

**Department of Community Planning and Economic Development – Planning Division**

Conditional Use Permit and Site Plan Review

BZZ-5660

Final Plat

PL-246

**Date:** August 13, 2012

**Applicant:** Shamrock Development, Inc., Attn: Lynn Leegard, 3200 Main Street NW, Suite 300, Coon Rapids, MN 55448, (763) 421-3500

**Address of Property:** 110 and 124 12<sup>th</sup> Avenue South and 1102 2<sup>nd</sup> Street South

**Project Name:** Park Vista

**Contact Person and Phone:** Shamrock Development, Inc., Attn: Lynn Leegard, 3200 Main Street NW, Suite 300, Coon Rapids, MN 55448, (763) 421-3500

**Planning Staff and Phone:** Becca Farrar, (612)673-3594

**Date Application Deemed Complete:** July 17, 2012

**End of 60-Day Decision Period:** September 15, 2012

**End of 120-Day Decision Period:** Not applicable for this application.

**Ward:** 7      **Neighborhood Organization:** Downtown Minneapolis Neighborhood Association (DMNA)

**Existing Zoning:** C3A (Community Activity Center District), DH (Downtown Height) Overlay District, DP (Downtown Parking) Overlay District, and MR (Mississippi River) Overlay District.

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 14

**Lot area:** 95,709 square feet or approximately 2.2 acres

**Legal Description:** Not applicable for this application.

**Proposed Use:** Planned Unit Development for a 169 unit residential building.

**Concurrent Review:**

- Amend the Conditional Use Permit for a Planned Unit Development.
- Amend the Site Plan Review application to allow for the construction of a new 12-story, residential development that includes a total of 169 condominium units and 319 parking spaces within an underground parking garage.
- Final plat.

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**Applicable zoning code provisions:** Chapter 525, Article VII, Conditional Use Permits; Chapter 530 Site Plan Review; and Chapter 598, Subdivisions.

**Background:** The applicant, Shamrock Development, Inc., proposes to construct a new 12-story 169-unit residential building on the properties located at 110 and 124 12<sup>th</sup> Avenue South and 1102 2<sup>nd</sup> Street South. The site is zoned C3A and is located in the DH (Downtown Height) Overlay District, DP (Downtown Parking) Overlay District, and MR (Mississippi River) Overlay District. The applicant proposes to amend the CUP for a Planned Unit Development (PUD), amend the approved site plan for the site and receive approval for a final plat.

A similar development project was approved on the site in 2010, following the vacation of 12<sup>th</sup> Avenue South (Vac-1571). The applications that were approved included: (1) a CUP for a PUD; (2) Variance of the maximum allowable parking ratio in the DP Downtown Parking Overlay District from 1.7 to 1.8 spaces per dwelling unit (to 1.85 on appeal to the City Council); (3) Site Plan Review; (4) Preliminary Plat.

Since the project received its original entitlements, the developer Shamrock Development, Inc., has made the following modifications to the project that require City Planning Commission (CPC) review and approval:

1. The drive lane on the west side of the building with the porte cochere has been eliminated;
2. A new drive/drop off area has been created off of 2<sup>nd</sup> Street South, at a recess in the building. This drive adds a curb cut at 2<sup>nd</sup> Street South, but eliminates the curb cut at 11<sup>th</sup> Avenue South;
3. The bulk of the building has been brought up to the south property line. The previous submittal had the full building setback 17' from the property line. A small portion is still setback 11'-8" to allow for a stair and ramp to the exit stairwell. The recess also allows for a buffer to the one first floor unit facing 2nd Street South;
4. There is no vehicle or pedestrian entry along the west elevation;
5. The site amenities have changed slightly as a children's play area was included, but the roof garden and rain garden were eliminated;
6. The pool deck has moved from the 1st floor to the 2nd floor which brings the lower half of the street frontage elevation up to a full story minimum at 2<sup>nd</sup> Street South. The remaining half of the street frontage is 12 stories. The previous version had a short parapet (1'-3') wall along 1/2 of the building frontage;
7. The unit count has increased from 150 to 169, but is still within the allowable number by lot size;
8. The FAR has increased from 3.02 to 3.44, but is below the allowable FAR of 4.0;
9. The parking stall count has increased to 319, but at a ratio of 1.82 is below the previously approved allowable ratio of 1.85;
10. General amount of green space and overall landscaping is similar to the previous proposal.

The project was on the CPC Committee of the Whole (COW) agenda on August, 2, 2012. The Planning Commission had concerns regarding the architectural treatment of the covered entry/drop off area off of 2<sup>nd</sup> Street South and asked the development team to consider softening its appearance. Planning Staff is continuing the application one cycle to August 27, 2012, in order to evaluate the new elevations submitted for the building.

As of the writing of this staff report, staff has not received comments from the neighborhood group, but will forward comments, if any, to the City Planning Commission.

**RECOMMENDATIONS**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit for a planned unit development:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the conditional use permit for a planned unit development for property located at 110 and 124 – 12<sup>th</sup> Avenue South and 1102 – 2<sup>nd</sup> Street South to the August 27, 2012, City Planning Commission meeting.

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

The Community Planning and Economic Development - Planning Division recommends that the City Planning Commission **continue** the site plan review application for a new 12-story, residential development that includes a total of 169 condominium units and 319 parking spaces within an underground parking garage located at 110 and 124 – 12<sup>th</sup> Avenue South and 1102 – 2<sup>nd</sup> Street South to the August 27, 2012, City Planning Commission meeting.

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the final plat:**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the final plat for property located at 110 and 124 – 12<sup>th</sup> Avenue South and 1102 – 2<sup>nd</sup> Street South to the August 27, 2012, City Planning Commission meeting.

**Attachments:**

- 1) Zoning map