



**LAND USE APPLICATION SUMMARY**

*Property Location:* 823 15<sup>th</sup> Avenue SE  
*Project Name:* 823, LLC  
*Prepared By:* Kimberly Holien, Senior Planner, (612) 673-2402  
*Applicant:* Craig Janssen, Elmwood Properties  
*Project Contact:* Craig Janssen, Elmwood Properties  
*Request:* To construct a new residential building with ten dwelling units.  
*Required Applications:*

<b>Variance</b>	To reduce the minimum lot area requirement in the R4 district from 1,250 square feet of lot area per dwelling unit to 901.6 square feet of lot area per dwelling unit.
<b>Site Plan Review</b>	For a new 10-unit residential structure.

**SITE DATA**

<b>Existing Zoning</b>	R4, Multiple-family District UA, University Area Overlay District
<b>Lot Area</b>	9,016 square feet / 0.20 acres
<b>Ward(s)</b>	2
<b>Neighborhood(s)</b>	Southeast Como
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Community Corridor (15th Avenue)
<b>Small Area Plan(s)</b>	N/A

<b>Date Application Deemed Complete</b>	February 12, 2016	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	April 12, 2016	<b>End of 120-Day Decision Period</b>	N/A

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property at 823 15<sup>th</sup> Avenue SE is located at the intersection of 15<sup>th</sup> Avenue SE and the Burlington Northern Railroad. The site previously contained a single family home that has recently been demolished.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The property is in the general vicinity of the University of Minnesota and located directly north of an active freight rail line. The surrounding area contains a mix of residential densities and commercial uses. This particular block includes a duplex, a single-family home, a two-story mixed use building and a 6-unit building. A large office building with a child care center is located across the street to the east. The property to the south, on the other side of the railroad tracks, has industrial zoning. Other nearby uses nearby include Van Cleve Park and the University of Minnesota athletic facilities.

**PROJECT DESCRIPTION.** The proposed project includes the construction of a new ten-unit multi-family residential structure with surface parking. The first floor of the building will consist of three dwelling units with a bike storage room in the rear. The primary entrance is located in the center of the building, facing 15<sup>th</sup> Avenue SE. The second floor includes four dwelling units and there are three units on the third floor. The unit mix includes eight one-bedroom units, one three-bedroom unit and one studio.

The R4 district has a minimum lot area requirement of 1,250 square feet per dwelling unit. The applicant is proposing 10 dwelling units on a lot that is 9,016 square feet in area, resulting in a minimum lot area of 901.6 square feet per dwelling unit. A variance to reduce the minimum lot area has been requested accordingly.

**RELATED APPROVALS.** The applicant received approvals for a nearly identical project with six two-bedroom units in 2013. The applicant did not proceed with the project.

Planning Case #	Application	Description	Action
BZZ-6029	Administrative site plan review	Site plan review for a new multi-family residential structure with six units	Approved on May 17, 2013

**PUBLIC COMMENTS.** No correspondence 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.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the minimum lot area 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.*

The minimum lot area requirement in the R4 district is 1,250 square feet per dwelling unit. The applicant is proposing 10 dwelling units on a lot that is 9,016 square feet in area, resulting in a minimum lot area of 901.6 square feet per dwelling unit. A variance to reduce the minimum lot area has been requested accordingly. The requested variance is 27.9 percent.

Practical difficulties exist in complying with the ordinance due to circumstances unique to the parcel. The subject parcel of land is uniquely situated geographically near the designated Growth Center related to the University of Minnesota and on a Community Corridor. City policies call for high density development near Growth Centers and medium density development along Community Corridors. These circumstances have not been 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 proposal to reduce the minimum lot area for a 10-unit building is reasonable and in keeping with the spirit and intent of the zoning ordinance and the comprehensive plan. Lot area requirements are established to ensure compatibility with surrounding uses. The surrounding area contains a mix of residential densities and commercial uses. This particular block includes a duplex, a single-family home, a two-story mixed use building and a 6-unit building. A large office building with a child care center is located across the street to the east. The 10 dwelling units proposed would be compatible with the surrounding area and would provide mostly one bedroom units, which is underrepresented unit type in this area of the City. The requested variance would result in a density of 48.4 dwelling units per acre which is considered medium density. This level of density is supported by *The Minneapolis Plan for Sustainable Growth* as 15<sup>th</sup> Avenue SE is a community corridor in this location.

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 variance to reduce the minimum lot area will not alter the essential character of the locality or be injurious to the use and enjoyment of other property in the vicinity. The variance will not be detrimental to the health, safety, or welfare of the general public if granted. A 10-unit building is consistent with the character of the area, which largely consists of multiple-family dwellings of varying densities. Eight of the ten dwelling units are one-bedroom units, which keeps the overall bulk of the building in keeping with the character of adjacent buildings as well.

