

LAND USE APPLICATION SUMMARY

Property Location: 112 East Hennepin Avenue
Project Name: 116 East Hennepin Redevelopment
Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950
Applicant: Schafer Richardson
Project Contact: Katie Anthony
Request: To construct a new six-story building attached to two historic buildings.
Required Applications:

Conditional Use Permit	To increase the maximum height in the C3A District from the permitted 4 stories/ 56 feet to 6 stories/75 feet.
Variance	To increase maximum floor area ratio from 3.78 to 4.51.
Variance	To reduce the required interior side yard from 15 feet to 5 feet.
Variance	To reduce the minimum window requirement below 40 percent in the PO Pedestrian Oriented Overlay District.
Site Plan Review	For a new six-story mixed-use building with 72 dwelling units.

SITE DATA

Existing Zoning	C3A Community Activity Center District PO Pedestrian Oriented Overlay District MR Mississippi River Critical Area Overlay District
Lot Area	20,001 square feet / 0.46 acres
Ward	3
Neighborhood	Nicollet Island – East Bank
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (East Hennepin Avenue); East Hennepin Activity Center
Small Area Plan	Nicollet Island - East Bank Neighborhood Small Area Plan (2014)

Date Application Deemed Complete	January 29, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	March 29, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property has four separate structures that are currently connected internally at the ground floor. The site houses a restaurant use with dwelling units in the upper stories of two of the structures. The oldest building on the site is the three-story “Harness Shop” building at 116 East Hennepin Avenue, which was constructed in 1905. The two-story building at 112 East Hennepin Avenue, at the corner of East Hennepin and Lourdes Place, was constructed in 1907. In approximately 1955, Nye’s Bar opened in the 112 East Hennepin building. In 1964, a one-story addition was constructed between the 112 and 116 buildings to accommodate the expansion of Nye’s and the establishment of the Nye’s Polonaise dining room. Nye’s expanded into the ground floor of the “Harness Shop” building in 1967. The one-story building at 120 East Hennepin was constructed in 1960 and housed another restaurant until Nye’s expanded into the building in 1973. These four connected structures have a combined building footprint of approximately 8,000 square feet. The remainder of the approximately 20,000 square foot property is a surface parking lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area contains a mix of residential, commercial, office, and institutional uses. The Our Lady of Lourdes church and rectory building are located directly southeast of the subject property. Office buildings connected by a skyway are located across Lourdes Place and Hennepin Avenue from the property. Across 2nd Street Southeast there is currently a surface parking lot and two-story townhomes. Two high-rise multi-family residential towers are located within a few blocks of the subject property as well.

PROJECT DESCRIPTION. The applicant is proposing a mixed-use redevelopment project which would include 72 dwelling units and approximately 8,000 square feet of retail space at the first floor. The applicant is proposing to demolish the two one-story structures on the site but preserve the two-story and three-story buildings. A new six-story building would be constructed around the remaining two historic buildings on site.

A four-story infill portion of the proposed building would be constructed between the two historic buildings which would step up to six stories approximately 35 feet back from the Hennepin Avenue façade. This portion of the building would be clad in metal panel and would connect to a six-story portion of the new building and a three-story addition which would be constructed over the rear 30 feet of the “Harness Shop” building. Both of these sections would be clad in brown brick. Along 2nd Street Southeast and wrapping around Hennepin to meet the “Harness Shop” building, another portion of the new building would be clad in a darker brick with a light metal panel sixth-story. The residential entrance would be located along 2nd Street Southeast. Retail entrances would be located along Hennepin Avenue.

CONTINUANCE. The applicant is currently working on updates to the plans that may result in changes to the required applications. They are exploring allocating several parking spaces for the commercial uses to the residential uses, which would then require an off-street parking variance. Because of this, staff is recommending that the project be continued for one cycle, to the March 14, 2016 meeting.

RELATED APPROVALS. Because the subject property is located within the St. Anthony Falls Historic District, the project first required the approval of the Heritage Preservation Commission. Two Certificates of Appropriateness were required for this proposal. The applicant appealed several conditions of approval placed by the Heritage Preservation Commission; these appeals were granted by the City Council on January 15, 2016. See additional information below:

Planning Case #	Application	Description	Action
BZH-28900	Certificate of Appropriateness	To allow the demolition of 120 East Hennepin and the one-story addition between 112 East Hennepin and 116 East Hennepin, noncontributing resources in the St. Anthony Falls Historic District.	Approved by the Heritage Preservation <u>on December 1, 2015.</u>
BZH-28900	Certificate of Appropriateness	To allow exterior alterations to the 112 East Hennepin building and 116 East Hennepin building, and to allow a new six story building to be constructed attached to the historic buildings.	Approved by the Heritage Preservation <u>on December 1, 2015</u> ; Appeal granted by City Council <u>on January 15, 2016.</u>

PUBLIC COMMENTS. No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Schafer Richardson for the property located at 112 East Hennepin Avenue:

A. Conditional Use Permit to increase height from 4 stories or 56 feet to 6 stories, 75 feet in the C3A District.

Recommended motion: **Continue** the application to the March 14, 2016, City Planning Commission meeting.

B. Variance to increase the maximum floor area ratio from 3.78 to 4.51.

Recommended motion: **Continue** the application to the March 14, 2016, City Planning Commission meeting.

C. Variance of the side interior setback from 15 feet to 5 feet.

Recommended motion: **Continue** the application to the March 14, 2016, City Planning Commission meeting.

D. Variance of the Pedestrian Oriented Overlay District standards.

Recommended motion: **Continue** the application to the March 14, 2016, City Planning Commission meeting.

E. Site Plan Review for a new six-story mixed-use building.

Recommended motion: **Continue** the application to the March 14, 2016, City Planning Commission meeting.

ATTACHMENTS

- I. Zoning map