

LAND USE APPLICATION SUMMARY

Property Location: 815 13th Avenue SE
Project Name: 815 13th Avenue SE – Building Expansion
Prepared By: Becca Farrar-Hughes, Senior City Planner, (612) 673-3594
Applicant: 815 13th Ave SE, LLC, Attn: Daniel Oberpriller
Project Contact: Harriss Associates, LLC, Attn: John Harriss
Request: To expand an existing multiple-family residential structure.
Required Applications:

Variance	Of the interior side yard setback requirement along the north property line for building additions from 7 feet to approximately 1.8 feet;
Variance	Of the interior side yard setback requirement along the south property line adjacent to the public alley for building additions from 7 feet to 0 feet;
Variance	Of the off-street parking requirement from 47 to 40 spaces;
Site Plan Review	To allow additions to the existing multiple-family residential structure.

SITE DATA

Existing Zoning	R5 District UA Overlay District
Lot Area	41,754 square feet / .96 acres
Ward(s)	3; adjacent to 2
Neighborhood(s)	Marcy-Holmes Neighborhood Association; adjacent to Southeast Como Improvement District
Designated Future Land Use	Urban Neighborhood
Land Use Features	The subject property is located two blocks from 15 th Avenue SE, a designated Community Corridor and approximately 2 blocks north of the boundary of the Dinkytown Activity Center.
Small Area Plan(s)	Not applicable.

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is currently occupied by an L-shaped, two-story plus garden level, multiple-family residential dwelling that is approximately 36,251 square feet in size that includes 50 dwelling units and a total of 59 bedrooms as well as a large surface parking lot that includes 49 off-street parking spaces. The building was constructed in 1966. The structure is located on an irregularly shaped parcel that is bounded by the BNSF Railroad property to the north, a public alley to the south, 13th Avenue SE to the east and 12th Avenue SE to the west.

Date Application Deemed Complete	July 10, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	September 8, 2015	End of 120-Day Decision Period	N/A

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There are primarily residential and industrial uses that are within close proximity to the subject site. The residential properties are located to the south, east and west of the subject property and the industrial uses are located to the north. Institutional and commercial uses are located within the broader vicinity given the site's proximity to the University of Minnesota.

PROJECT DESCRIPTION. The applicant proposes to retain the existing structure but to make significant modifications to the building and to the site. As previously noted the existing multiple-family dwelling is 36,251 square feet in size and includes 50 dwelling units and a total of 59 bedrooms. The applicant proposes to renovate and expand the existing structure by constructing 7 separate additions onto the north, south and east elevations totaling 4,917 square feet in size which would result in 36 additional bedrooms within the building. Upon completion, the project would maintain 50 dwelling units but would include 95 bedrooms. In addition, another addition for a 592 square foot bicycle storage area would be added to the north elevation of the building.

The additions to the building would have a rock face CMU base and would be clad in metal panel and cementitious fiber board with a stucco finish above. The remaining portions of the existing building would be cleaned, repaired and repainted. Other improvements to the building include all new fiberglass windows, a new entry canopy, upgraded interior finishes and new or remodeled amenity spaces including a club room, fitness center, study room and game room. Enhancements would be made to the interior and exterior lighting and the security system would be upgraded with cameras.

In addition, new landscaped areas would be provided around the parking lot and on-site. The existing trash enclosure would be replaced and relocated out of the front yard along 12th Avenue SE.

The proposed building additions do not meet the applicable setback requirements of 7 feet along the north and south elevations of the building; therefore, variances are necessary. In addition, an off-street parking variance is required from 47 spaces to 40 spaces. Site plan review is required due to the substantial alterations and building additions being proposed on the subject site.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. Staff has not received official correspondence from the Marcy-Holmes Neighborhood Association or any neighborhood letters/emails prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and included in the public record.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the following standards: (1) Of the interior side yard setback requirement along the north property line for building additions; (2) Of the interior side yard setback requirement along the south property line adjacent to the public alley for building additions; (3) Of the off-street parking requirement from 47 to 40 spaces; based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Interior side yard setback (north property line): The site is subject to an interior side yard setback requirement of 7 feet along the north property line adjacent to the BNSF rail corridor. In the R5 District, the setback is based on the equation $5+2x$ (where x is equal to the number of stories above the first floor). In this circumstance, the building is 2 stories in height as the garden level does not constitute a story as defined in Chapter 520 of the Zoning Code. Therefore, a setback of 7 feet is required on site. The applicant is proposing to install two attached building additions (one includes habitable space and the other is for bike storage) in this location that are approximately 1.8 feet at the closet point from the property line. Given the existing shape and orientation of the building which is a modified L-shaped structure, the existing building wall which would be impacted is approximately 50 feet in length and is currently located approximately 15 to 30 feet from the property line due to the angular shape of the site. To accommodate the proposed additions, the applicant proposes to relocate BNSF's existing chain-link fence to the property line. Practical difficulties exist in complying with the ordinance due to the fact that the building is existing, the additions that are being proposed are in specific areas that expand existing dwelling units, and the shape of the lot is irregular. The applicant is attempting to maintain the existing structure, while allowing for additional density. The locations of the proposed additions on this building elevation have been designed so that they abut the rail corridor. The expansion of the building into the parking lot would further reduce the available on-site parking for residents and an upward expansion of the existing building to accommodate an additional floor is not feasible due to structural load issues. Given the configuration of the existing building on the site and the location of the proposed additions on this elevation, it is reasonable and appropriate in this specific circumstance.

Interior side yard setback (south property line): The site is subject to an interior side yard setback of 7 feet along the south property line adjacent to the public alley. In the R5 District, the setback is based on the equation $5+2x$ (where x is equal to the number of stories above the first floor). In this circumstance, the building is 2 stories in height as the garden level does not constitute a story as defined in Chapter 520 of the Zoning Code. Therefore, a setback of 7 feet is required on site. The applicant is proposing to install 6 separate additions on the south elevation of the building, 5 of which require a variance as the proposed additions are located approximately 0 feet from the property line. Given the existing shape and orientation of the building which is a modified L-shaped structure, the existing building wall which would be impacted is approximately 232 feet in length and is currently located approximately 9 to 32 feet from the property line. Practical difficulties exist in complying with the ordinance due to the fact that the building is existing, the additions that are being proposed are in specific areas that expand existing dwelling units, and the shape of the lot is irregular. The applicant is attempting to maintain the existing structure, while allowing for additional density. The locations of the proposed additions on this building elevation have been designed so that they abut the public alley. In this specific location, the subject property is bordered on the south by an unusually large, 30-foot wide public alley right-of-way. The paved portion of the alley is located 9 feet south of the property line and is separated from the site by a grassy area. As a result, the building additions in this location would be located 9 feet from the travelled portion of the public alley which is 12 feet in width. The same 9 foot separation exists south of the alley abutting the existing residential uses. Further, the expansion of the building into the parking lot would further reduce the available on-site parking for residents and an upward expansion of the existing building to accommodate an additional floor is not feasible due to structural load issues. Given the configuration of the existing building on the site and the location of the proposed additions on this elevation, it is reasonable and appropriate in this specific circumstance.

Off-street parking requirement: The UA Overlay District requires .5 off-street parking spaces per bedroom for residential uses. The applicant proposes a total of 95 bedrooms which would require 47 off-street parking spaces. There are currently a total of 49 off-street parking spaces within the existing parking lot, and with proposed modifications suggested by Staff, the parking would be

reduced to 40 spaces or a deficit of 9 spaces. Practical difficulties exist in complying with the ordinance in this specific circumstance. The applicant is proposing to reduce the availability of on-site parking as a result of complying with standards pertaining to the landscaping and screening of the on-site parking lot to mitigate the existing conditions. Further, the site is in close proximity to several bus lines including routes 2, 3, 4 and 6, has an ample amount of bicycle parking on site, as well as within walking distance of the University of Minnesota and the Dinkytown Activity Center. The request to allow a 9 space reduction in the minimum off-street parking requirement is reasonable and appropriate in this specific circumstance.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Interior side yard setback (north property line): The proposal to reduce the interior side yard setback requirement along the north property line adjacent to the BNSF rail corridor from 7 feet to approximately 1 foot, 8 inches at the closest point in order to allow additions to the existing building is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The subject site has been occupied by the existing structure since it was constructed in 1966. The area where the additions are proposed is on the northeast corner of the site along an approximately 50 foot long building wall. The request is reasonable and contextually appropriate in this specific circumstance given the adjacent use, the lack of redevelopment potential, and thus, the likelihood that access to light and air shall be preserved.

Interior side yard setback (south property line): The proposal to reduce the interior side yard setback requirement along the south property line adjacent to the public alley from 7 feet to approximately 0 feet in order to allow additions to the existing building is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The subject site has been occupied by the existing structure since it was constructed in 1966. The area where the additions are proposed is on the south elevation of the building along an approximately 232 foot long building wall. The request is reasonable and contextually appropriate in this specific circumstance given the unusually large width of the public right-of-way at 30 feet.

Off-street parking requirement: The proposal to allow a reduction in the minimum off-street parking requirement from 47 to 40 spaces is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. As previously noted, there are currently a total of 49 off-street parking spaces within the existing parking lot. With the proposed modifications to the site which includes walkways, perimeter landscaping and the elimination of parking spaces that do not meet the dimensional requirements outlined Chapter 541 of the Zoning Code, the supply is below the minimum required based on the number of bedrooms proposed. The request to allow a reduction of the off-street parking requirement is reasonable and contextually appropriate in this specific circumstance due to the fact that the site is within close proximity to several bus lines, has an ample supply of bicycle parking on site, and is within walking distance of the University of Minnesota and the Dinkytown Activity Center.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Interior side yard setback (north property line): The proposal to reduce the interior side yard setback requirement along the north property line adjacent to the BNSF rail corridor in order to allow building additions that are within 1 foot, 8 inches of the property line would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other

property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

Interior side yard setback (south property line): The proposal to reduce the interior side yard setback requirement along the south property line adjacent to the public alley in order to allow building additions that are located up to the property line would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties given the large width of the public alley right-of-way.