## 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:

### **1. Conformance to all applicable standards of Chapter 530, Site Plan Review.**

## **BUILDING PLACEMENT AND DESIGN**

### **Building placement – Meets requirements**

- The building is proposed to be located 18 feet from the front lot line along 15th Avenue SE. The R4 district has a minimum front yard setback requirement of 15 feet but the established setback of the residential structure to the north is approximately 18 feet. Therefore, the minimum front yard setback is increased to 18 feet.

- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation while complying with the setback requirements.
- The area between the building and lot line includes amenities, specifically landscaping. Other amenities would be difficult to accommodate with the grade.
- All on-site accessory parking is located to the rear of the site.

**Principal entrances – Meets requirements**

- The building is oriented so that at least one principal entrance faces the front property line.
- All principal entrances are clearly defined and emphasized through the use of increased glazing and awnings.

**Visual interest – Meets requirements**

- The building walls provide architectural detail and contain windows in order to create visual interest.
- There are no blank, uninterrupted walls exceeding 25 feet in length.

**Exterior materials – Requires alternative compliance**

- The applicant is proposing LP Smart Siding as the building’s primary exterior material. The front and rear elevations will have brick at the base. Each elevation requires alternative compliance for the City’s durability standards for exterior materials (see Table 2). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- The application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

**Table 1. Percentage of Exterior Materials per Elevation**

Material	Allowed Max	North	South	East	West
<b>Brick (face)</b>	<b>100%</b>	0%	0%	11.4%	11.4%
<b>Fiber Cement Siding</b>	<b>30%</b>	100%	100%	88.6%	88.6%

**Windows – Requires alternative compliance**

- For residential uses, the zoning code requires that no less than 20 percent of the walls on the first floor, and no less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. The project requires alternative compliance for the ground floor minimum window requirements on the east and west elevations (see Table 3).
- All windows are vertical in proportion and are evenly distributed along the building walls.

**Table 2. Percentage of Windows per Applicable Elevation**

	Code Requirement		Proposed	
<b>Residential Uses</b>				
1st floor (east)	20% minimum	102.4 sq. ft.	18.6%	95.6 sq. ft.

2nd floor and above (east)	10% minimum	51.2 sq. ft.	21.8%	111 sq. ft.
1st floor (west)	20% minimum	102.4 sq. ft.	15.4%	79 sq. ft.
2nd floor and above (west)	10% minimum	51.2 sq. ft.	19.5%	100 sq. ft.

**Ground floor active functions – Meets requirements**

- The zoning code requires that at least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions. The ground floor facing 15<sup>th</sup> Avenue SE contains active functions for 100 percent of the frontage.

**Roof line – Meets requirements**

- The form and pitch of rooflines in the area are varied. On this block, two multi-family structures contain pitched roofs and the building at the corner of 15<sup>th</sup> Avenue SE and Rollins Avenue has a flat roof. The proposed building will have a pitched roof (6/12). The roofline is appropriate given the context of the surrounding area.

**Parking garages – Not applicable**

- There are no parking garages proposed as part of this project.

**ACCESS AND CIRCULATION**

**Pedestrian access – Meets requirements**

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

**Transit access – Not applicable**

- No transit shelters are proposed as part of this development.

**Vehicular access – Meets requirements**

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. The surface parking lot is accessed from the alley on the west side of the property.
- No new curb cuts are proposed as part of the project.
- The project includes a 10-unit residential building that will utilize the alley. The proposed alley access will not result in conflicts with other residential uses on this block that also use the alley. Further, there are no alternative access locations due to the grade change.
- As this is a residential project the only service vehicles that will access the properties are garbage trucks. Said vehicles will pick-up trash from the alley and will not conflict with pedestrian traffic.
- The proposed site plan minimizes the use of impervious surfaces. According to the materials submitted by the applicant, 58.6 of the site will be impervious and the remainder of the site will be landscaped.

**LANDSCAPING AND SCREENING**

**General landscaping and screening – Meets requirements**

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 3,735 square feet of landscaping on site, or approximately 59.6 percent of the site not occupied by buildings (see Table 4).
- The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is three and the applicant is proposing a total of five trees.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 13 and the applicant is proposing 41 shrubs.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

**Table 3. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	9,016 sq. ft.
<b>Building Footprint</b>	--	2,755 sq. ft.
<b>Remaining Lot Area</b>	--	6,261 sq. ft.
<b>Landscaping Required</b>	1,252 sq. ft.	3,735 sq. ft.
<b>Canopy Trees (1:500 sq. ft.)</b>	3 trees	5 trees
<b>Shrubs (1:100 sq. ft.)</b>	13 shrubs	41 shrubs

