

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Lisa Steiner, City Planner, (612) 673-3950
DATE: July 23, 2015
SUBJECT: 3255 Garfield Avenue Cluster Development

The applicant is proposing a 13-unit cluster development at 3255 Garfield Avenue which includes the renovation of the existing building and the construction of two new buildings on the site. The property is currently zoned R2B: Two-Family District. The existing building was constructed in 1911 and was utilized as an electrical substation until the 1990s. The site would incorporate five enclosed parking spaces within the two new buildings.

The property's future land use is designated as Urban Neighborhood in the *Minneapolis Plan for Sustainable Growth*. Urban Neighborhood is typically a predominantly residential area with a range of densities, with highest densities generally concentrated around identified nodes and corridors. The plan notes that Urban Neighborhood may include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses. The property is located one block east of Lyndale Avenue, which is a designated Community Corridor. The surrounding zoning is predominantly R2B, with R4 zoning located across Garfield from the subject property and ORI and C1 along Lyndale.

Based on a cursory review of the information provided, the following land use applications appear necessary:

- Rezoning from R2B: Two-Family District to ORI: Neighborhood Office Residence District to allow an office use in the existing building.
- Conditional Use Permit for a cluster development.
- Conditional Use Permit to increase maximum height from 2.5 stories/35 feet to 3 stories/30 feet.
- Variance of the required front yard from the established 29 feet to 0 feet.
- Variance of the required interior side yard from the required 9 feet to 4 feet.
- Variance of the required corner side yard from the required 12 feet to 0 feet.
- Variance of the required rear yard from the required 9 feet to 4.5 feet.
- Variance of the minimum off-street parking requirement from 13 spaces to 5 spaces.
- Site plan review.

Staff is concerned about the number of applications required to achieve this project. Staff has significant concerns about the introduction of a new curb cut along Garfield to access the two front-facing garages in the proposed new building. No properties on the block have curb cuts onto the street, and staff

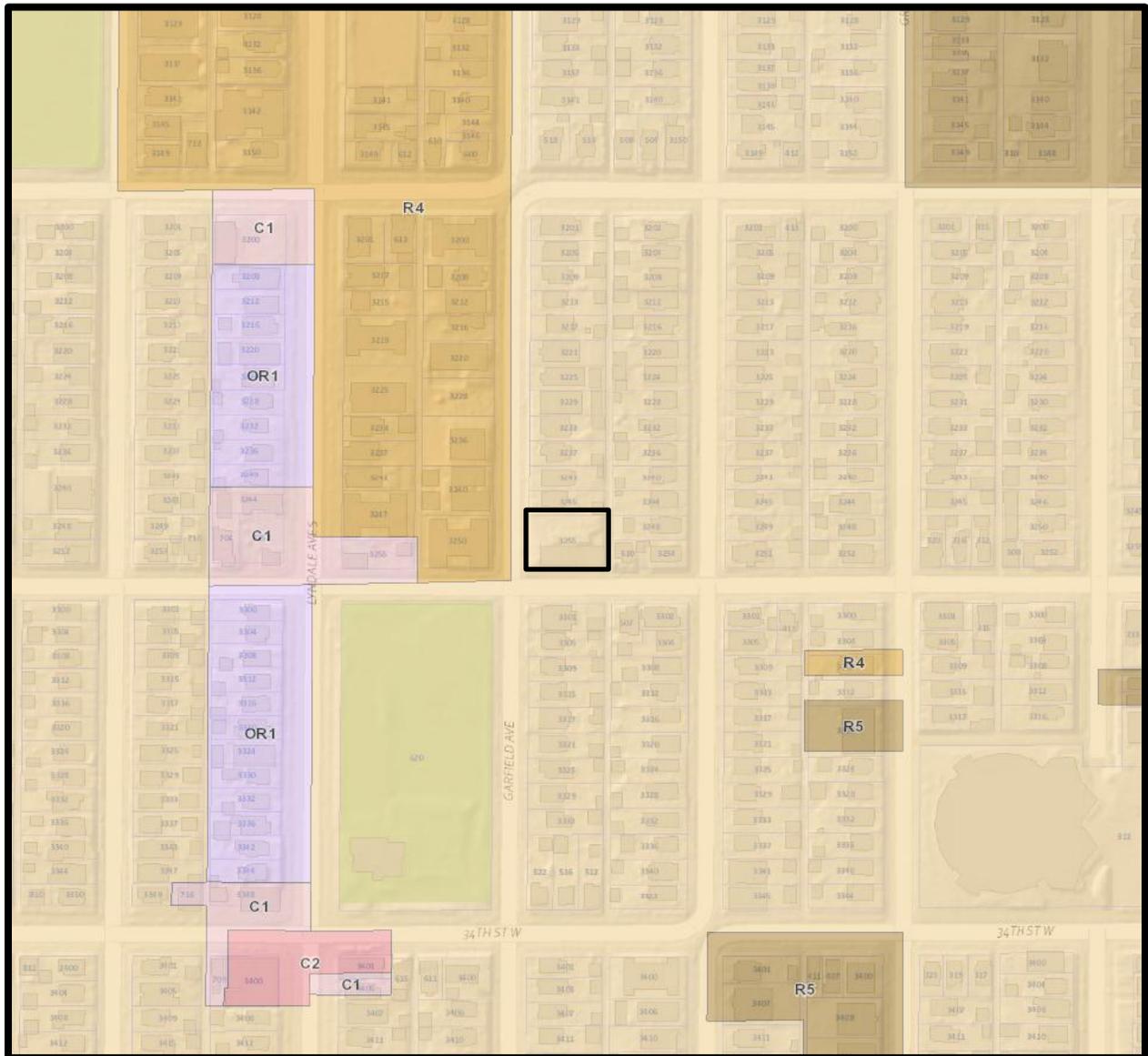
believes this would disrupt the character of the area, increase the potential for pedestrian and vehicular conflicts, and that the front-facing garage doors would make for an unattractive Garfield Avenue façade and pedestrian experience. Staff also has concerns about the lack of a principal entrance to the new building facing Garfield.

CPED staff and the applicant are seeking feedback from the Planning Commission regarding the required land use applications. The input and feedback will be used by the applicant as they prepare formal applications.