Off-street parking requirement: The proposal to allow a reduction in the minimum off-street parking requirement from 47 to 40 spaces would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The modifications to the parking lot include walkways, perimeter landscaping and the elimination of parking spaces that do not meet the dimensional requirements outlined Chapter 54I of the Zoning Code. The parking that is being provided on site is compliant with city regulations, adequate and appropriate.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

I. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – *Requires alternative compliance*

- The site is developed with an existing building and a large surface parking lot that consists of 49 off-street parking spaces. The applicant proposes to retain the existing structure but to make significant modifications to the building and to the site. As previously noted the existing multiple-family dwelling is 36,251 square feet in size and includes 50 dwelling units and a total of 59 bedrooms. The applicant proposes to renovate and expand the existing structure by constructing 7 separate additions onto the north, south and east elevations totaling 4,917 square feet in size which would result in 36 additional bedrooms within the building. Upon completion, the project would maintain 50 dwelling units but would include 95 bedrooms. In addition, another addition for a 592 square foot bicycle storage area would be added to the north elevation of the building.
- The property is zoned R5 and is subject to required yards of 15 feet on the east and west sides of the building and a setback of 7 feet from the north and south property lines. The existing structure will not be evaluated for the building placement provision as it has existed on the site since 1966. The proposed additions to the structure on the north and south sides of the building require variances as they do not adhere to the required interior side yard setbacks. The additions onto the east end of the building are proposed up to the 15 foot setback line and no alterations are proposed to the west end of the building.
- The area between the building and lot line along 13th Avenue SE includes landscaping and a proposed rain garden. The area between the building and lot line along 12th Avenue SE includes landscaping and surface parking. The surface parking is an existing condition.
- The principal entrance to the existing building is proposed to be maintained and faces the south property line closest to 13th Avenue SE. It is an existing condition; therefore, alternative compliance is not necessary.
- The large surface parking located on the site that front on 12th Avenue SE is existing and no proposed additions impact the elevations that face the subject parking lot. The proposed modifications to the site that include landscaping and walkways would result in a reduction in the

off-street parking provided on site as there are currently 49 spaces. With the modifications to the site and the inclusion of landscaped medians, the parking lot would include a total of 40 spaces. The on-site accessory parking is not located to the rear or interior of the site but it is an existing condition; therefore, alternative compliance is not necessary.

- The proposed additions to the existing building provide additional architectural detail and further contain windows that create visual interest and increase security of adjacent outdoor spaces.
- Windows between 2 and 10 feet are required in order to provide natural surveillance and visibility by having active uses located along public streets and facing on-site parking areas. The existing building will not be evaluated, but the proposed additions on the east and a small segment on the interior west where the bike storage addition is proposed are subject to a 20% window requirement. Alternative compliance would be necessary as neither of the additions on those elevations meet the 20% minimum standard. Staff would recommend that the Planning Commission grant partial alternative compliance in this specific circumstance. Given the fact that the building is a garden level structure with an exposure of 5 feet above grade before technically the first floor begins, it would be difficult for the additions to meet the requirement. However, on the interior west elevation facing the parking lot where the bike storage addition is proposed, it would be practical to include windows in that space. The proposed addition exceeds the 10% window requirement on each floor above the first floor that faces the public street as applicable. All windows are distributed in a more or less even manner as applicable and are also vertical in proportion. See Table I.
- There are no blank uninterrupted walls greater than 25 feet in length on the exterior elevations of the proposed building additions as windows, entries, recesses and/or projections, or other architectural elements are included as applicable.
- No plain face concrete block is proposed.
- The proposal complies with the ground floor active functions provision as storage areas do not exceed 30% of linear frontage along the street.
- The exterior materials on the existing building include stucco on the garden level and first floor, and board and batten on the second floor. The applicant proposes to incorporate three new additional materials on the proposed building additions that include three types of metal panels, two types of cementitious fiber board with a stucco finish and rock face CMU. The additions are not entirely similar to or compatible in terms of materiality with the existing building and when evaluating all materials existing and proposed on the building, the elevations do not comply with the city’s policy limiting to no more than three primary materials on the elevations or the limitation that fiber cement board not cover more than 30% of an elevation. Alternative compliance is necessary. In order to provide some uniformity in the building design, Staff would recommend that the Planning Commission limit the number of materials on the proposed addition areas to two, specifically stucco and metal panels. The result would be that there are no more than three primary materials on any elevation. Future changes in exterior materials may require review before the City Planning Commission.
- The proposed form and flat roof of the proposed additions would be considered compatible with other buildings in the area.
- There is no associated parking garage. All parking provided on site is located within the surface parking lot that is accessed off of 12th Avenue SE.

Table I. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
Residential Use – Additions only				
1 st Floor – East	20% minimum	75 sq. ft.	5%	20 sq. ft.

elevation (13 th Ave SE)				
Floors above 1 st floor – East elevation (13 th Ave SE)	10% minimum		>10%	
1 st Floor - West elevation (12 th Ave SE)	20% minimum	26 sq. ft.	0%	0 sq. ft.

Access and Circulation – Meets requirements

- There are no public sidewalks that link to the subject property on the east side of site adjacent to 13th Avenue SE. However, well-lit walkways at least 4 feet in width connect the building to the public street in that location. On the west side of the site, there is a public sidewalk that begins on the same side of the street along 12th Avenue SE but on the opposite side of the public alley. There is a rear entrance to the building adjacent to the public alley and Staff will recommend that a walkway be provided from that entrance to the public street. Currently there are no walkway connections to the building entrances from the parking lot. This is an existing condition. The applicant is proposing to stripe the existing asphalt in the parking lot adjacent to the south side of the parking lot in order to delineate a pedestrian pathway. Staff will recommend that the Planning Commission require that the asphalt be removed and that a concrete walkway be installed to better delineate the pedestrian space and extend to 12th Avenue SE. The connections to the building, public streets and to the parking lot are significantly improved with the proposed site alterations.
- No transit shelters are included in the development.
- The development has been designed to minimize conflicts with pedestrian traffic and surrounding residential uses as the single-curb cut to the site has been maintained and walkways have been incorporated into the design of the site.
- There a public alley that is adjacent to the site on the south side of the parcel. The alley does not provide access to the subject site.
- The site is currently occupied by the existing building and a large surface parking lot. With the proposed modifications to the site, the existing conditions would be somewhat improved as additional landscaping would be added to the site. The proposal is meeting the intent of reducing overall impervious surfaces on the site.

Landscaping and Screening – Requires alternative compliance

- The composition and location of landscaped areas complement the scale of the development and its surroundings.
- There is a large existing surface parking lot located on site. While it will be reduced in size and resurfaced, it will still occupy a significant portion of the site. The parking lot is subject to a 7-foot wide landscaped yard along 12th Avenue SE as well as a screening requirement that is 3 feet in height and a minimum of 60% opaque. In addition, not less than one tree for each 25 linear feet of parking lot frontage is required along the public street. The applicant is proposing a 15 foot landscaped yard that includes a continuous hedge that meets the screening requirement as well as a tree for each 25 linear feet of parking lot frontage.
- The parking lot is also subject to a 7-foot landscaped yard and a screening requirement that is a minimum of 95% opaque adjacent to the north property line as it is residentially zoned, and along a portion of the south property line where the parking lot is exposed to the residential uses/zoning located across the alley. The applicant is proposing a 7-foot landscaped yard along the north property line abutting the surface parking lot that incorporates a continuous hedge that meets the screening requirement. The parking lot facing the south lot line is approximately 75 feet to 86 feet

from the property line. While it is not directly abutting the property line, the area is all sod and no vegetation is provided to screen the parking. Alternative compliance would be necessary. Staff would recommend that the Planning Commission require that the applicant install a continuous hedge adjacent to the south property line where the parking is visible. The applicant proposes to utilize the areas directly adjacent to the parking in that location for snow storage.

- The Zoning Code requires that at least 20 percent of the site not occupied by buildings be landscaped. The total site area is 41,754 square feet and a building footprint of 14,806 square feet is proposed. A total of 5,390 square feet of landscaping would be necessary to meet the 20 percent requirement. The applicant is providing 12,890 square feet of landscaping, or 48% of the area not covered by buildings.
- The Zoning Code requires that at least 11 canopy trees and 54 shrubs be provided on site. The applicant is proposing to install a total of 7 canopy trees, as well as 3 ornamental trees, 246 shrubs and 144 perennials. Alternative compliance would be necessary for the number of on-site canopy trees. Staff would recommend that the Planning Commission require compliance with this provision as there are on-site opportunities for additional canopy trees on the west side of the building.
- All areas and corner within the parking lot are landscaped.
- All parking spaces are not within 50 feet of an on-site deciduous tree. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant partial alternative compliance. There are a total of 9 spaces within the parking lot that do not meet the spacing requirement; 3 of these spaces are located at the northwest end of the parking lot and the other 6 spaces are centrally located in the spaces located on the south side of the parking lot. It would not be practical to require compliance on the northwest side of the site, however, it would be practical to require compliance for the spaces centrally located on the south side of the parking lot.
- A total of 2 tree islands are proposed; both do not meet the requirement that they be at least 7 feet in any direction. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this circumstance as the landscape islands are approximately 5 feet in width and 18 feet in length. Additional width would require the elimination of an additional parking stall.
- The installation and maintenance of all landscape materials shall comply with 530.210.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	41,754 sq. ft.
Building footprint	--	14,806 sq. ft.
Remaining Lot Area	--	26,948 sq. ft.
Landscaping Required	5,390 sq. ft.	12,890 sq. ft.
Canopy Trees (1: 500 sq. ft.)	11 trees	7 canopy trees and 3 ornamental trees
Shrubs (1: 100 sq. ft.)	54 shrubs	246 shrubs

Additional Standards – Meets requirements

- The on-site parking lot has been designed with segments of discontinuous curbing to provide some on-site retention and filtration of stormwater. In addition a rain garden with plantings is proposed adjacent to 13th Avenue SE.
- Staff would not expect the proposal to result in the significant blocking of views as the height of the structure is not increasing. Further, the proposal would not be expected to have impacts on

blocking views of important city elements. The structure would also not be expected to have significant shadowing impacts on adjacent properties nor result in significant impacts on light, wind and air in relation to the surrounding area.

- The proposal appears to incorporate the applicable CPTED principles. The active uses proposed within the garden level and ground level of the building provides natural surveillance, and there are windows on all sides of the building that allow people to observe adjacent public spaces. The site is further designed with landscaping, and architectural features to delineate space and control access. The sidewalks and walkways would be monitored. Staff has no additional comments or concerns at this time regarding site safety. No photometric plan was submitted as part of the application. One will be required with the final submittal.
- There are no eligible or designated historic structures on the subject site. Further, the property is not located in a historic district and the structure is not identified as a potential historic resource.