**Parking and loading landscaping and screening – Requires alternative compliance**

- The parking area that abuts the alley contains an on-site landscaped yard of at least seven feet in width. The applicant is proposing a ten-foot setback between the south row of parking and the alley. A landscaped yard is also required along the north side of the parking area between the parking and the adjacent residential property. The landscaped yard in this location is only five feet in width. Alternative compliance is requested.
- The landscaped yards between the parking and the alley require screening that is a minimum of three feet in height and 60 percent opaque. The provided landscaped yards between the parking and the alley do not contain the required screening. The landscaped yard in the northwest corner of the parking lot shows three arborvitae plantings, a trash enclosure and a rain garden. No plantings are shown in the raingarden. The landscaped yard in the southwest corner of the parking area shows a rain garden and no plantings. Alternative compliance is requested.
- The landscaped yard between the parking and the residential use north of the site requires screening that is a minimum of six-feet in height and 95 percent opaque. The landscaped yard on the north side of the parking lot includes a dense row of arborvitae. These plantings will not achieve the required height or opacity and alternative compliance is requested.
- The corners of the parking lot that are unavailable for parking or vehicular circulation are landscaped as specified for a required landscaped yard.
- Information included in the landscape plan indicates that the plant materials, and installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code. All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

**ADDITIONAL STANDARDS**

**Concrete curbs and wheel stops – Meets requirements**

- The parking area is designed with wheel stops to provide on-site retention and filtration of stormwater. Stormwater will be collected in the raingardens proposed on the west side of the parking area.

**Site context – Meets requirements**

- There are no important elements of the city near the site that will be obstructed by the proposed building.
- This building should have minimal shadowing effects on public spaces and adjacent properties.
- This building has been designed to minimize the generation of wind currents at ground level.

**Crime prevention through environmental design – Meets requirements**

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

**Historic preservation – Meets requirements**

- This site is neither historically designated nor is it located in a historic district. No structures exist on the site currently.

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

The proposed use is permitted in the R4 District.

**Off-street Parking and Loading – Meets requirements**

- The off-street vehicle parking requirement for residential uses is one space per dwelling unit. This site is in the UA, University Area Overlay district, requiring .5 spaces per bedroom. The project includes 12 bedrooms, equating to a requirement of six parking stalls. Six stalls are provided.
- The minimum bicycle parking requirement is one per bedroom, or 12 spaces (see Table 6). Of these, 90 percent need to be long-term. The applicant is proposing a bike storage room in the northwest corner of the first floor to accommodate this requirement.
- The use is not subject to an off-street loading requirement.

**Table 4. Vehicle Parking Requirements Per Use (Chapter 54I)**

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Residential Dwellings	6	--	6	--	6

**Table 5. Bicycle Parking Requirements (Chapter 541)**

Use	Minimum	Short-Term	Long-Term	Proposed
Residential Dwellings	12	--	Not less than 90%	12
	<b>12</b>	--	--	<b>12</b>

**Building Bulk and Height – Meets requirements**

- The project complies with the applicable bulk and height regulations (see Table 8).

**Table 6. Building Bulk and Height Requirements**

	Code Requirement	Proposed
Lot Area	12,500	9,016 sq. ft. / 0.20 acres
Gross Floor Area	--	XX sq. ft.
Floor Area Ratio (Minimum)	--	.91
Floor Area Ratio (Maximum)	1.5	
Building Height (Maximum)	4 stories or 56 feet, whichever is less	3 stories, 36.67 ft.

**Lot Requirements – Requires variance(s)**

- The applicant has requested a variance for the minimum lot area requirement (see Table 9). Staff is recommending approval of said variance, as evaluated above.

**Table 7. Lot Requirements Summary**

	Code Requirement	Proposed
Dwelling Units (DU)	--	10 DUs
Density (DU/acre)	--	48.4 DU/acre
Lot Area (Minimum)	Not less than 1,250 sq. ft. per DU	901.6 sq. ft. per DU
Impervious Surface Area (Maximum)	85%	58.6%
Lot Coverage (Maximum)	70%	30.5%
Lot Width (Maximum)	40 ft.	59.58 ft.

**Yard Requirements – Meets requirements**

- The building and parking areas comply with the minimum setback requirements (see Table 10).
- The parking area is required to maintain a 5-foot setback from the west, north and south property lines and the required setback is provided.

**Table 8. Minimum Yard Requirements**

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (East)	15 ft.	Established yard of adjacent residential use	18 ft.	18 ft.
Interior Side	9 ft.	--	9 ft.	9 ft.

(North)				
<b>Interior Side</b> (South)	9 ft.	--	9 ft.	9 ft.
<b>Rear</b> (West)	9 ft.	--	9 ft.	44 ft.

**Signs – Meets requirements**

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed. The building is a residential use and no signage is proposed.

**Screening of Mechanical Equipment – Meets requirements**

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements:

535.70. Screening of mechanical equipment.

a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- 1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
  - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
  - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
  - c. Off-premise advertising signs and billboards shall not be considered required screening.
- 2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
- 3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
- 4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

b) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:

- 1) Minor equipment not exceeding one (1) foot in height.
- 2) Mechanical equipment accessory to a single or two-family dwelling.
- 3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.

- The project shall be required to comply with the above requirements as a condition of approval.