Attachments:

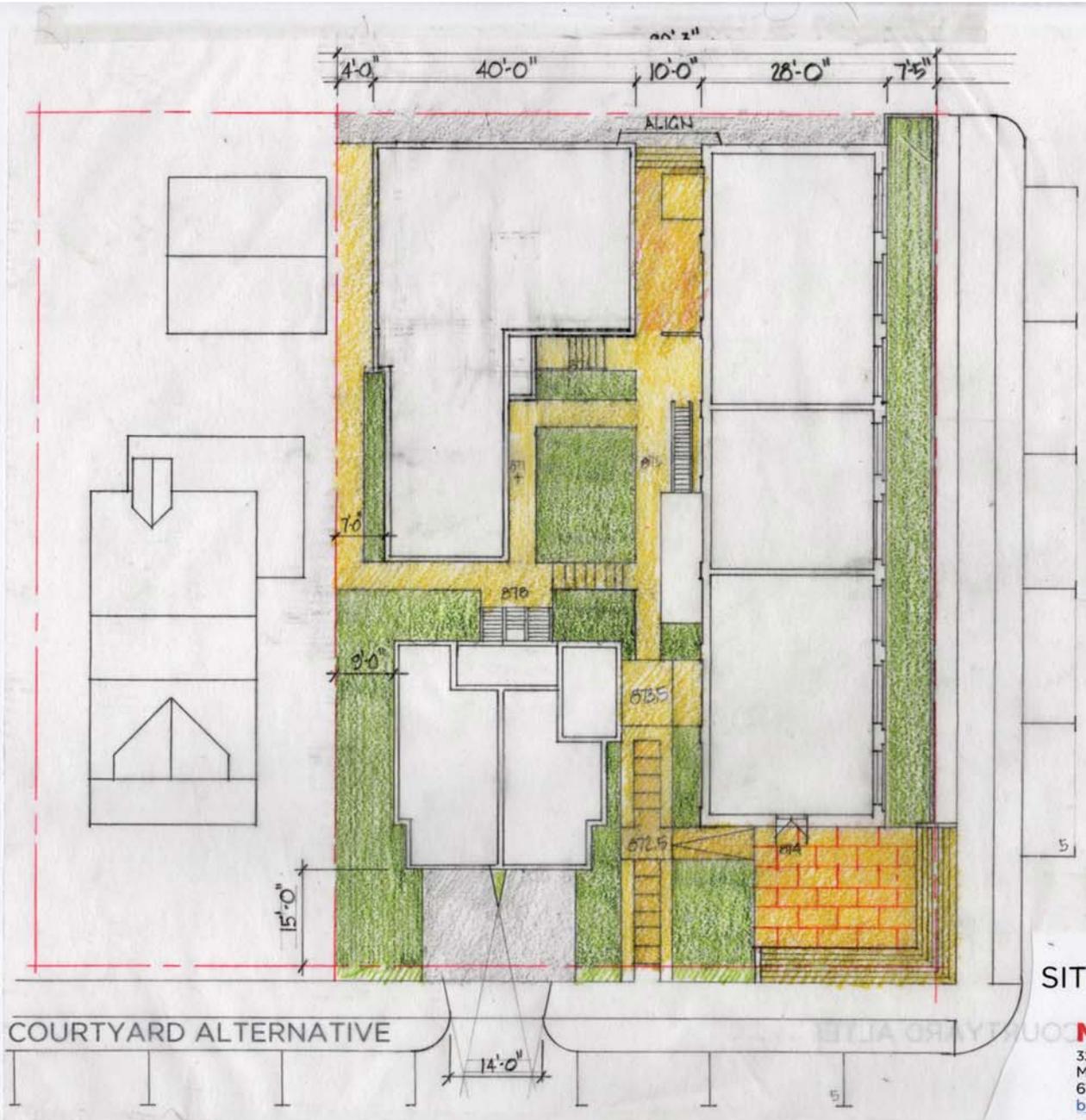
- Current zoning map
- October 2014 Photo
- Applicant's materials

3255 Garfield Avenue – Current Zoning



October 2014 photo- Google Maps.





THE AMP HOUSE - COURTYARD ALTERNATIVE

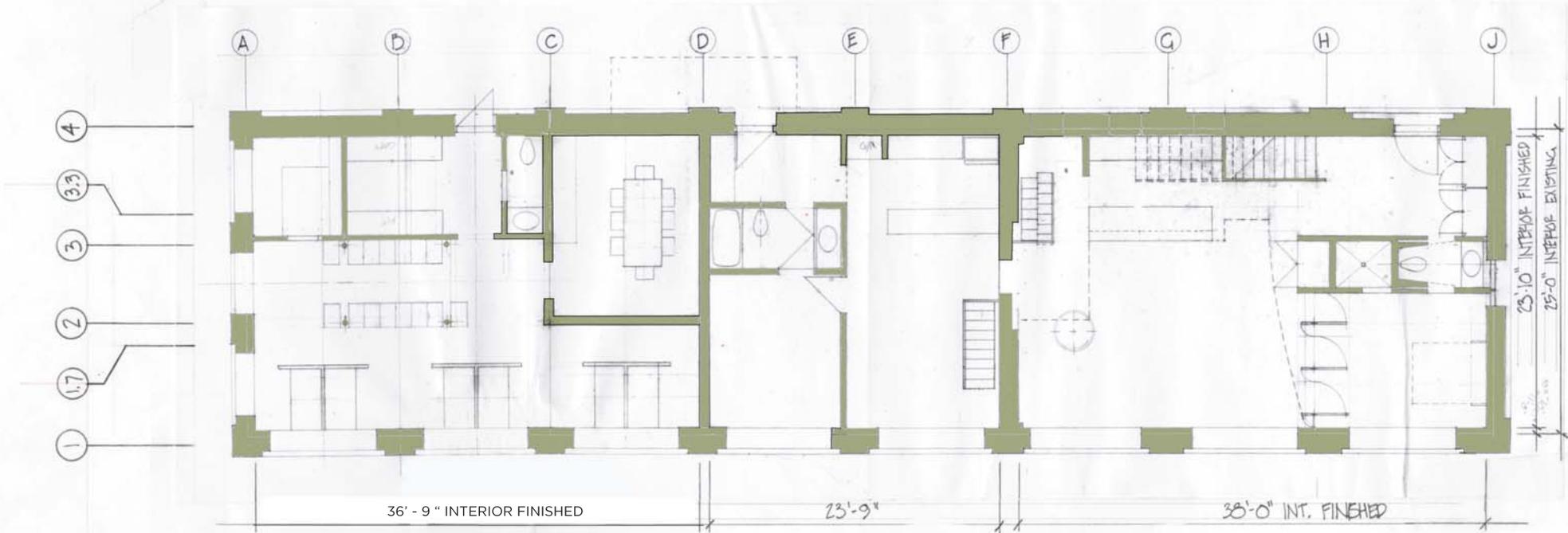
4511 Lyndale Avenue South
 MINNEAPOLIS, MN 55408
 SCALE: 1/8" = 1'-0"
 DATE: 13 JULY 2015
 PROJECT # 1501