2. Conformance with all applicable regulations of the zoning ordinance.

The continued use of the site as a multiple-family residential structure is *permitted* in the R5 District.

Off-street Parking and Loading – Requires a variance

- The UA Overlay District requires .5 off-street parking spaces per bedroom for residential uses. The applicant proposes a total of 95 bedrooms which would require a total minimum of 47 off-street parking spaces. There are currently a total of 49 off-street parking spaces within the existing parking lot. With the proposed modifications to the site, a total of 40 off-street parking spaces would be provided which requires a variance.

Table 3. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Multiple-family residential	.5 spaces per bedroom (95)		47	100 (2 per uncovered spaces per du)	40
Total	47	--	47	100	40

Table 4. Bicycle Parking and Loading Requirements (Chapter 54I)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Multiple-family residential	1 per bedroom (95)	--	Not less than 90% (86)	96	None	--
Total	95	--	86	96	--	--

Building Bulk and Height – Meets requirements

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	41,754 sq. ft.
Gross Floor Area (GFA)	--	41,760 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.0	1.0
Maximum Building Height	4 stories or 56 feet, whichever is less	2 stories or 26 feet

Lot Requirements – Meets requirements

Table 6. Lot Requirements Summary

	Code Requirement	Proposed
Minimum Lot Area	5,000 sq. ft.	41,754 sq. ft.
Maximum Impervious Surface Area	85%	69%
Maximum Lot Coverage	70%	35%
Minimum Lot Width	40 ft.	> 100 ft.

Yard Requirements – Requires variances

- A variance of the interior side yard setback requirement along the north property line adjacent to the BNSF rail corridor is required in order to allow building additions within 1 foot, 8 inches of the property line. The variance findings are addressed above.
- A variance of the interior side yard setback requirement along the south property line adjacent to the public alley is required in order to allow building addition 0 feet from the property line. The variance findings are addressed above.

Table 7. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (West – 12th Avenue SE)	15 ft.	--	15 ft.	15 ft. to building wall
Front (East – 13th Avenue SE)	15 ft.	--	15 ft.	82 ft. to existing building wall – no changes
Interior Side (North)	7 ft.	--	7 ft.	1 foot, 8 inches at the closest point to the building wall
Interior Side (South)	7 ft.	--	7 ft.	0 ft. at the closest point to the building wall

Signs – Meets requirements

- The sign standards in the residential districts allow the following:
 - For a multiple-family dwelling five (5) units or more on a lot between 10,000 square feet and 43,559 square feet. One (1) non-illuminated, flat wall identification sign not exceeding thirty-two (32) square feet is permitted with a maximum height of fourteen (14) feet or top of wall, whichever is less. On a corner lot, two (2) such signs are permitted per building.
- The applicant is proposing one non-illuminated sign mounted on top of the entrance canopy that is 4 feet in length by 1 foot in width totaling 4 square feet that is located 10 feet above grade on the east elevation of the building. The proposed sign in compliance with the sign regulations.
- Signs are subject to Chapters 531 and 543 of the Zoning Code. Any additional signs on the premises are required to meet the requirements of Chapter 543 of the Zoning Code and they require a separate permit.

Table 8. Signage Summary

	Number Allowed/ Lot	Proposed Number	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Attached	1	1	32 sq. ft. &	4 sq. ft.	14 ft.	10 ft.
Total	1	1	32 sq. ft.	4 sq. ft.	14 ft.	10 ft.

Refuse Screening – Meets requirements

- The applicant proposes to locate a dumpster enclosure on the northwest side of the site. It is located just outside of the required front and interior side yard setbacks. The proposed enclosure meets the applicable screening requirements outlined in Section 535.80 of the Zoning Code. A detail is provided on Sheet A1-0.

Screening of Mechanical Equipment – Meets requirements

- According to the applicant no roof-mounted or ground-mounted mechanical units are proposed on site. The existing building has boiler heating and thru-wall AC units in each apartment which would remain. The bedroom additions would each have their own VTAC unit interior to the building vented out the sides of the bump outs. Any future mechanical units either on the roof or located on the site would need to be screened in compliance with the regulations outlined in Section 535.70 of the Zoning Code.

Lighting – Meets requirements with Conditions of Approval

- The applicant is proposing to install new building mounted lights on the exterior of the structure. A photometric plan was not submitted as part of the application but will be required with the final submittal. Lighting of building façades or roofs shall be located, aimed and shielded so that light is directed only onto the façade or roof. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and CPED Staff shall review the details of the fixtures in the final review prior to permit issuance.

Specific Development Standards – Not applicable

Overlay District Standards – Meets requirements

- The UA Overlay District was established to ensure high quality residential development through site design and off-street parking regulations that acknowledge the unique demands placed on land uses near a major center of educational employment and enrollment.

- The off-street parking requirements in the UA Overlay District are tied to the number of bedrooms as opposed to dwelling units. A variance has been applied for as the project does not comply with the required number of off-street parking spaces.
- The bicycle parking requirements in the UA Overlay District are tied to the number of bedrooms as opposed to dwelling units as well. The proposal complies with the bicycle parking requirements.

3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth*.

The subject parcel is identified as Urban Neighborhood and is located two blocks from 15th Avenue SE, a designated Community Corridor and approximately 2 blocks north of the boundary of the Dinkytown Activity Center. Urban Neighborhoods are predominantly residential areas with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. This land use classification may include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. They are not generally intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.
- 1.2.2 Ensure that lighting and signage associated with non-residential uses do not create negative impacts for residential properties.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

Housing Policy 3.1: Grow by increasing the supply of housing.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

The proposed expansion and associated modifications to the site are supported by the above listed policies and implementation steps of *The Minneapolis Plan for Sustainable Growth*.

4. Conformance with applicable development plans or objectives adopted by the City Council.

Not applicable.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Window requirements.** Windows between 2 and 10 feet are required in order to provide natural surveillance and visibility by having active uses located along public streets and facing on-site parking areas. The existing building will not be evaluated, but the proposed additions on the east and a small segment on the interior west where the bike storage addition is proposed are subject to a 20% window requirement. Alternative compliance would be necessary as neither of the additions on those elevations meet the 20% minimum standard. Staff would recommend that the Planning Commission grant partial alternative compliance in this specific circumstance. Given the fact that the building is a garden level structure with an exposure of 5 feet above grade before technically the first floor begins, it would be difficult for the additions to meet the requirement. However, on the interior west elevation facing the parking lot where the bike storage addition is proposed, it would be practical to include windows in that space.
- **Exterior materials.** The exterior materials on the existing building include stucco on the garden level and first floor, and board and batten on the second floor. The applicant proposes to incorporate three new additional materials on the proposed building additions that include three types of metal panels, two types of cementitious fiber board with a stucco finish and rock face CMU. The additions are not entirely similar to or compatible in terms of materiality with the existing building and when evaluating all materials existing and proposed on the building, the elevations do not comply with the city's policy limiting to no more than three primary materials on the elevations or the limitation that fiber cement board not cover more than 30% of an elevation. Alternative compliance is necessary. In order to provide some uniformity in the building design, Staff would recommend that the Planning Commission limit the number of materials on the proposed addition areas to two, specifically stucco and metal panels. The result would be that there are no more than three primary materials on any elevation.
- **Landscaping and screening.** The parking lot is subject to a 7-foot landscaped yard and a screening requirement that is a minimum of 95% opaque adjacent to the north property line as it is residentially zoned, and along a portion of the south property line where the parking lot is exposed to the residential uses/zoning located across the alley. The applicant is proposing a 7-foot landscaped yard along the north property line abutting the surface parking lot that incorporates a continuous hedge that meets the screening requirement. The parking lot facing the south lot line is approximately 75 feet to 86 feet from the property line. While it is not directly abutting the property line, the area is all sod and no vegetation is provided to screen the parking. Alternative compliance would be necessary. Staff would recommend that the Planning Commission require that the applicant install a continuous hedge adjacent to the south property line where the parking is visible. The applicant proposes to utilize the areas directly adjacent to the parking in that location for snow storage.
- **Landscape quantities.** The Zoning Code requires that at least 11 canopy trees and 54 shrubs be provided on site. The applicant is proposing to install a total of 7 canopy trees, as well as 3 ornamental trees, 246 shrubs and 144 perennials. Alternative compliance would be necessary for

the number of on-site canopy trees. Staff would recommend that the Planning Commission require compliance with this provision as there are on-site opportunities for additional canopy trees on the west side of the building.

- **Proximity of parking to deciduous tree.** All parking spaces are not within 50 feet of an on-site deciduous tree. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant partial alternative compliance. There are a total of 9 spaces within the parking lot that do not meet the spacing requirement; 3 of these spaces are located at the northwest end of the parking lot and the other 6 spaces are centrally located in the spaces located on the south side of the parking lot. It would not be practical to require compliance on the northwest side of the site; however, it would be practical to require compliance for the spaces centrally located on the south side of the parking lot.
- **Width of tree islands.** A total of 2 tree islands are proposed; both do not meet the requirement that they be at least 7 feet in any direction. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this circumstance as the landscape islands are approximately 5 feet in width and 18 feet in length. Additional width would require the elimination of an additional parking stall.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by 815 13th Ave SE, LLC, for the property located at 815 13th Avenue SE:

A. Variance of the interior side yard setback requirement.

Recommended motion: **Approve** the application for a variance of the interior side yard setback requirement along the north property line from 7 feet to approximately 1.8 feet to allow building additions.

B. Variance of the interior side yard setback requirement.

Recommended motion: **Approve** the application for a variance of the interior side yard setback requirement along the south property line from 7 feet to 0 feet to allow building additions.

C. Variance of the off-street parking requirement.

Recommended motion: **Approve** the application for a variance of the off-street parking requirement from 47 to 40 spaces subject to the following condition:

1. A minimum of 95 bicycle parking spaces shall be located on site that meet the bicycle parking provisions outlined in Section 541.180 of the Zoning Code.

D. Site Plan Review for building additions.

Recommended motion: **Approve** the application to allow building additions totaling approximately 4,917 square feet and a total of 36 additional bedrooms within the existing building subject to the following conditions:

1. All site improvements shall be completed by August 17, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
2. Approval of the final site, elevation, and landscaping plans by CPED.
3. The interior west elevation where the bike storage addition is proposed shall comply with the 20% window requirement.
4. The exterior materials proposed on the building additions shall be limited to stucco and metal panels.