**Refuse Screening – Meets requirements**

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:

**535.80. Screening of refuse and recycling storage containers.**

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- The applicant is proposing a refuse storage container in the northwest corner of the parking lot that will be screened with an enclosure.

**Lighting – Meets requirements**

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including:

**535.590. Lighting.**

- a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
  - b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
    - 1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
    - 2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
    - 3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
    - 4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
    - 5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- No photometric plan was provided with the application. All lighting will be reviewed for compliance with the above requirements prior to the issuance of any building permits.

**Fences – Not applicable**

- Fences must comply with the requirements in Chapter 535. The applicant is proposing XX.

**Specific Development Standards – Not applicable**

**UA Overlay District Standards – Choose an item.**

- The proposal is in compliance with the UA Overlay District standards related to parking and bike parking. Those requirements are evaluated above in the parking section.

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

The future land use designation of the site per the comprehensive plan is urban neighborhood. This land use designation is described as predominantly residential with a range of densities. It may include other small-scale uses, including neighborhood-serving commercial, and institutional and semipublic uses scattered throughout. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers. The site is near a designated Growth Center (University of Minnesota) and 15<sup>th</sup> Avenue SE is a community corridor in this location. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

**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.**

- I.1.4 Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives.
- I.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.**

- I.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.
- I.2.2 Ensure that lighting and signage associated with non-residential uses do not create negative impacts for residential properties.
- I.2.3 Lessen the negative impacts of non-residential uses on residential areas through controls on noise, odors, and hours open to the public.

**Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.**

- I.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.
- I.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood-serving commercial uses, open space and parks, and campus and institutional uses.

**Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.**

- I.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

- I.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

**Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.**

- 10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.
- 10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

**Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.**

- 10.5.1 Smaller-scale, multi-family residential development is more appropriate along Community Corridors and Neighborhood Commercial Nodes.
- 10.5.2 Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis.

The proposed project includes 10 residential units on a lot that is 9,016 (.21 acres) in area, equivalent to a residential density of 48.4 dwelling units per acre. This is considered medium density, which is defined as 20-50 dwelling units per acre. Medium density residential development is appropriate on a community corridor and near a growth center. The proposed development is in conformance with the above policies 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:

- **Windows.** The Alternative compliance is requested for the minimum window requirements on the east and west elevations. For residential uses, at least twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. On the east elevation, facing the street, windows are provided for 18.6 percent of the first floor. On the west elevation, facing the parking lot, glazing is only provided for 15.4 percent of the first floor. Alternative compliance is requested. Staff does not recommend granting alternative compliance and additional glazing will be recommended as a condition of approval.
- **Exterior materials.** The applicant is seeking alternative compliance to allow LP Smart Siding for more than 30 percent of each elevation. Given the size and scale of the project the proposed exterior material may be appropriate. Further, another iteration of the project received approvals two years ago before the material percentages were put into practice. That previously approved building included a similar siding material. As such, staff recommends granting alternative compliance.
- **Parking and loading landscaping and screening.** Alternative compliance is requested for the landscaped yard requirements adjacent to the parking lot. A landscaped yard that is a minimum of

seven feet in width is required along the north property line due to the adjacent residential use. A five-foot landscaped yard is proposed in this location in lieu of a seven-foot landscaped yard. The width of the landscaped yard has been reduced to allow for required number of parking spaces. The lot narrows from east to west and a wider landscaped yard would not be possible without a variance to the number of parking stalls or the drive aisle width. Staff recommends granting alternative compliance. The applicant is also seeking alternative compliance to the screening requirement along the north property line. Screening that is a minimum of six feet in height and 95 percent opaque is required between the parking area and the adjacent residential use. Plantings are proposed in this location that will not achieve the required height or opacity. Staff does not recommend granting alternative compliance. Screening in the form of a 6-foot fence or plantings will be recommended as a condition of approval.

Alternative compliance is also requested for the required plantings along the west side of the parking lot. Plantings a minimum of three feet in height and 60 percent opaque are required in this area and none are proposed. Staff does not recommend granting alternative compliance for this provision and additional plantings will be required as a condition of approval. Plantings will also be required in the rain gardens.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Craig Janssen for the property located at 823 15<sup>th</sup> Ave SE:

**A. Variance to reduce the minimum lot area requirement from 1,250 square feet of lot area per dwelling unit to 901.6 square feet of lot area per dwelling unit.**

Recommended motion: **Approve** the application for a variance.

**B. Site Plan Review for a residential building with 10 dwelling units.**

Recommended motion: **Approve** the application for site plan review, subject to the following conditions:

1. All site improvements shall be completed by March 14, 2018 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The first floor of the east and west elevations shall include windows for 20 percent of the elevation, per Section 530.120 of the zoning code.
4. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
5. Screening a minimum of six feet in height and 95 percent opaque shall be provided along the north side of the parking lot, in compliance with Section 530.170 of the zoning code.
6. Screening a minimum of three feet in height and 60 percent opaque shall be provided in the landscaped yards on the west side of the parking lot, in compliance with Section 530.170 of the zoning code and the raingardens in this location shall include plantings.
7. A minimum of 12 bicycle parking spaces shall be accommodated within the bike storage room, in compliance with Section 551.1330 of the zoning code.