SITE PLAN

A100

METROPELIGO
 3255 GARFIELD AVENUE SOUTH
 Minneapolis, MN 55419
 612 327 1729
bap@metropeligo.com

THE
 4511
 MINNEAPOLIS, MN 55419
 SCALE: 1/8" = 1'-0"
 DATE: 13 JULY 2015
 PROJECT # 1501



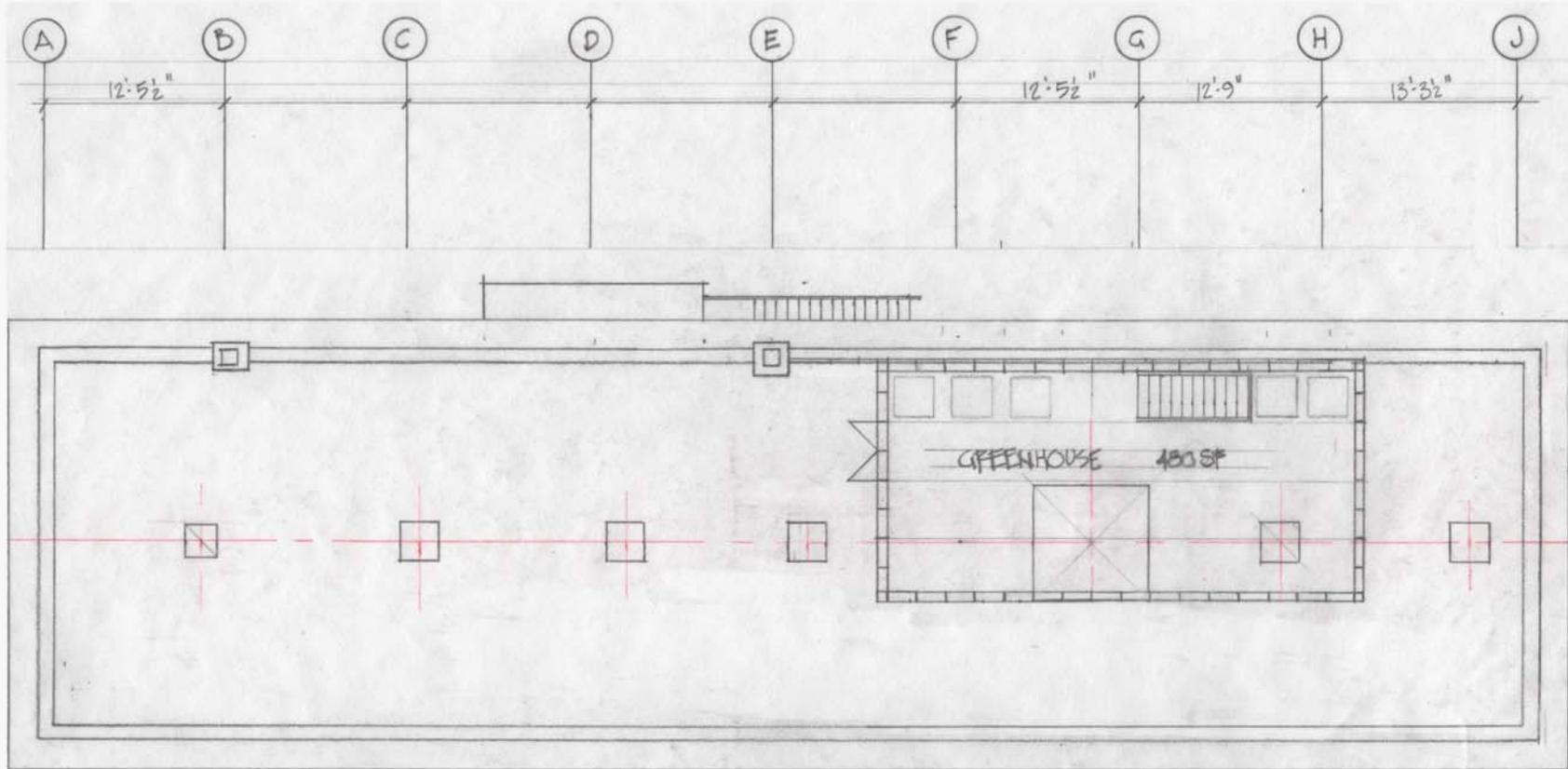
THE AMP HOUSE
 3255 GARFIELD AVENUE SOUTH
 MINNEAPOLIS, MN 55408

SCALE: 1/8" = 1'-0"
 DATE: 2015

METROPELIGO
 4511 Lyndale Avenue South
 Minneapolis, MN 55419
 612 327 1729
bap@metropeligo.com
 PROJECT # 1501