5. A continuous hedge shall be installed adjacent to the south property line where the parking lot is visible for screening purposes.
6. The site shall comply with the landscape quantity requirements for canopy trees as outlined in Section 530.160 of the Zoning Code.
7. All parking spaces with the exception of the 3 spaces located at the northwest end of the parking lot shall comply with the proximity to tree requirement as outlined in Section 530.170 of the Zoning Code.
8. The on-site walkways adjacent to the surface parking lot shall be composed of concrete instead of striped asphalt and shall connect to the public street.
9. The walkway that leads to the public alley from the rear entrance of the building at the southwest corner of the building shall instead be extended to 12th Avenue SE.
10. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541. A detail of the fixtures shall be submitted with the final plans.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Plans
5. Building elevations
6. Photos
7. Correspondence



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **MATTHEW JAMES**
(612) 673-2547
matthew.james@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001338
Applicant:	815 13TH AVE SE - DANIEL OBERPRILLER 2919 KNOX AVE S. MINNEAPOLIS, MN 55408
Site Address:	815 13TH AVE SE
Date Submitted:	16-JUL-2015
Date Reviewed:	29-JUL-2015

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Parking lot modification with small building bump-outs increasing size of existing apartment units.

Review Findings (by Discipline)

Zoning - Planning

- The project required a CPC review and approval.
- All applicable conditions would need to be incorporated should the project be approved prior to PDR approval.

*Approved: You may continue to the next phase of developing your project.

*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.

Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

Sewer Design

- Erosion Control: Please provide a plan that clearly identifies the limits of land disturbing activity. If more than 5,000 square feet or 500 cubic yards of land disturbance is proposed, an erosion and sediment control plan in conformance with Chapter 52 of the Minneapolis Code of Ordinances is required for the project. Please provide the appropriate erosion and sediment control measures and details on the plan, if necessary.
- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

Construction Code Services

- Portions of the ext. walk are less than 48" in width. MN RULES 1341 sec. 403.5.4 require a minimum of 48" width if part of an accessible route.

END OF REPORT



Revised July 1, 2015

Ms. Rebecca Farrar
Senior Planner, City of Minneapolis

**Re: 815 13th Avenue Southeast Building Expansion:
Statement of Proposed Use and Description of Project**

From: John Harriss, Harriss Associates, LLC

CC: Melissa Bean, Executive Director, Marcy-Holmes Neighborhood Assoc.
Jacob Frey, Councilman, Ward 3
Daniel Oberpriller, CPM Development, Inc.

Project Description

The Applicant recently purchased and now proposes to renovate and expand an existing 2-story with garden level below apartment at 815 13th Avenue SE in the Marcy-Holmes Neighborhood. The renovations will result in a more aesthetically and functionally appealing building and provide additional housing density near Dinkytown and the University of Minnesota. The existing building is 36,251 SF, with 50 dwelling units and 59 bedrooms. Most of the units are one-bedroom units that do not meet market demand for larger units. The proposed expansion of 4,917 SF will add 36 bedrooms to existing units for a total of 95 bedrooms in 50 dwelling units. A 592 SF bicycle storage area addition will provide space for 88 secure bike stalls, bringing the site into compliance with current bike parking requirements. The existing parking lot contains 49 stalls, but several stalls are noncompliant with dimensional standards. The parking lot will be reconfigured to eliminate noncompliant stalls and replace them with landscaping and improved pedestrian walkways between the building and parking lot.

The additions to the building will have a rock-face CMU base and be clad in metal panel and cementitious fiber board above. The remaining portions of the existing building will be cleaned, repaired, and repainted to bring an updated and cohesive look to the whole building. Other improvements to be made to the building include all new fiberglass windows, a new entry canopy, upgraded interior finishes and new or remodeled amenity spaces including a club room, fitness center, study room and game room. Enhancements will be made to interior and exterior lighting and the security system will be upgraded with cameras.

In addition to the new landscaping areas around the parking lot, landscaping with trees, shrubs and perennials will be added around the building and along the public street frontages. The trash enclosure will be replaced and relocated out of the front yard along 12th Avenue SE.

Zoning and Land Use Guidance

The site is zoned R5, Multiple-family residential (high density) and UA, University Area Overlay District.

The site is identified as Urban Neighborhood in the *Minneapolis Plan for Sustainable Growth*. The site is also near the University of Minnesota Growth Center. The proposed building expansion is supported by comprehensive plan policies that encourage the following.

- Incorporation of transit facilities and access to transportation (Land Use Policy 1.3).
 - The project will include new, secure bike parking and is located near the 15th Avenue SE bikeway.
 - The site is a block from 8th Street SE and a couple blocks from 15th Avenue SE, both of which are served by midday Metro Transit bus service and signed bike routes. It is also in close proximity to multiple bus routes through Dinkytown.
- Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities. (Housing Policy 3.2).
 - In addition to the site's proximity to transit, it is close to the commercial and cultural amenities of Dinkytown and the University.
- Preservation of the stability and diversity of the city's neighborhoods and increased housing density in appropriate places (Land Use Policy 1.8 and 1.8.1; Housing Policy 3.1)).
 - The proposed building renovations will improve the stability of the site and neighborhood.
 - Increased housing density is appropriate near the University.
- Encourage high- to very high-density housing within Growth Centers (Land Use Policy 1.15).
 - The existing 50 dwelling units is 52 du per acre, which is at the low end of high-density housing range of 50 – 120 du per acre. Although the expansion will not add units, it will effectively increase density by adding bedrooms and, consequently, occupants.

The *Marcy-Holmes Neighborhood Master Plan* guides the site for multiple-family housing, in accordance with that plan's goal to concentrate new housing density at the edges of the neighborhood.



Architecture

Requested Variances

The new bedrooms will be located in a series of bays, one or two bedrooms in width, that will be distributed along the south facade facing a public alley. A two bedroom-wide addition will also be made on the north facade at the northwest corner facing the rail corridor that borders the site. The additions to the south facade require a variance to reduce the required side yard from 7' to 0'. The addition of the bedrooms and bike storage area require a variance to reduce the required side yard from 7' to 1.8'.

A variance is also required to reduce the parking requirement. The parking requirement for a 95-bedroom apartment building in the University Area Overlay District is 0.5 spaces per bedroom or 47 spaces. The parking lot as it is currently striped has 49 spaces, but with the recommended reconfiguration, there will be only 40 spaces (0.42 spaces per bedroom). A variance to reduce the parking requirement by 9 spaces is required.

Yard Variances: Required Findings

1) *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the setback requirements. Expansion of the building into the parking lot would further reduce available on-site parking for residents. Expansion by adding another floor to the existing building is not feasible structurally as the original building was not designed to carry the additional loads another story would bring to bear. Neither of those options would serve the goal of expanding the number of bedrooms per unit to meet market demand. The proposed configuration of building additions is a cost-effective way to increase housing density on the site in conformance with the purpose of the high-density R5 district and the land use and housing policies cited above. The site is bordered on the south by an unusually wide, 30-foot wide alley right-of-way. The paved portion of the alley is 9 feet south of the property line, separated from the site by a grassy area. Thus, the building bays built at the property line will still be 9 feet from the travelled portion of the alley. The site is bordered on the north by a rail corridor. These are unique circumstances not created by the applicant.

2) *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposed setbacks are reasonable and consistent with the intent of the ordinances, the comprehensive plan policies applicable to the site, and the purpose of the R5 District.

The intent of the setback requirement is to reinforce building code fire separation requirements and preserve access to light and air for residential uses. The proposed design is in keeping with the intent of the ordinance because it complies with the building code requirements. The adjacent extra-wide alley and rail corridor will maintain access to light and air and mitigate the effect on adjacent properties. As discussed above, the proposed additions will increase housing density in a location in which the comprehensive plan and small area plan support high density residential use.

3) *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of the variance will not alter the essential character of the area, be injurious to the use or enjoyment of other properties, or be detrimental to the public welfare. The variance will not be detrimental because the design will comply with building and life safety codes. Several properties on blocks to the east and west also have building setbacks at zero or quite close to the alley and rail corridor property lines. The structures across the alley to the south are garages for residences that front on 8th Street SE. The requested setbacks are similar to a new 5-story apartment building immediately to the east across 13th Avenue SE, which received variances to be setback zero feet from the alley.

Parking Variance: Required Findings

1) *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the parking requirement because of the nonconforming configuration of the existing parking lot. If the nonconforming alignment of stalls and drive aisles was continued, no parking variance would be required. However, restriping the parking lot to reduce the number of stalls and adding landscaping and walkways around the lot has been recommended by Planning staff in order to bring the lot into conformance with other ordinance (site plan) requirements. Practical difficulties exist in complying with both parking and site plan ordinances due to existing conditions that were not created by the applicant.

2) *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*



The proposed 40 parking stalls (0.42 stalls per bedroom) is reasonable due to the site's proximity to transit. The site is also well-served by designated bike routes and the applicant will provide 96 on-site bike spaces in compliance with current code requirements. The site is a walkable distance from University facilities and commercial services. The on-site parking will exceed the ratio of parking recently approved for the new apartment building across the street (0.34 spaces per bedroom). The amount of parking to be provided is not expected to contribute to on-street parking congestion and will encourage use of alternative modes of transportation and is, therefore, in keeping with the spirit and intent of the ordinance and comprehensive plan.

