,465 square feet has been removed).
- The request for alternative compliance of the site plan review standard for the number of canopy trees provided on-site has been withdrawn.

The following should also be noted:

- The request for alternative compliance for allowing a blank wall without architectural features to exceed 25 feet in width on the first floor north building wall has not been withdrawn. The applicant is proposing to install green screens on this wall, which is considered an alternative to meeting the standard. Staff supports this as an alternative.

- Although the number of bedrooms has been reduced, the number of proposed dwelling units has stayed the same. Therefore the request to vary the minimum lot area requirement has not been reduced.

Although the proposal has been modified, staff does not believe that the proposed development is in conformance with *The Minneapolis Plan for Sustainable Growth* or the zoning code. Specifically, the changes are not significant to address the primary concerns about building bulk and setbacks and their adverse effects on surrounding properties and the character of the area. Therefore staff is still not recommending approval of the development.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **deny** the application for a conditional use permit to increase the maximum height from 4 to 5 stories for the property located at 1101 University Avenue Southeast.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **deny** the variance to increase the maximum floor area ratio from 2.4 to 2.9 at the property of 1101 University Avenue Southeast.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **deny** the variance to reduce the minimum lot area requirement by 23.2 percent located at the property located at 1101 University Avenue Southeast.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **deny** the variance to reduce the front yard requirement adjacent to University Avenue from the established setback of 29.5 feet to 15 feet to allow the building and a landing exceeding 36 square feet in area and to 0 feet to allow a plaza/walkway and stairs that exceed 6 feet in width at the property of 1101 University Avenue Southeast.

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

The variance application to reduce the corner side yard requirement adjacent to 11th Avenue from 15 feet to 5.3 feet to allow the building and a landing exceeding 36 square feet in area and to allow awnings to extend more than 2.5 feet into the required yard at the property of 1101 University Avenue Southeast has been **withdrawn**.

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

The variance application to reduce the rear yard requirement has been **withdrawn**.

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 adopt the above findings and **deny** the application for site plan review to allow a multiple-family dwelling with 95 units for the property located at 1101 University Avenue Southeast.