NAME: BRUCE AARON PARKER
 STATE OF MINNESOTA REGISTRATION. # 24927
 SIGNATURE:
 BLDG A - GROUND FLOOR PLAN

A101



THE AMP HOUSE

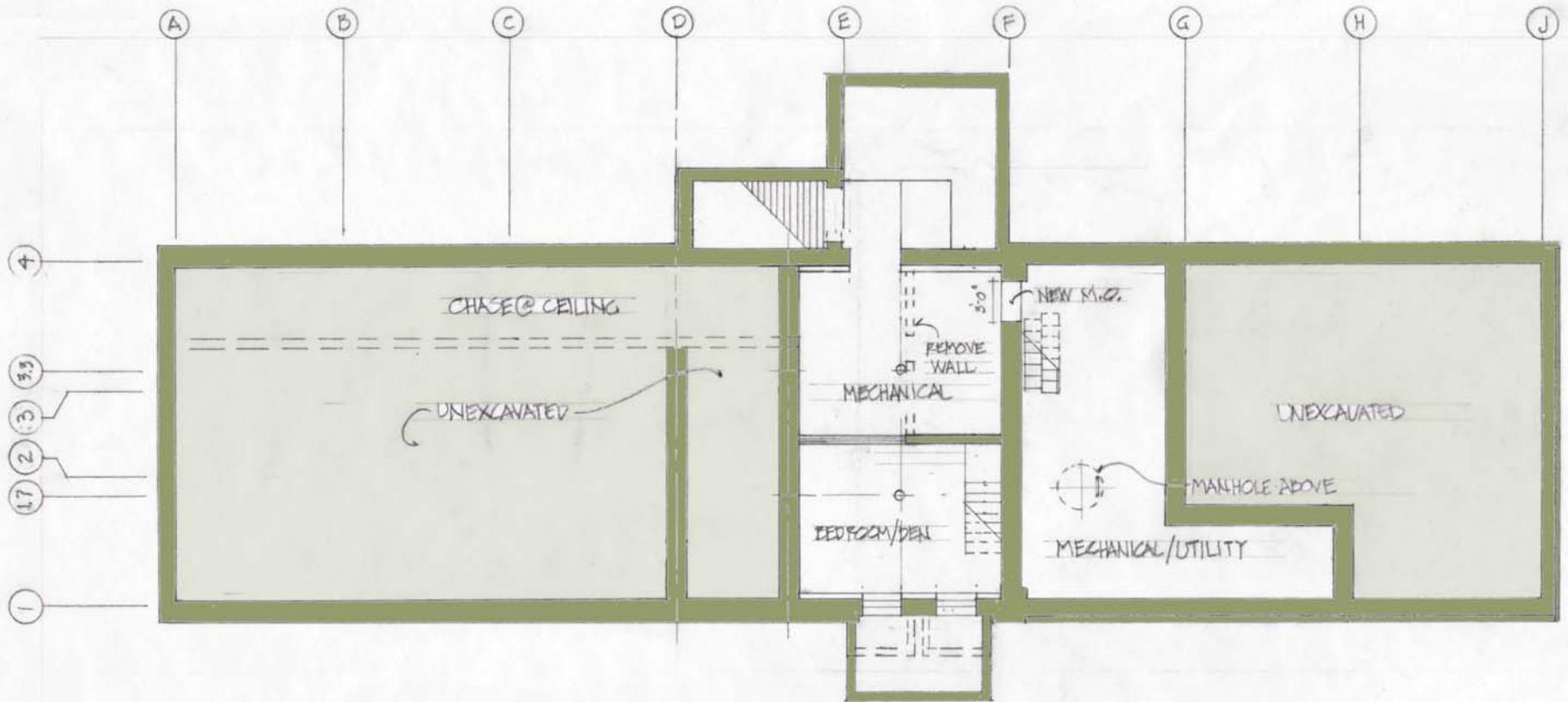
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METROPELIGO

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bap@metropeligo.com
PROJECT # 1501

NAME: BRUCE AARON PARKER
STATE OF MINNESOTA REGISTRATION: # 24927
SIGNATURE:
BLDG A - ROOF/CONSERVATORY
PLAN **A103**



THE AMP HOUSE

3255 GARFIELD AVENUE SOUTH
MINNEAPOLIS, MN 55408

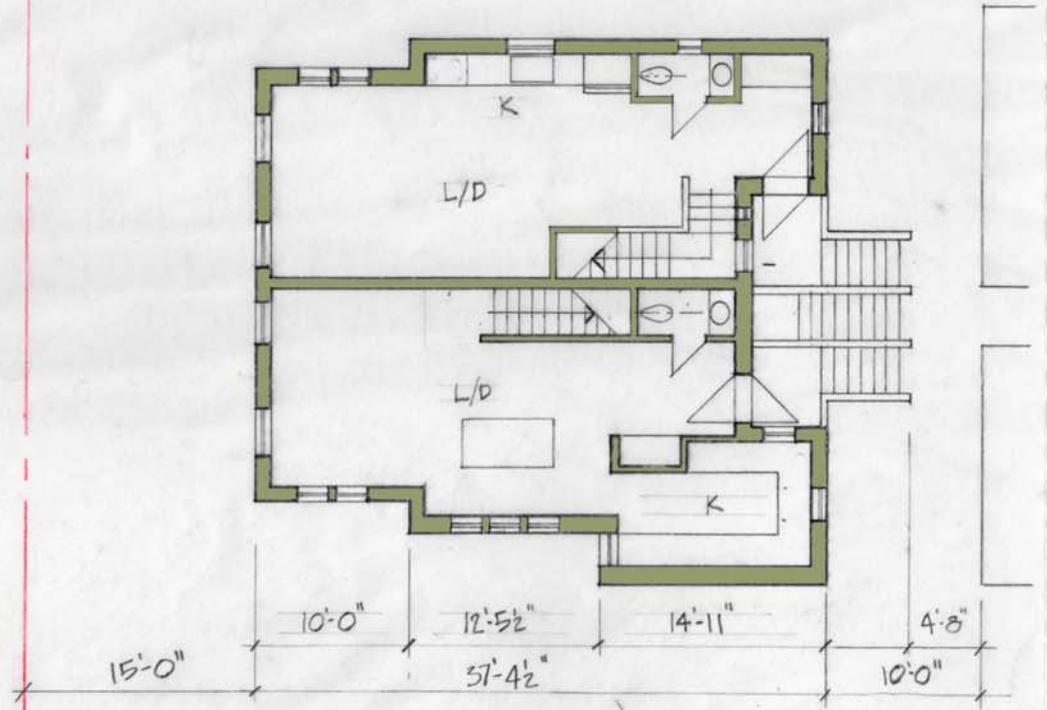
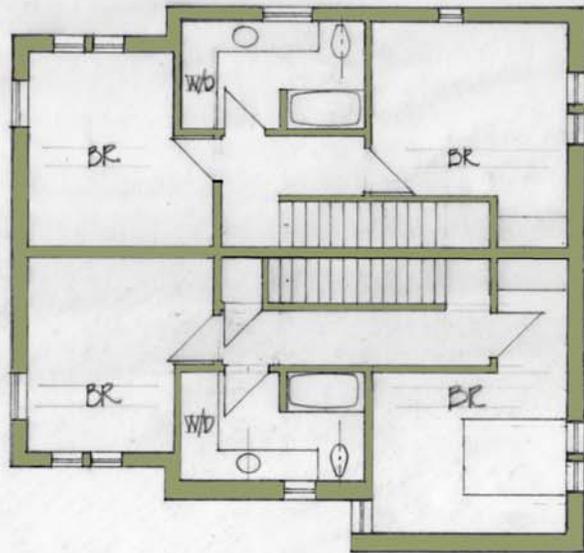
SCALE: 1/8" = 1'-0"
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PROJECT # 1501

NAME: BRUCE AARON PARKER
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SIGNATURE:

BLDG A - BASEMENT PLAN **A104**



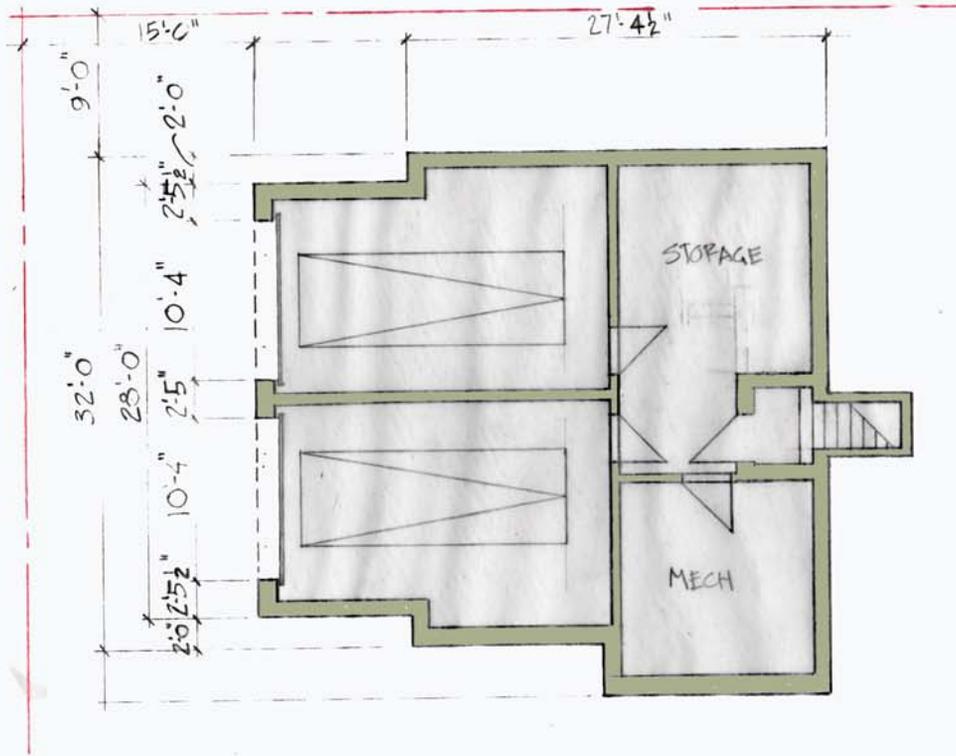
BUILDING B - GARFIELD DUPLEX UNIT PLANS

A105

THE AMP HOUSE - COURTYARD ALTERNATIVE

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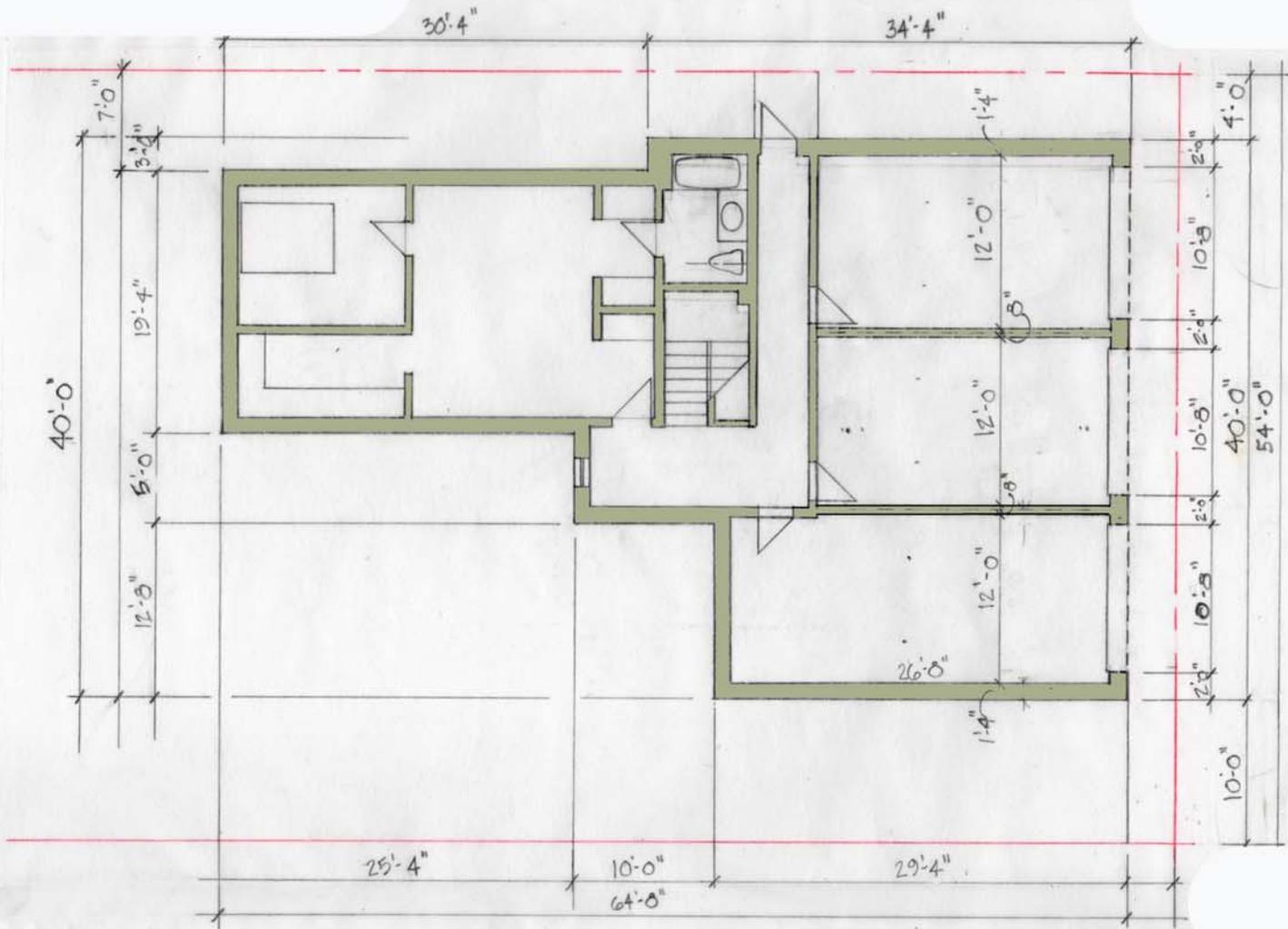
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BUILDING B - GARFIELD DUPLEX GARAGE / BASEMENT PLAN **A106**