3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

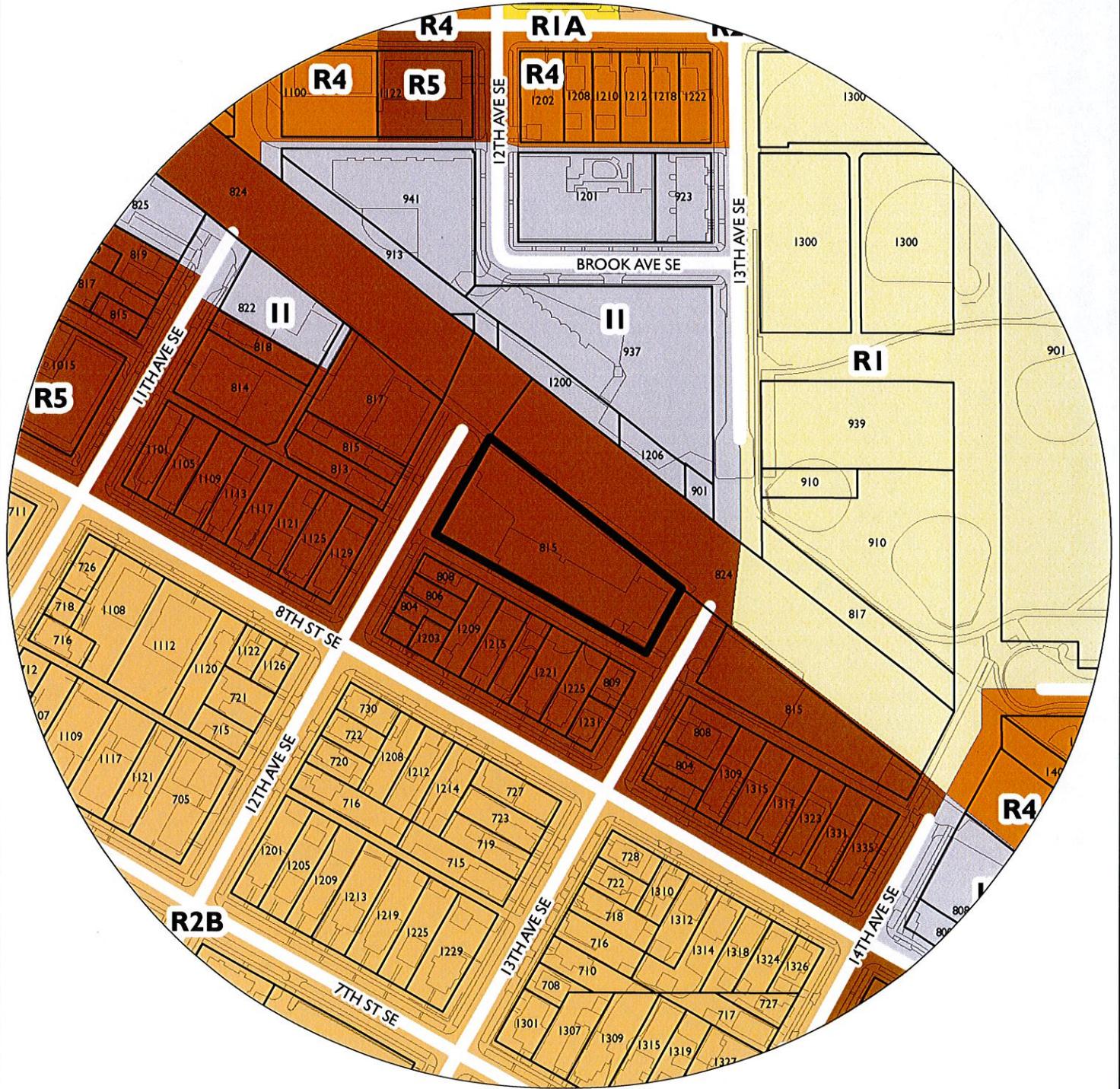
The granting of the variance will not alter the essential character of the area, be injurious to the use or enjoyment of other properties, or be detrimental to the public welfare. As noted, the parking ratio will be greater than provided in the new apartment building to the east and is the same as the historical average for similar apartment buildings in the University area. The improvements to the parking lot will make it safer and more attractive.

815 13th Ave SE, LLC

3rd

NAME OF APPLICANT

WARD

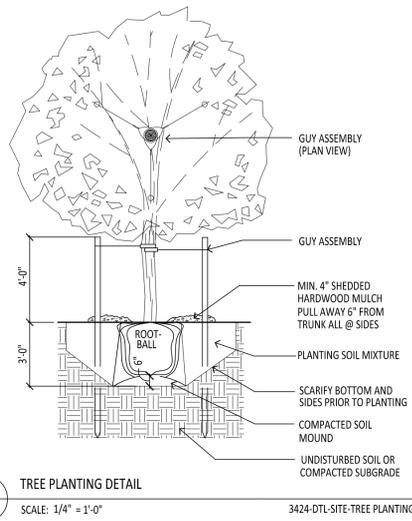


PROPERTY ADDRESS

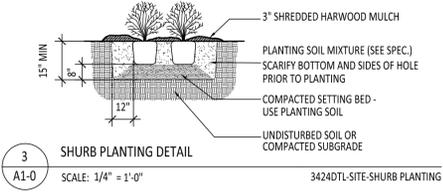
815 13th Avenue SE

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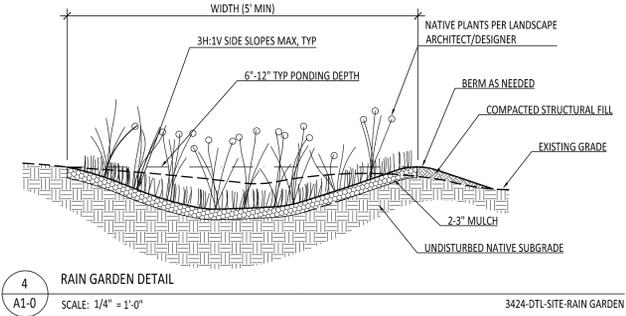
BZZ-7204



2 TREE PLANTING DETAIL
A1-0 SCALE: 1/4" = 1'-0"
3424-DTL-SITE-TREE PLANTING



3 SHRUB PLANTING DETAIL
A1-0 SCALE: 1/4" = 1'-0"
3424-DTL-SITE-SHRUB PLANTING



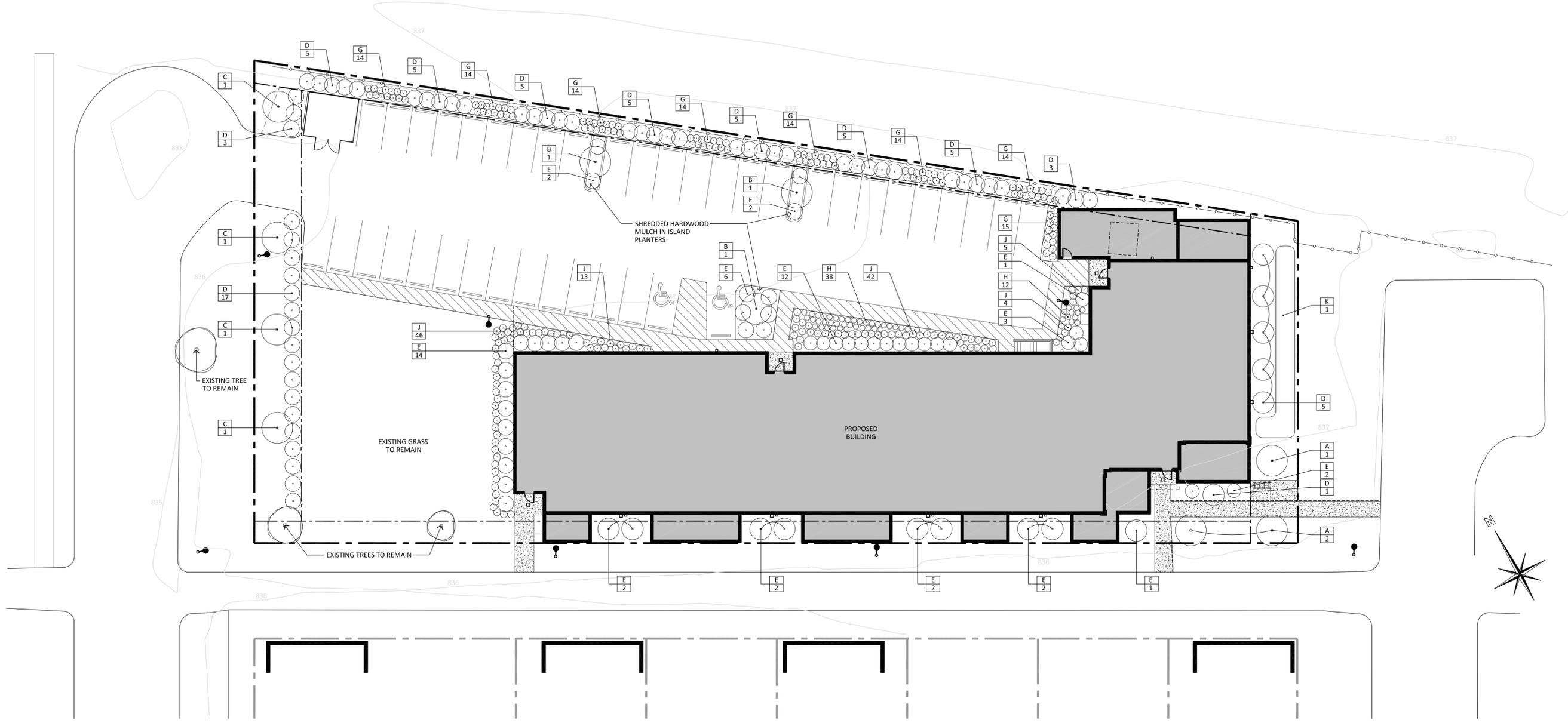
4 RAIN GARDEN DETAIL
A1-0 SCALE: 1/4" = 1'-0"
3424-DTL-SITE-RAIN GARDEN

LANDSCAPE NOTES:

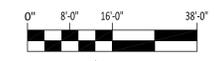
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY, AMERICAN ASSOCIATION OF NURSERYMEN.
- PLAN TAKES PRECEDENCE OVER SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST.
- ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED FOR FIELD VERIFICATION PRIOR TO INSTALLATION. DO NOT PLANT DIRECTLY OVER UTILITY LINES.
- ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE OWNER WILL PROVIDE FIELD APPROVAL. SIGNIFICANT CHANGES MAY REQUIRE CITY REVIEW AND APPROVAL.
- THE PROJECT LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR WATERING AND PROPERLY HANDLING ALL PLANT MATERIALS BROUGHT ONSITE BOTH BEFORE AND AFTER INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH A WATERING SCHEDULE AND MAINTENANCE PROGRAM INCLUDING, BUT NOT LIMITED TO, PRUNING, FERTILIZATION, AND DISEASE/PEST CONTROL.
- IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTION, SOIL CONDITIONS, DRAINAGE, OR ANY OTHER SITE CONDITION THAT MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY MUST BRING THESE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BID SUBMISSION. PLANT BED DRAINAGE CONCERNS DURING PLANT INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND GENERAL CONTRACTOR IMMEDIATELY. PLANT SIZE AND SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING PRIOR TO ACCEPTANCE IN THE FIELD.
- THIS LAYOUT PLAN CONSTITUTES OUR UNDERSTANDING OF THE LANDSCAPE REQUIREMENTS LISTED IN THE ORDINANCE. CHANGES AND MODIFICATIONS MAY BE REQUESTED BY THE CITY BASE ON APPLICANT INFORMATION, PUBLIC INPUT, COUNCIL DECISIONS, ETC. FIELD VERIFY LOCATIONS OF PROPERTY LINES AND EASEMENTS. DO NOT PLANT TREES, SHRUBS, OR PERENNIALS IN EASEMENTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS AND COORDINATING INSPECTIONS AS REQUIRED THROUGHOUT THE WORK PROCESS.
- ALL EDGER SHALL BE PROFESSIONAL GRADE BLACK PLY EDGER WITH 1" BULL NOSE. STAKE PER MANUFACTURER'S RECOMMENDATIONS. USE FITTINGS FOR ALL JOINTS AND CORNERS. BLACK DIAMOND OR EQUAL. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANTING AREAS SHALL BE PREPARED PRIOR TO PLANTING ACTIVITIES TO PROVIDE A FIRM PLANTING BED FREE OF TONES, STICKS, CONSTRUCTION DEBRIS, ETC.
- THE LANDSCAPE CONTRACTOR SHALL CLEAR AND GRUB WITHIN THE WORK LIMITS TO REMOVE DEAD BRANCHES, LEAVES, TRASH, WEEDS, AND FOREIGN MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE TO BECOME FAMILIAR WITH THE CONDITIONS PRIOR TO BIDDING AND INSTALLATION. PLANT BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH PER DETAILS.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH AN IRRIGATION LAYOUT PLAN FOR HEAD-TO-HEAD COVERAGE OF ALL PLANTING AREAS. USE COMMERCIAL GRADE IRRIGATION EQUIPMENT AND PROVIDE PRODUCT CUT SHEETS TO ARCHITECT AND OWNER FOR APPROVAL. COORDINATE IRRIGATION CONNECTION POINT, CONTROLLER, BACKFLOW, AND VALVING LOCATIONS WITH ARCHITECT AND GENERAL CONTRACTOR.

LANDSCAPE SCHEDULE

ID	SCIENTIFIC NAME	COMMON NAME	SIZE	QUAN.
DECIDUOUS TREES				
A	MALUS	CRABAPPLE	12' HGT	3
B	TILIA CORDATA	LITTLELEAF LINDEN	40' HGT (MATURE)	3
C	ACER X FREEMANII	AUTUMN BLAZE MAPLE	50' HGT (MATURE)	4
SHRUBS AND GRASSES				
D	VIBURNUM RAFINESQUEANUM	DOWNY ARROWWOOD	3'-6' HGT	64
E	JUNIPERUS HORIZONTALIS "PLUMOSA COMPACTA"	ANDORRA COMPACT JUNIPER	2' SPR	69
F	NOT USED			
G	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	3' HGT	113
H	HOSTA X 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	8" SPR	50
J	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	8" SPR	94
RAIN GARDEN				
K	NATIVE PLANTS TO BE SPECIFIED BY LANDSCAPE CONTRACTOR		400 SF	1



1 PROPOSED LANDSCAPE PLAN
A1-1 SCALE: 1/16" = 1'-0"
3424-PLN-SITE



HA
Architecture
Harris Associates, LLC
515 Washington Ave, N. Suite 200C
Minneapolis, MN 55401

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: 07/01/2015
REGISTRATION NO: 22603

JOHN H. HARRISS, AIA

CPM
COMPANIES

815 13TH AVE SE
APARTMENTS

PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

PROPOSED
LANDSCAPE PLAN

DATE: 07/01/2015

REVISIONS

#	DATE	INFORMATION

A1-1

PROJECT NUMBER - 3424

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: 07/01/2015
REGISTRATION NO.: 22603

JOHN H. HARRISS, AIA

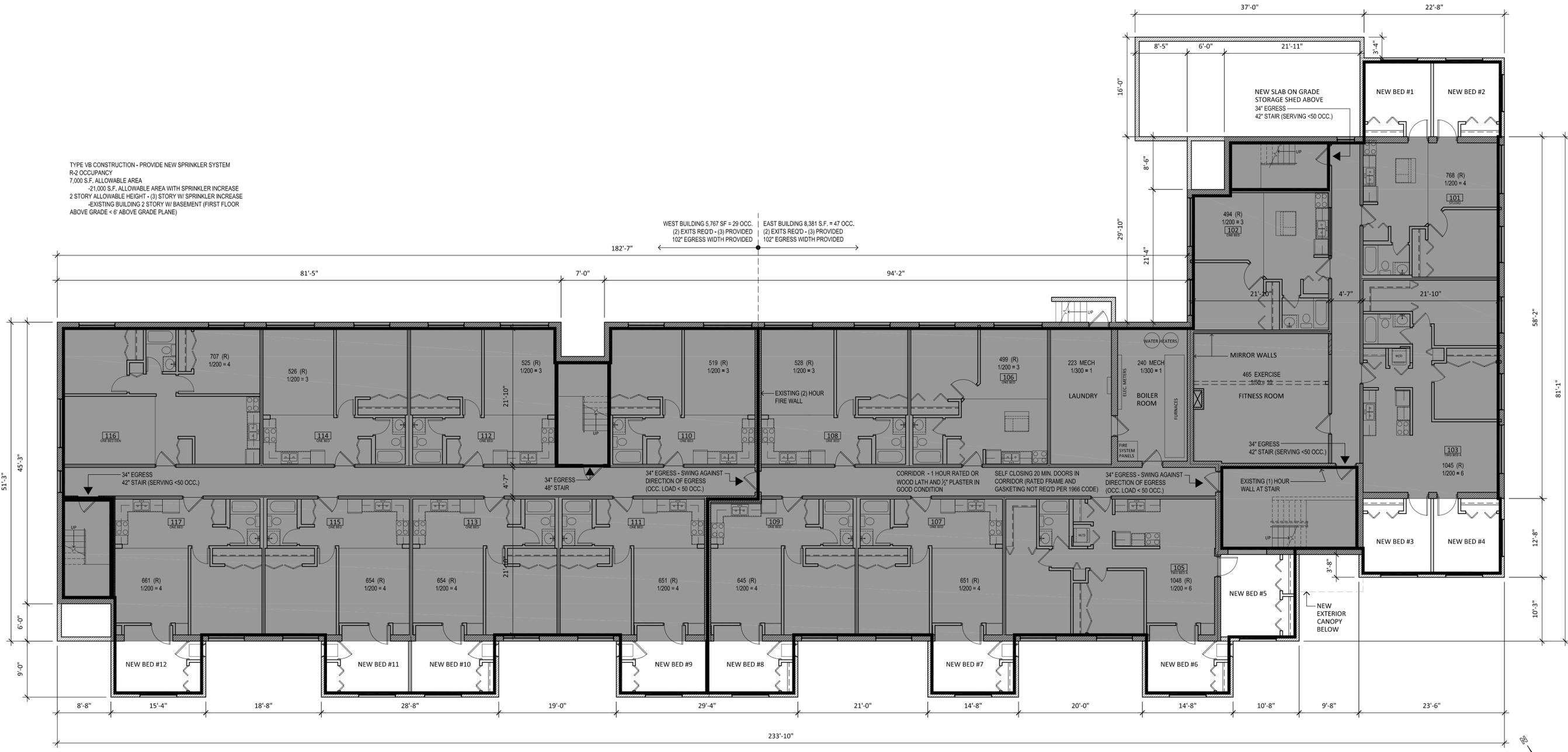
**PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION**

BASEMENT LEVEL
FLOOR PLAN/
CODE PLAN

DATE: 07/01/2015

REVISIONS

#	DATE	INFORMATION



TYPE VB CONSTRUCTION - PROVIDE NEW SPRINKLER SYSTEM
R-2 OCCUPANCY
7,000 S.F. ALLOWABLE AREA
- 21,000 S.F. ALLOWABLE AREA WITH SPRINKLER INCREASE
2 STORY ALLOWABLE HEIGHT - (3) STORY W/ SPRINKLER INCREASE
- EXISTING BUILDING 2 STORY W/ BASEMENT (FIRST FLOOR ABOVE GRADE < 6' ABOVE GRADE PLANE)

WEST BUILDING 5,767 SF = 29 OCC.
(2) EXITS REQ'D - (3) PROVIDED
102" EGRESS WIDTH PROVIDED

EAST BUILDING 8,381 S.F. = 47 OCC.
(2) EXITS REQ'D - (3) PROVIDED
102" EGRESS WIDTH PROVIDED

1 BASEMENT LEVEL FLOOR PLAN
A2-0 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: 07/01/2015
REGISTRATION NO: 22603