## ATTACHMENTS

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

# **Elmwood Properties**

*Independent Student Living at the U of M*

1420 Rollins Avenue Se, Minneapolis, MN 55414-2349 Tel 612 623 4488 [www.ElmwoodProperties.com](http://www.ElmwoodProperties.com)

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2 February 2016

Kimberly Holien, Senior Planner  
City of Minneapolis – Community Planning and Economic Development  
250 S. Fourth Street – Room 300  
Minneapolis, MN 55415

Re: 823-15th Ave SE Statement of proposed use and description of the project

Attn: Kimberly

Application is hereby presented for development of the unoccupied lot of 9,016 sqft at 823-15th Ave SE, Minneapolis, PID 24-029-24-14-0139, zoned R-4, for the construction of a 3 story wood frame building of total ten apartments, consisting of eight- one bedroom apartments from 641 to 777 sqft, one studio apartment of 376 sqft, and one three bedroom apartment of 1,027 sqft, including 6 surface parking spaces.

Sincerely,

---

Craig Janssen, Owner-Developer

# **Elmwood Properties**

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1420 Rollins Avenue Se, Minneapolis, MN 55414-2349 Tel 612 623 4488 [www.ElmwoodProperties.com](http://www.ElmwoodProperties.com)

---

29 January 2016

Kimberly Holien, Senior Planner  
City of Minneapolis – Community Planning and Economic Development  
250 S. Fourth Street – Room 300  
Minneapolis, MN 55415

Re: 30% land reduction variance 823-15th Ave SE

Attn: Kimberly

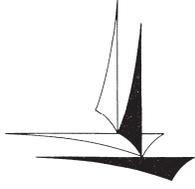
Application is hereby requested for a variance to reduce by 30% the square feet of land per unit for the development of the unoccupied lot of 9,016 sqft at 823-15th Ave SE, Minneapolis, PID 24-029-24-14-0139, zoned R-4, for the construction of a 3 story wood frame building of total ten apartments, consisting of eight- one bedroom apartments from 641 to 777 sqft, one studio apartment of 376 sqft, and one three bedroom apartment of 1,027 sqft, including 6 surface parking spaces. This would be a reduction from 1,250 sqft of land per dwelling unit to 875 sqft of land per dwelling unit, as permitted in this overlay.

The variance allows an increase in the number of dwelling units from 7 to 10 and does not change the essential character of the site or neighborhood and is not detrimental in any way.

Sincerely,

---

Craig Janssen, Owner-Developer



Minneapolis Development Review  
250 South 4<sup>th</sup> Street  
Room 300  
Minneapolis, MN 55415

## Preliminary Development Review Report

Development Coordinator Assigned: **PATRICIA MURZYN**  
**(612) 673-5827**  
**patricia.murzyn@minneapolismn.gov**

<b>Status *</b>
<b>RESUBMISSION REQUIRED</b>

<b>Tracking Number:</b>	PDR 1001079
<b>Applicant:</b>	ELMWOOD PROPERTIES 1420 ROLLINS AVE SE MINNEAPOLIS, MN 55414-2349
<b>Site Address:</b>	823 15TH AVE SE
<b>Date Submitted:</b>	16-APR-2013
<b>Date Reviewed:</b>	24-APR-2013

### 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](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

New six unit apartment building with surface parking.

### Review Findings (by Discipline)

#### Parks - Forestry

- Contact Paul Martinson (612-221-9295) regarding removal or protection of trees during construction in the city right of way.

#### Historical Preservation Committee

- There is no HPC flag on this property.
- HPC review is required for any wrecking permits pertaining to the removal of existing structures.

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\*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.

### ❑ Zoning - Planning

- The proposal requires an application for Site Plan Review.
- At a minimum, the following items need to be addressed:
  - The window requirements of Chapter 530, Site Plan Review, have not been met. Additional glazing is required as follows:
    1. west elevation: 1st floor- 71.4 square feet of additional glazing required
    2. 2nd floor- 10 square feet of additional glazing required
    3. 3rd floor- 10 square feet of additional glazing required
    4. east elevation: 1st floor- 20 square feet of additional glazing required
  - Plantings shall be required in the proposed rain gardens, including native grasses, perennials and the like.
  - Landscaping a minimum of three feet in height and 60 percent opaque shall be required along the south property line (the existing Spruce trees will not fulfill this requirement).
  - The landscaping plan shall be revised to diversify the proposed plantings materials.
  - The landscaped area on the east side of the building shall be extended to the south, up to the entry door, to reduce the amount of impervious surface.
  - Provide a detail of the proposed materials for the trash enclosure.
  - Additional comments and/or conditions of approval may be identified during the Site Plan Review application review process.