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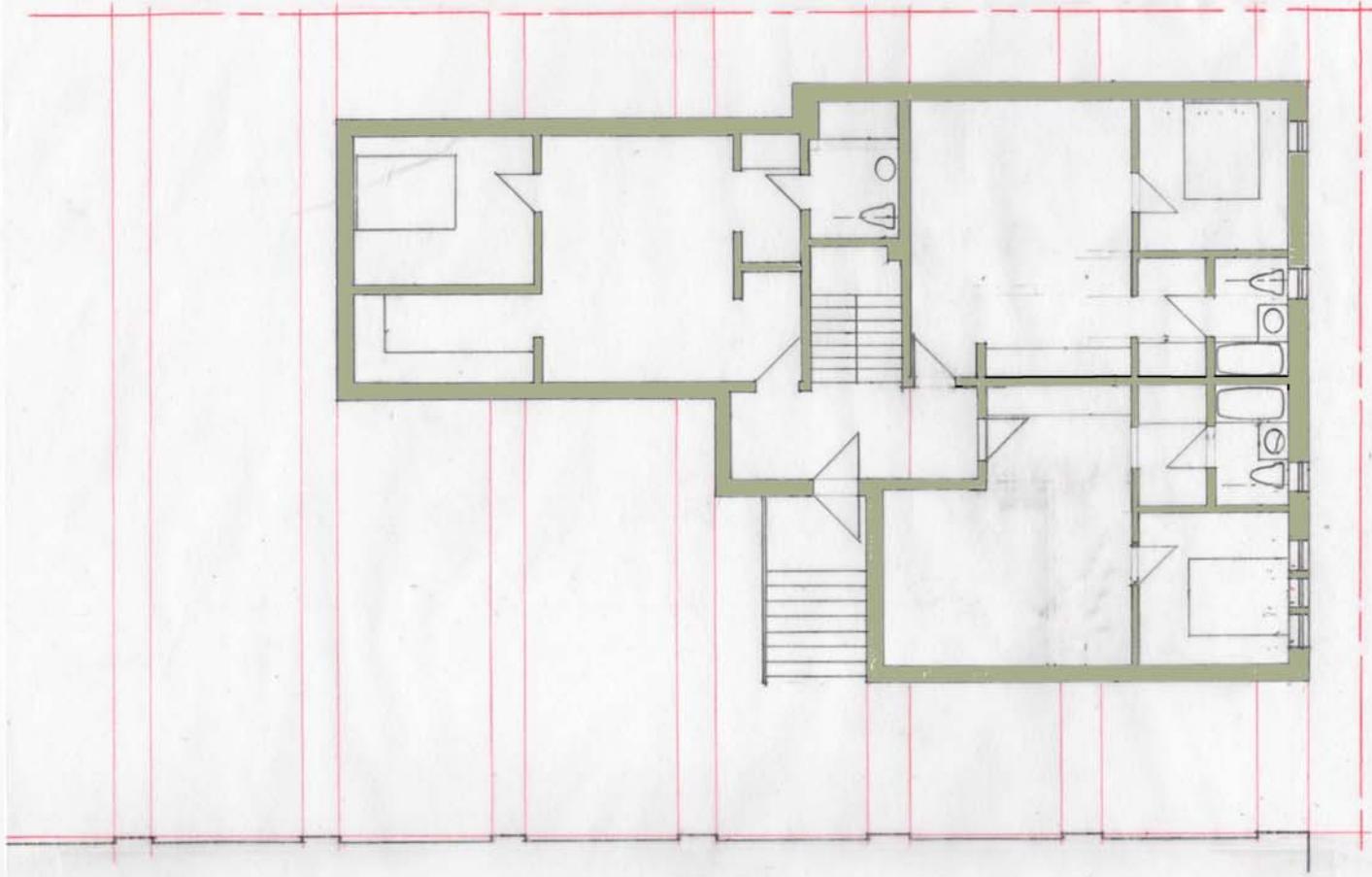
METROPELIGO
 3255 GARFIELD AVENUE SOUTH
 Minneapolis, MN 55419
 612 327 1729
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BUILDING C - BACKHOUSE CELLAR/GARAGE PLAN **A107**

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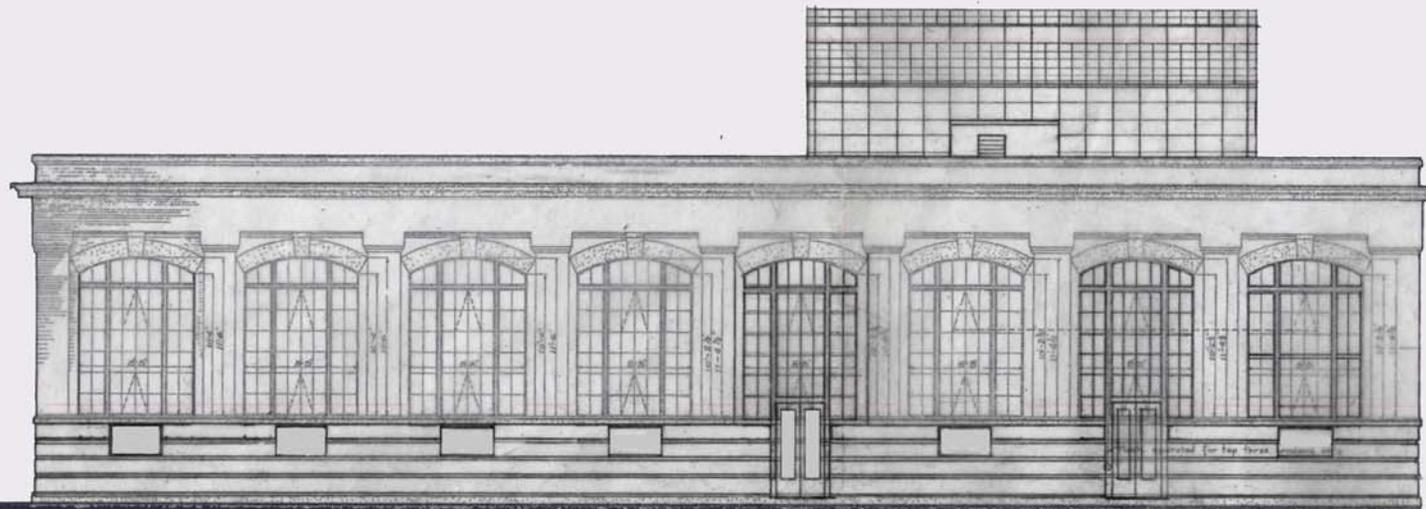
BUILDING C - BACKHOUSE GROUND FLOOR PLAN