JOHN H. HARRISS, AIA



815 13TH AVE SE APARTMENTS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

FIRST LEVEL FLOOR PLAN/
CODE PLAN

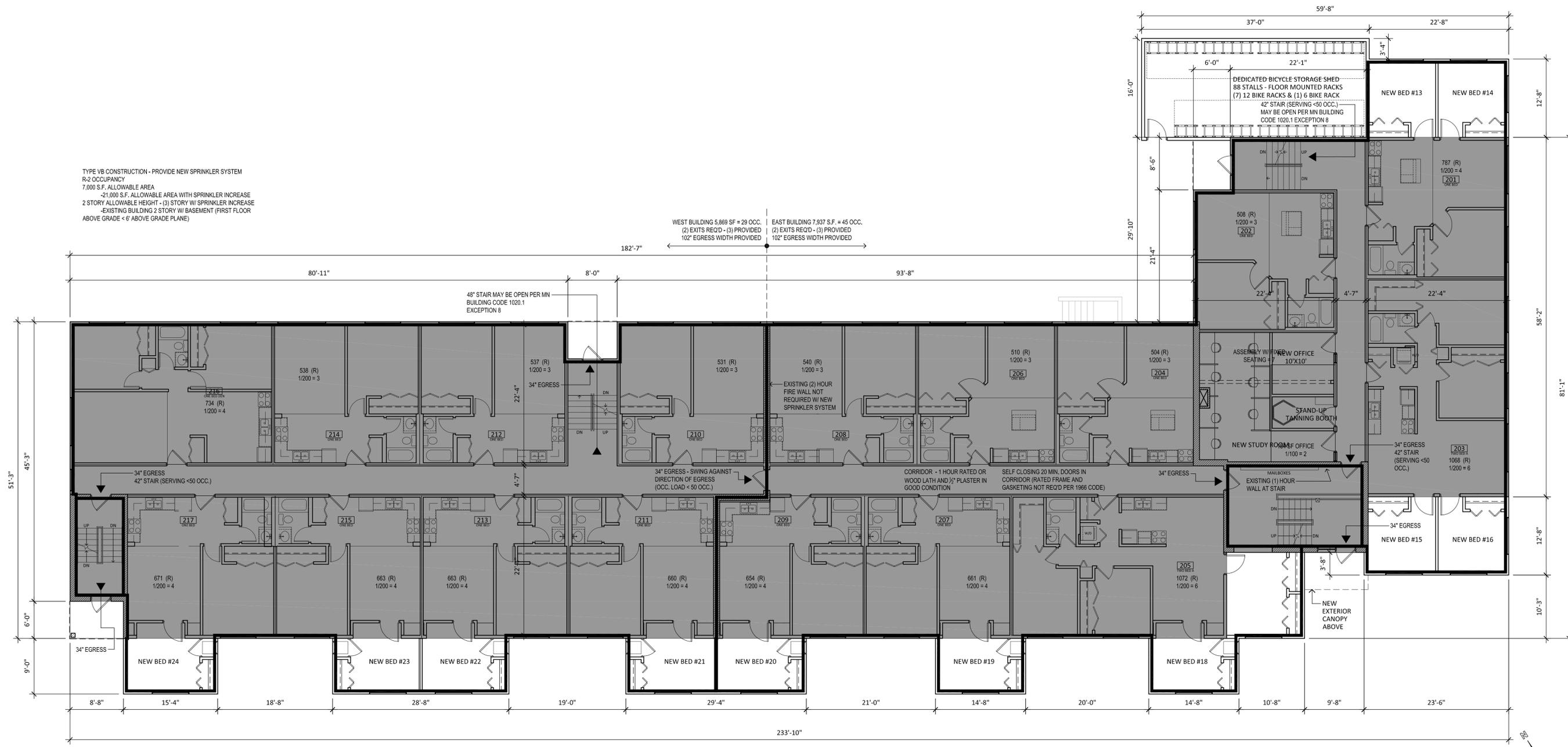
DATE: 07/01/2015

REVISIONS

#	DATE	INFORMATION

A2-1

PROJECT NUMBER - 3424



1 FIRST LEVEL FLOOR PLAN
A2-1 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: 07/01/2015
REGISTRATION NO.: 22603

JOHN H. HARRISS, AIA

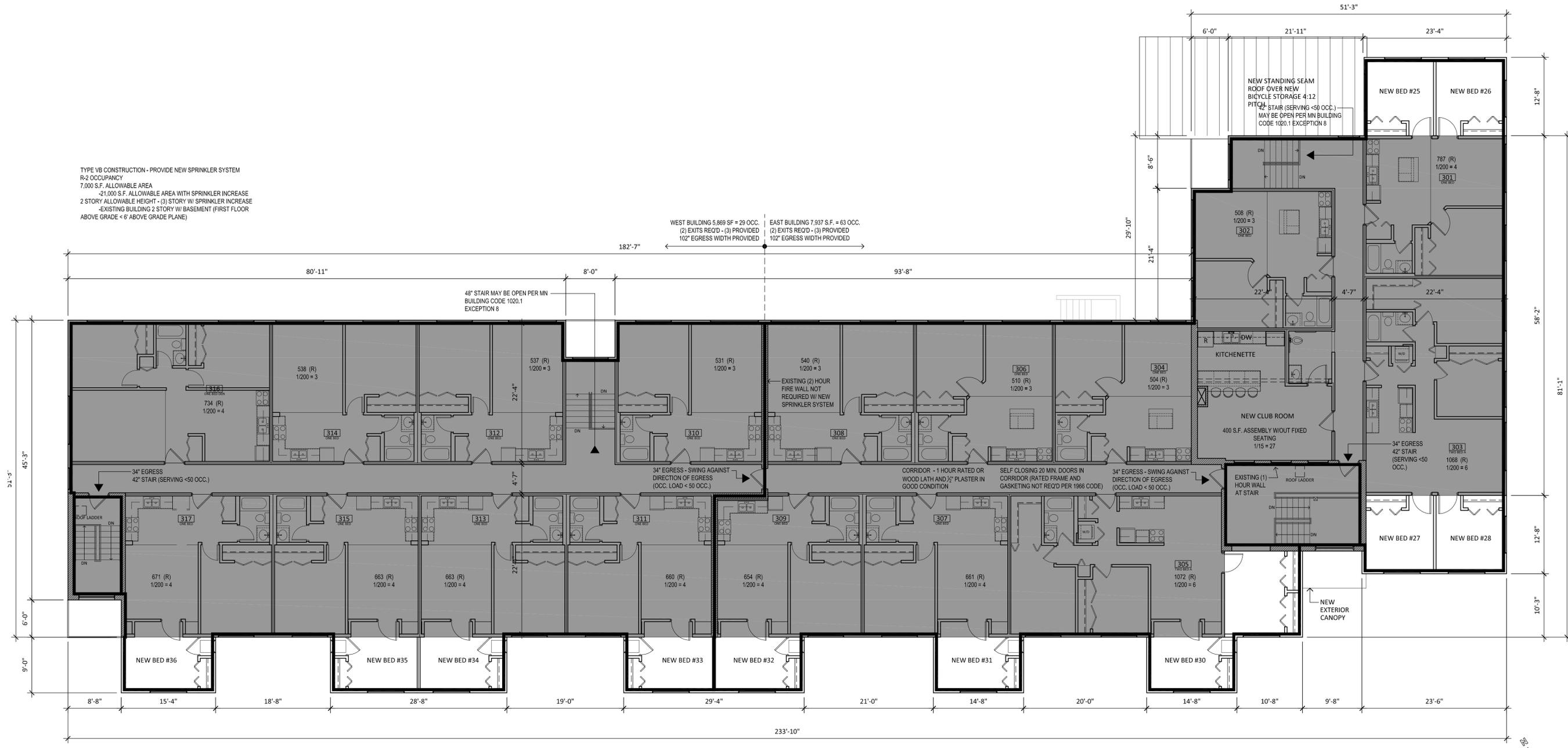
PRELIMINARY PLANS NOT FOR CONSTRUCTION

SECOND LEVEL FLOOR PLAN/
CODE PLAN

DATE: 07/01/2015

REVISIONS

#	DATE	INFORMATION



TYPE VB CONSTRUCTION - PROVIDE NEW SPRINKLER SYSTEM
R-2 OCCUPANCY
7,000 S.F. ALLOWABLE AREA
-21,000 S.F. ALLOWABLE AREA WITH SPRINKLER INCREASE
2 STORY ALLOWABLE HEIGHT - (3) STORY W/ SPRINKLER INCREASE
-EXISTING BUILDING 2 STORY W/ BASEMENT (FIRST FLOOR ABOVE GRADE < 6' ABOVE GRADE PLANE)

WEST BUILDING 5,869 SF = 29 OCC.
(2) EXITS REQ'D - (3) PROVIDED
102' EGRESS WIDTH PROVIDED

EAST BUILDING 7,937 S.F. = 63 OCC.
(2) EXITS REQ'D - (3) PROVIDED
102' EGRESS WIDTH PROVIDED

48" STAIR MAY BE OPEN PER MN BUILDING CODE 1020.1 EXCEPTION 8

EXISTING (2) HOUR FIRE WALL NOT REQUIRED W/ NEW SPRINKLER SYSTEM

CORRIDOR - 1 HOUR RATED OR WOOD LATH AND 1/2" PLASTER IN GOOD CONDITION

SELF CLOSING 20 MIN. DOORS IN CORRIDOR (RATED FRAME AND GASKETING NOT REQ'D PER 1966 CODE)

34" EGRESS - SWING AGAINST DIRECTION OF EGRESS (OCC. LOAD < 50 OCC.)

EXISTING (1) HOUR WALL AT STAIR

NEW EXTERIOR CANOPY

1 SECOND LEVEL FLOOR PLAN
A2-2 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 07/01/2015
REGISTRATION NO.: 22603

JOHN H. HARRIS, AIA

815 13TH AVE SE APARTMENTS

**PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION**

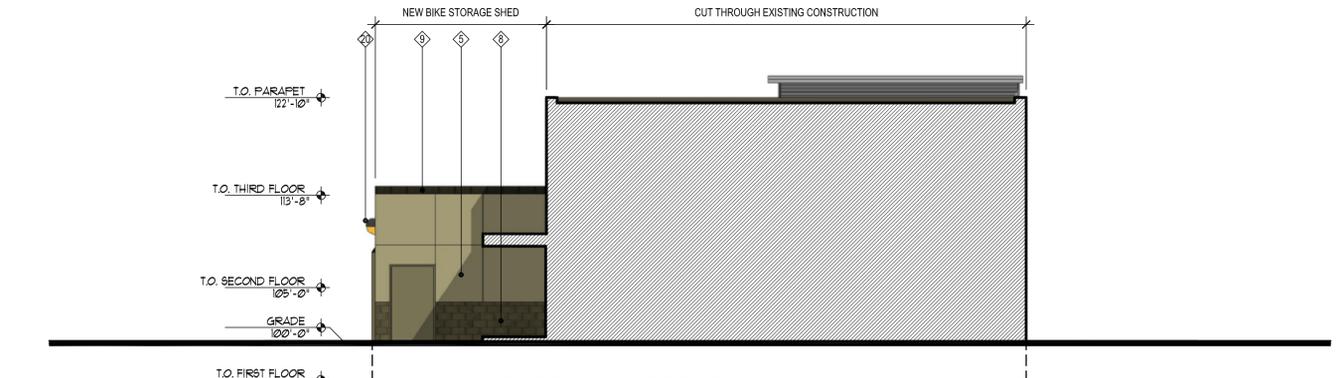
EXTERIOR
ELEVATIONS

DATE: 07/01/2015

REVISIONS		
#	DATE	INFORMATION

A3-0

PROJECT NUMBER - 3424



KEY NOTES

- ① PRE-FINISHED METAL PANEL 1
- ② NOT USED
- ③ CEMENTITIOUS FIBER BOARD TRIM
- ④ NEW FIBERGLASS WINDOWS
- ⑤ CEDAR PERGOLA
- ⑥ NEW DOWNSPOUTS
- ⑦ EXISTING BUILDING LIGHTING
- ⑧ EXISTING THROUGH-WALL A/C UNITS TO REMAIN (REPAIR & REPLACE AS REQ'D)
- ⑨ PRE-FINISHED METAL PANEL 2
- ⑩ CEMENTITIOUS FIBER BOARD 1
- ⑪ ROCK-FACED CMU
- ⑫ NEW SIGNAGE
- ⑬ EXISTING CEDAR BOARD & BATTEN (PAINTED)
- ⑭ NEW CANOPY
- ⑮ NEW BUILDING LIGHTING - PROPERLY SHIELDED PER ZONING CODE
- ⑯ PRE-FINISHED METAL FLASHING
- ⑰ PRE-FINISHED METAL PANEL 3
- ⑱ CEMENTITIOUS FIBER BOARD 2
- ⑲ STANDING SEAM METAL ROOF
- ⑳ EXISTING ELECTRICAL SERVICE
- ㉑ EXISTING STUCCO
- ㉒ EXISTING BRICK TO REMAIN
- ㉓ NEW 42" H WROUGHT IRON GUARD RAIL

TOTAL BUILDING EXTERIOR MATERIALS

Existing Stucco:	3,135 SF - 22%	Metal Panel:	2,625 SF - 18%	Metal Coping:	533 SF - 4%
Existing Board & Batten:	3,559 SF - 25%	Cement Fiber Board:	3,341 SF - 24%	TOTAL:	14,205 SF
Existing Brick:	91 SF - 1%	Rock Face CMU:	921 SF - 6%		

(NOTE: These figures include building faces hidden in overall elevations.)