### ❑ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- **The apartment building shall be addressed 823 15th Avenue SE**
  - When assigning suite sequences the following guidelines are as follows:
    - The first one to two digits of the suite sequence number will designate the floor number of the site.
    - The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
    - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
    - Please provide each condo, suite, unit or apartment a number.

### ❑ 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 Applicant shall verify the location of the dumpster door swing. Out-swinging doors into the Public alley are not allowed.

### ❑ Water

- Re-use of an existing water service to a new building is not allowed. The Applicant shall provide for installation of a new water service to the proposed development. Please contact Craig Allison at (612) 673-3280, to review domestic and fire service design, connections, and sizes.

### ❑ Sewer Design

- Surface Drainage: Please provide more detail on the grading of the site. Proposed contours should be utilized to demonstrate how drainage will be handled on the property. The project should not increase runoff onto adjacent properties. Details of the rain gardens should be provided, including cross sections indicating the depth, soil material, and overflow locations.
- Utility Connections: It is recommended that the existing sanitary sewer service be televised to determine its condition prior to re-use of the service.
- Erosion Control: An erosion and sediment control plan in conformance with Chapter 52 of the Minneapolis Code of Ordinances is required for the project. Please provide an erosion and sediment control plan meeting the requirements of Chapter 52.
- For further information on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or [jeremy.strehlo@minneapolismn.gov](mailto:jeremy.strehlo@minneapolismn.gov).

### ❑ Construction Code Service

- Windows on basement stairway wall to basement floor from main floor, 2nd floor stairway landing and windows within 24" of door arch must comply to tempered glass requirement per IBC Section 2406.3.
- All units on main floor must comply to Type "B" Unit accessibility code requirement per Minnesota State Accessibility Code Chapter 1341 Section(s) 1107.6.2.1.2, 1107.7.1.2 and 1004.
- Accessible Entrance and Route Elevation Plans, Bathroom Elevation Plan with plumbing fixtures details must be included in final construction plans to be submitted for review.
- Pull side door clearance at rear stairway and stacked washer & dryer to comply with ADA requirements. Otherwise side by side washer & dryer will be required in type "B" unit.

### ❑ Fire Safety

- This plan as submitted meets the City of Minneapolis requirements for Fire Safety.

### ❑ Business Licensing

- There is no Business Licensing review required for the proposed project.
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information or Contact Karon Cappaert at 651-602-1118 or [karon.cappaert@metc.state.mn.us](mailto:karon.cappaert@metc.state.mn.us).  
[http://www.ci.minneapolis.mn.us/mdr/docs/sac\\_availability\\_charge.pdf](http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf).