A108

THE AMP HOUSE - COURTYARD ALTERNATIVE

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MINNEAPOLIS, MN 55408
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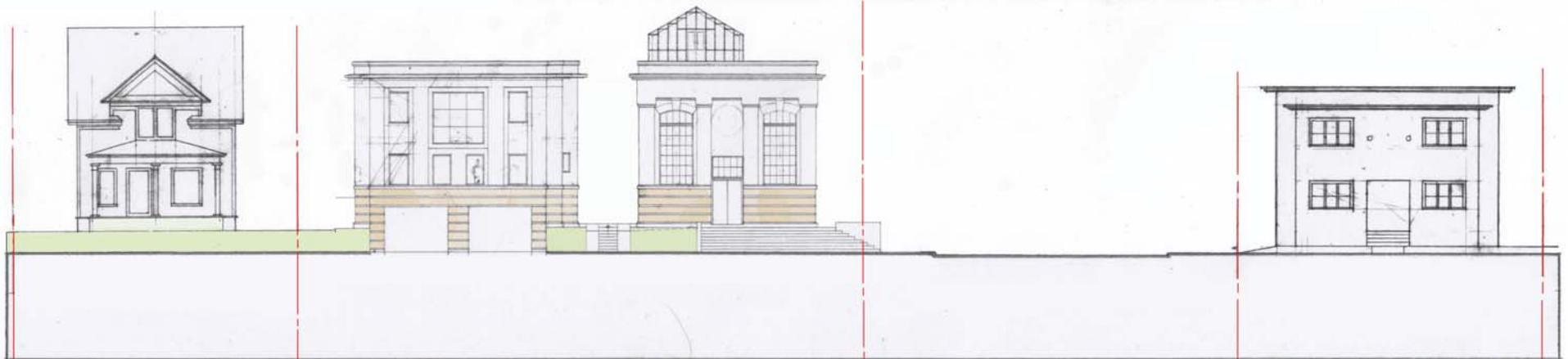
SOUTH ELEVATION (33RD STREET)

A200

THE AMP HOUSE - COURTYARD ALTERNATIVE

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3245 GARFIELD

AMP HOUSE - 3255 GARFIELD (SUBJECT PROPERTY)

33RD STREET

3301 GARFIELD (FOURPLEX)



THE AMP HOUSE
 3255 GARFIELD AVENUE SOUTH
 MINNEAPOLIS, MN 55408

SCALE: 1/16" = 1'-0"
 DATE: 13 JULY 2015

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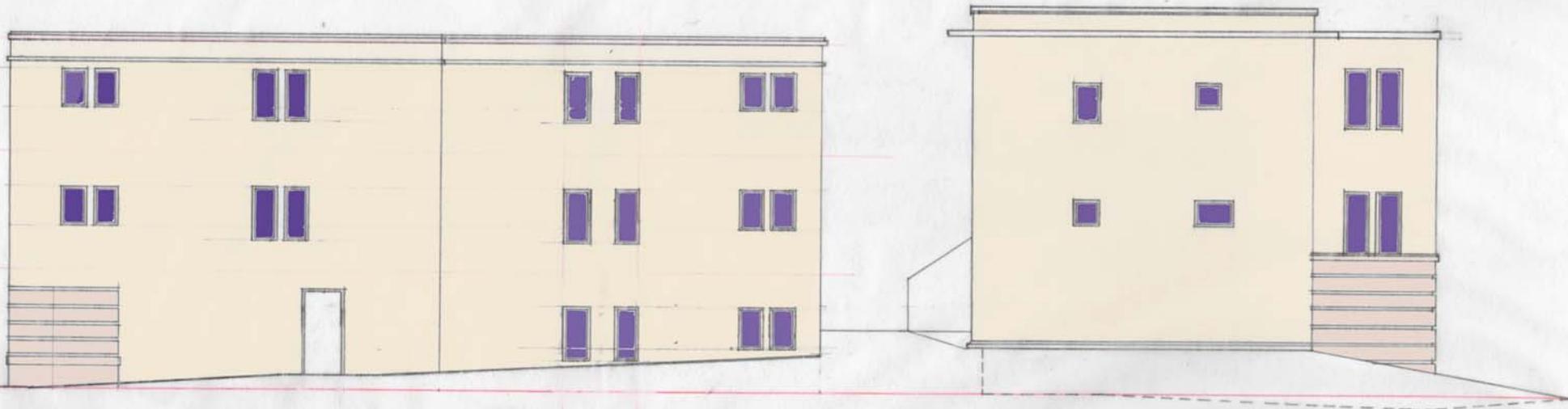
NAME: BRUCE AARON PARKER
 STATE OF MINNESOTA REGISTRATION. # 24927
 SIGNATURE:
 GARFIELD AVENUE CONTEXT
 ELEVATION (WEST) **A201**



THE AMP HOUSE
3255 GARFIELD AVENUE SOUTH
MINNEAPOLIS, MN 55408

SCALE: 1/16" = 1'-0"
DATE: 2 APRIL 2015

METROPELIGO
4511 Lyndale Avenue South
Minneapolis, MN 55419
612 327 1729
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PROJECT # 1501



NORTH ELEVATION **A202**

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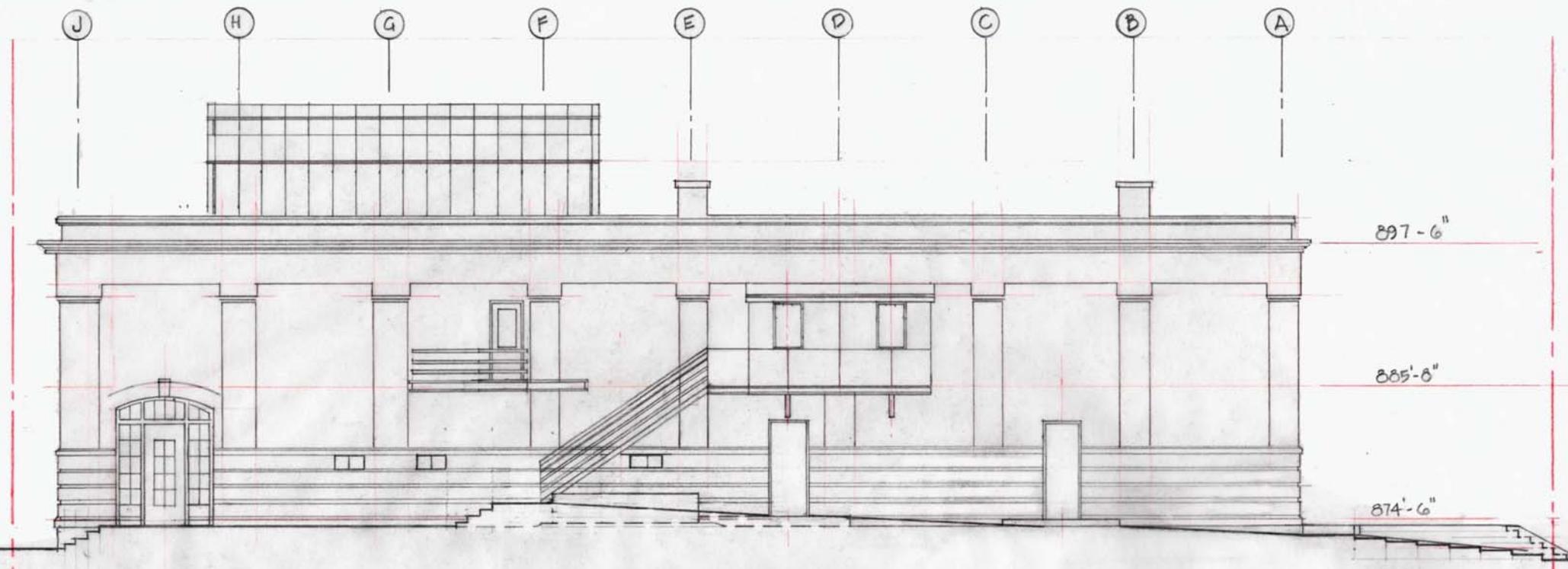
ALLEY CONTEXT ELEVATION (EAST ELEVATION)