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: 07/01/2015
REGISTRATION NO.: 22603

JOHN H. HARRISS, AIA



MAIN ENTRY AT SE CORNER



EAST ELEVATION (13TH AVE)



SOUTH ELEVATION (ALLEY)



ENTRY AT SE CORNER (ALLEY)



EXISTING PARKING ENTRY FROM 12TH AVE W/ EXIST. CEDAR/CHAIN LINK TRASH ENCLOSURE (TO BE RELOCATED AND REPLACED)



WEST ELEVATION (12TH AVE)



NORTH ELEVATION (PARKING)



TYP. EXISTING WINDOW TO BE REPLACED



EXISTING WROUGHT IRON RAIL TO BE REPLACED



ENTRY AT NE END OF PARKING WITH STORAGE SHED TO REMAIN

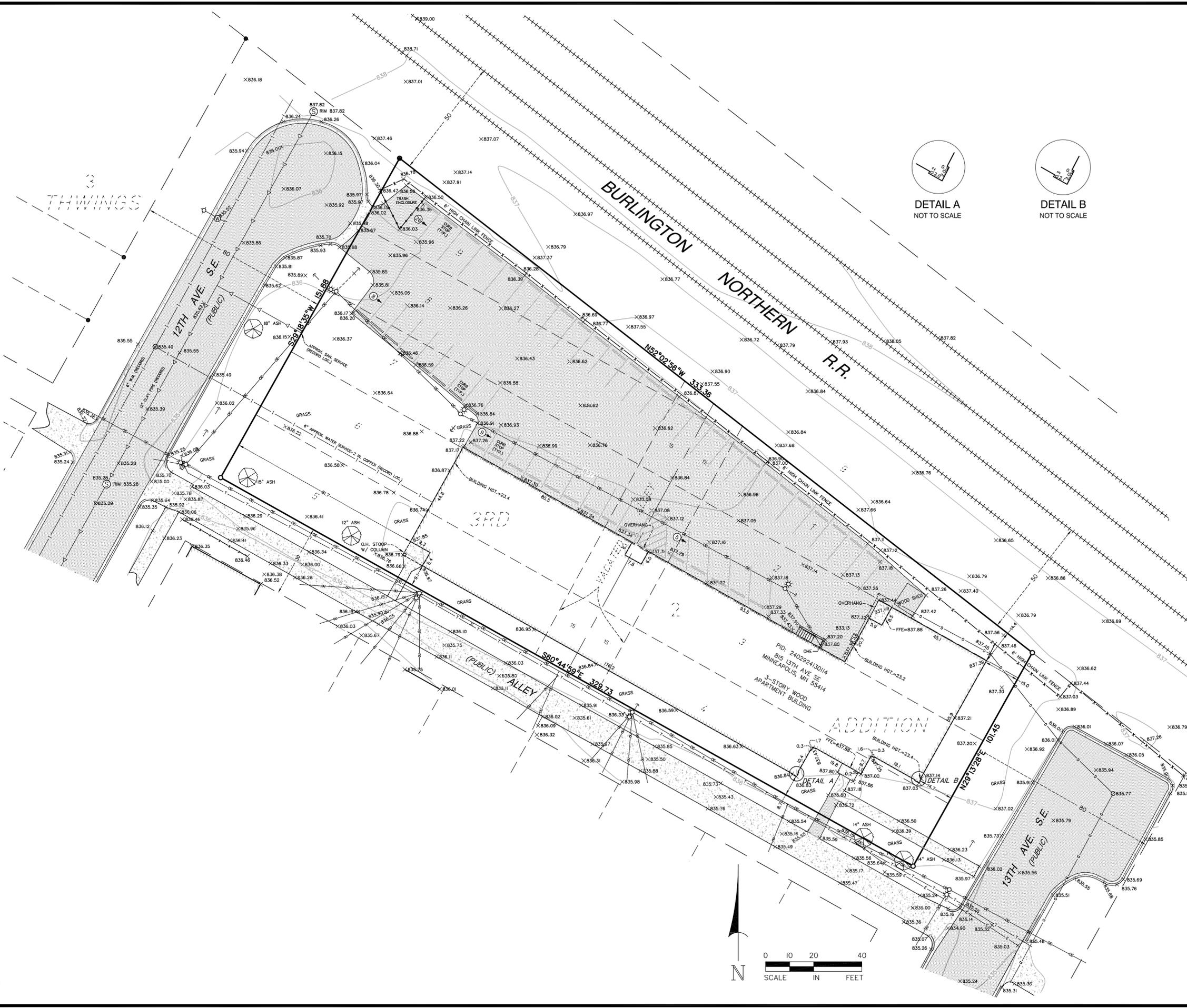
**PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION**

EXISTING
SITE PHOTOS

DATE: 07/01/2015

REVISIONS

#	DATE	INFORMATION



PROPERTY DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, Thwings 3rd Addition to Minneapolis, and also and including as a part of said several respective Lots, that portion of the half of the alley in said Block 2 extending from the Northernly line of the main alley to the railroad right of way (which alley has been duly vacated) as lies adjacent to said respective lots and between the side lines of each of said respective lots extended to the center of said vacated alley, all according to the plat thereof on file or of record in the office of the Register of Deeds in and for said County, Hennepin County, Minnesota Torrens Property Torrens Certificate No. 649469

CERTIFICATION

To NHH Companies, LLC, a Minnesota limited partnership, and Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5 7(a), 8, 9, 11(b) and 16 of Table A thereof. The field work was completed on October 17, 2014.

Date of Plat or Map: _____

REVIEW COPY

Dennis B. Olmstead, Professional Land Surveyor
Minnesota License No. 18425

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company, file no. 38641, dated June 9, 2014.
2. The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
3. The basis of bearings is assumed.
4. All distances are in feet.
5. The area of the above described property is 41,754 square feet or 0.959 acres.
6. There are 45 regular striped parking stalls and 0 handicapped parking stalls.
7. The property lies within Zone X (unshaded) - areas determined to be outside the 0.2% annual chance floodplain of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27053C0376E, effective September 2, 2004.
8. There was no observed evidence of earth moving work or building construction at the time of our field work.
9. Names of adjoining owners are depicted based on Hennepin County GIS tax information.
10. Benchmarks: City of Minneapolis Monument #818 located in centelines of 5th St. SE and 5th Ave SE having an elevation of 831.99 feet NGVD29.

LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- HYDRANT
- ⊗ WATER VALVE
- ⊙ SANITARY MANHOLE
- ⊠ CATCH BASIN
- ⊞ ELECTRIC BOX
- ⊕ UTILITY POLE W/ LIGHT
- ⊗ STORM MANHOLE
- ⊙ TREE
- ⊕ WATER MANHOLE
- ⊞ GAS METER
- ⊙ GAS VALVE
- GASMAIN
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC LINE
- OVERHEAD UTILITY LINE
- FENCE
- CONCRETE
- BITUMINOUS



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ALTA/ACSM
LAND TITLE
SURVEY

NHH PROPERTIES/CHRISLAND

815 13th AVE SE
MINNEAPOLIS, MN

DRAWN BY	GJB
CHECKED BY	DBO
DATE ISSUED	10/16/14
SCALE	1"=20'
JOB NO.	214-0132
BOOK	1

Christina Pierson

To: office@marcy-holmes.org; ricardo@comovillage.info; cam.gordon@minneapolismn.gov;
jacob.frey@minneapolismn.gov
Cc: jharriss@harrissassociates.com; gjohnson@harrissassociates.com; "Daniel Oberpriller";
Lansing, Carol
Subject: 815 13th Ave SE Apartment Project - Harriss Associates

Melissa Bean
Marcy-Holmes Neighborhood Association

Ricardo McCurley
Southeast Como Improvement Association

Cam Gordon
Second Ward Council Member

Jacob Frey
Third Ward Council Member

Dear Melissa, Ricardo, Cam, and Jacob,

We are submitting zoning applications for renovation and additions to the existing apartment building at 815 13th Avenue SE. We originally notified Marcy-Holmes and the Council Office about this project in May. At that time, the required applications were site plan review, a north side yard variance, and a south side yard variance. Since then, it was determined by the Planning Division that the parking lot should be reconfigured to eliminate nonconforming stalls and replace them with landscaping and a walkway connection to the building. These changes result in a need for an additional variance to reduce the parking requirement from 49 to 40 stalls (0.42 stalls per bedroom).

Daniel Oberpriller is the contact person for the property owner, 815 13th Ave SE LLC. He may be contacted at daniel@cpmcos.com. John Harriss is the contact person for these land use applications. Our office contact information is below and his direct email is jharriss@harrissarchitects.com. Below is a link to the application package with more detailed project information. Please let us know if you have any questions. Thank you.

<https://www.dropbox.com/sh/fyouae27rdp11wb/AACnEVkGGCh3MaGxaavLfd9Ba?dl=0>

Christina Pierson

HA

Architecture

Harriss Associates, LLC

515 Washington Ave. North

Suite 200C

Minneapolis, MN 55401

612 339 2190

cpierson@harrissassociates.com