### ❑ Environmental Health

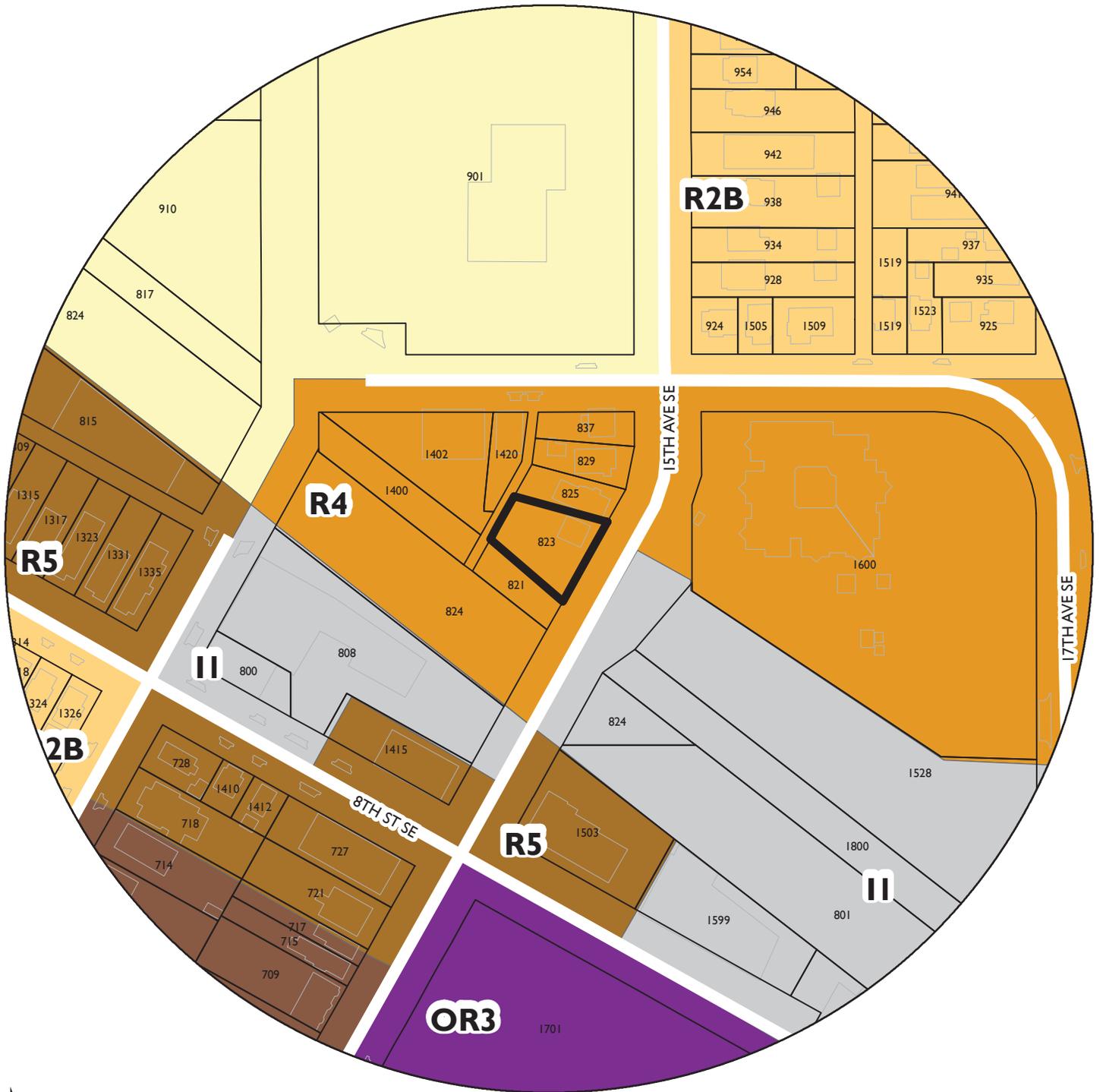
- The site is adjacent to an active railroad line. It is recommended that construction materials be used to abate noise that will be generated from this activity. City and State noise level standards for residential property are from 7 am to 10 pm an L50 of 60 dB(A) and L10 of 65 dB(A). At nighttime, 10 pm to 7 am, the standards are an L50 of 50 dB(A) and L10 of 55 dB(A). L10 means the sound level in dB(A) which is exceeded ten percent of the time for a one hour survey. L50 means the sound level in dB(A) which is exceeded 50 percent of the time for a one hour survey.
- Original construction was in 1886 city water was available on the 800 Block of 15th Ave SE in 1880. No indication of wells or fuel oil tanks were found in a record search of the site. If during site preparations an abandoned water supply well, underground fuel oil tank, cistern or septic tank is found contact Environmental Services. Local permit and approvals are identified below.
- Permits and approval are required from Environmental Services for the following activities: After hours work; Temporary storage of impacted soils on site prior to disposal or reuse; Remediation of contaminated soil and groundwater, Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water to city sewers; Flammable waste traps, Underground or aboveground tank installation or removal; Well construction or sealing; On-site rock crushing. Contact Tom Frame at [tom.frame@minneapolismn.gov](mailto:tom.frame@minneapolismn.gov). for permit applications and approvals.

- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

END OF REPORT

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**823 15th Avenue SE**

FILE NUMBER  
**BZZ-7584**





**ARCHITECT**  
 TOM CISKY DESIGN SERVICES LLC  
 2340 CONRO AVE. #200  
 SAINT PAUL, MN 55108  
 P: 651.208-4949  
 E: tomliskoski@yahoo.co.uk

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and is the work of a duly licensed Architect under the laws of the state of Minnesota.

Name: Thomas Donald Cuskul  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 License Number: 44829