A203

THE AMP HOUSE - COURTYARD ALTERNATIVE

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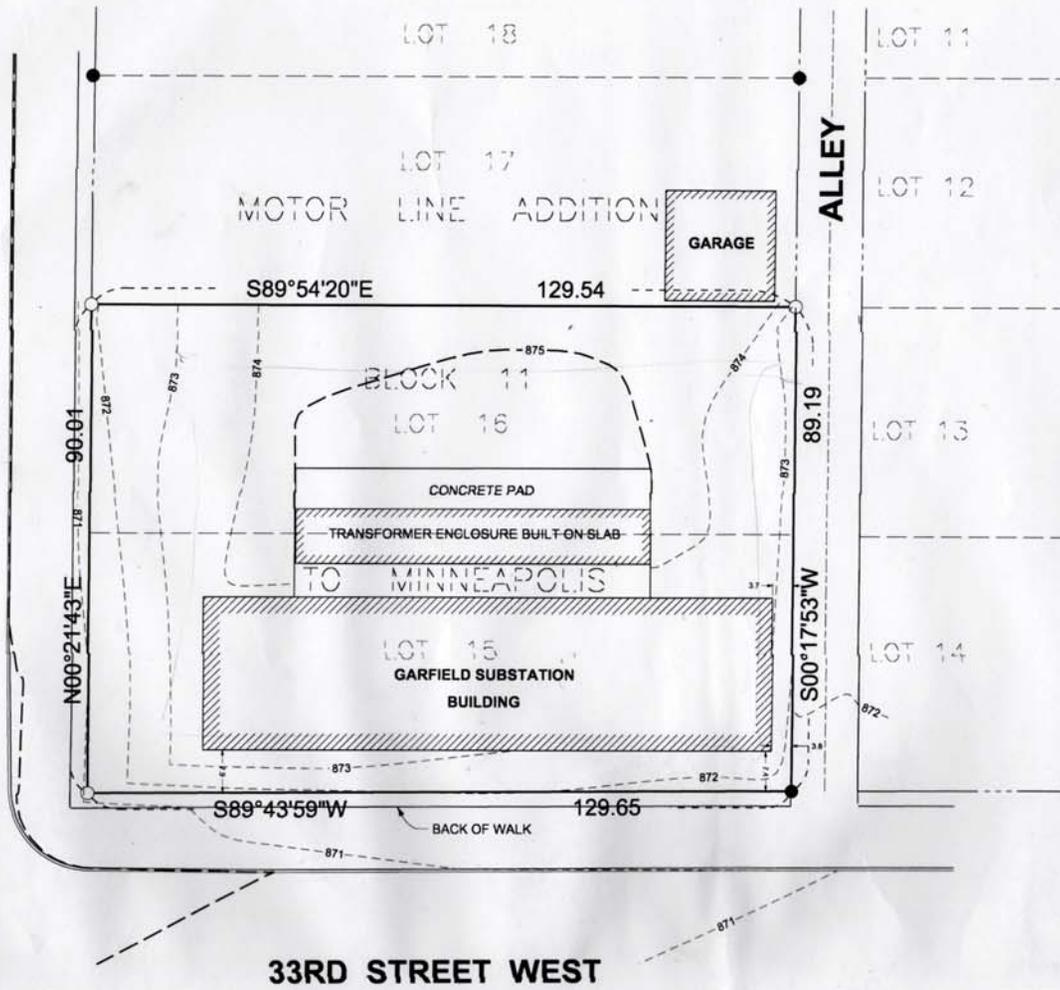


COURTYARD NORTH SECTION / ELEVATION **A205**

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GARFIELD AVENUE SOUTH



- DENOTES FOUND PROPERTY MONUMENT
- DENOTES SET 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED

AT THE REQUEST OF SITING AND LAND RIGHTS AN EXTENSIVE SURVEY OF THE ENTIRE BLOCK WAS DONE IN ORDER TO ESTABLISH THE SUBSTATION BOUNDARY AS REFLECTED BY THE CERTIFICATE OF SURVEY DATED 6-30-2014

LIMITED TOPOGRAPHIC DATA IS HERE PROVIDED PER A SUBSEQUENT REQUEST BY BUYER, COMBINING GPS AND TOTAL STATION METHODS. BECAUSE THE BUILDINGS AS SHOWN WERE LOCATED REFLECTORLESSLY AND DIMENSIONS NOT VERIFIED BY TAPE MEASUREMENT NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE BUILDING DIMENSIONS/LOCATION WHICH MAY NOT BE SUITABLE FOR DESIGN PURPOSES WITHOUT FIELD VERIFICATION.

THE BRICK FACE OF BUILDING VARIES - DIMENSIONS TO PROPERTY LINES FROM IRREGULAR BRICK AT BLDG CORNERS ARE SHOWN TO NEAREST TENTH OF A FOOT.

COORDINATES AND ELEVATIONS ARE VRS DERIVED COORDINATES ARE HENNEPIN COUNTY NAD83 2011 HARN ADJUSTMENT ELEVATIONS ARE NAVD 1988 (MINN GEOID 12A)

TITLE SHEET - SURVEY T100

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