CONSULTANTS

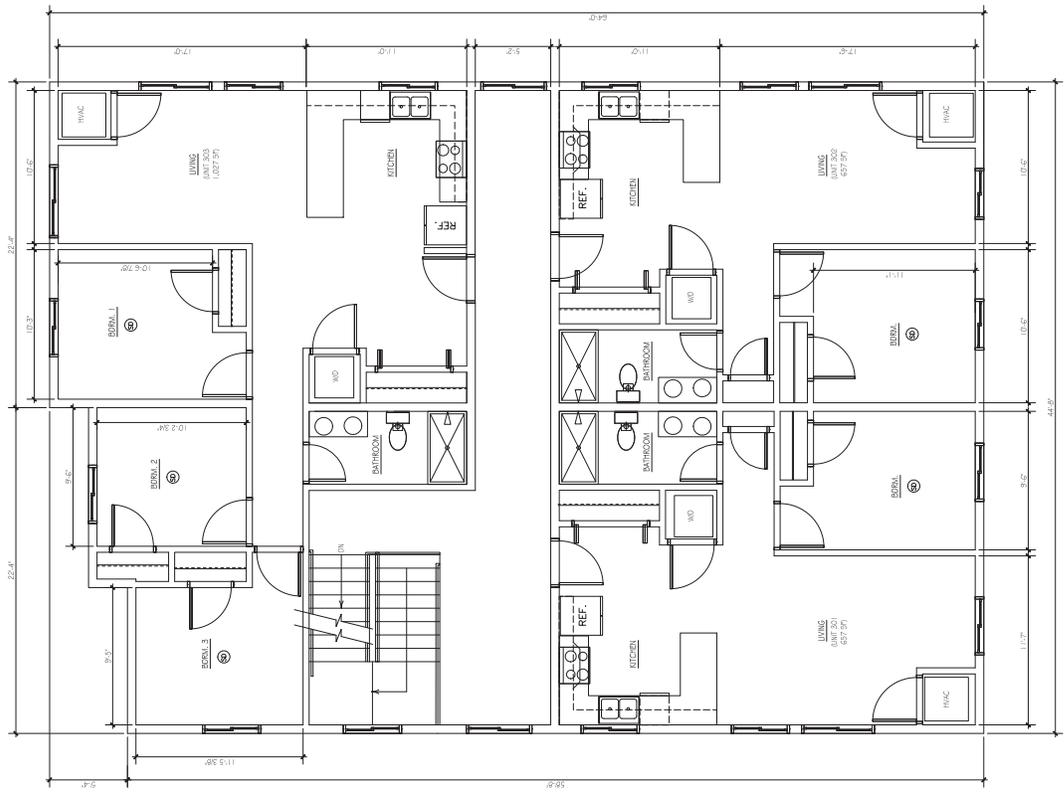
**OWNER**  
 ELWOOD PROPERTIES  
 1575 W. WASHINGTON AVE.  
 MINNEAPOLIS, MN 55414  
 CONTACT:  
 CSANG JANGSOON  
 E: csangj@elwoodproperties.com  
 P: 612.623-4455

**PROJECT TITLE**  
 APARTMENT BUILDING  
 823 15TH AVENUE SOUTHEAST,  
 MINNEAPOLIS, MN

**DATE**      **SET NAME**  
 12-23-2015      LAND USE PERMIT

**SHEET NAME**  
 THIRD FLOOR PLAN

**SHEET**  
 A3



PRELIMINARY - NOT FOR CONSTRUCTION



Scale - 1/4" = 1'-0"

3RD FLOOR PLAN

2/23



**ARCHITECT**  
 TOM OSKAY DESIGN SERVICES LLC  
 2340 CONDO AVE. #201  
 SAINT PAUL, MN 55108  
 P: 651-208-4949  
 E: tolososkai@yahoo.co.uk

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and I am a duly licensed Architect under the laws of the state of Minnesota.

Name: Thomas Donald Oskay  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 License Number: 44829

CONSULTANTS

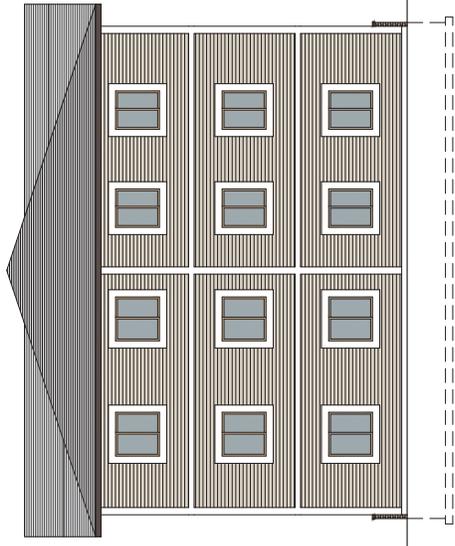
**OWNER**  
 ELWOOD PROPERTIES  
 1515 W. WASHINGTON ST.  
 MINNEAPOLIS, MN 55414  
 CONTACT:  
 GREG JANUSSEN  
 E: gjanuss@elwood.com  
 P: 612-623-4455

**PROJECT TITLE**  
 APARTMENT BUILDING  
 823 15TH AVENUE SOUTHEAST,  
 MINNEAPOLIS, MN

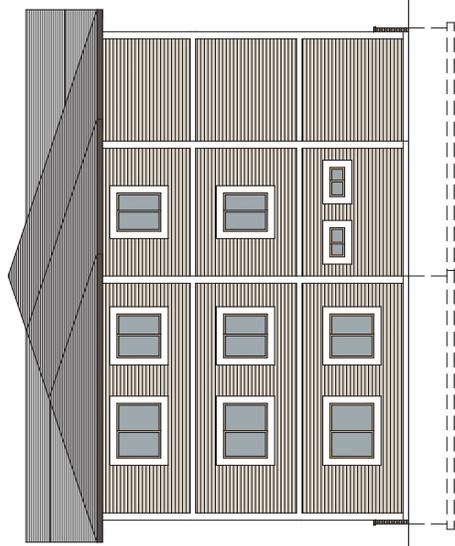
DATE	SET NAME
12-23-2015	LAND USE PERMIT

SHEET NAME  
 EXTERIOR ELEVATIONS

SHEET  
 A4

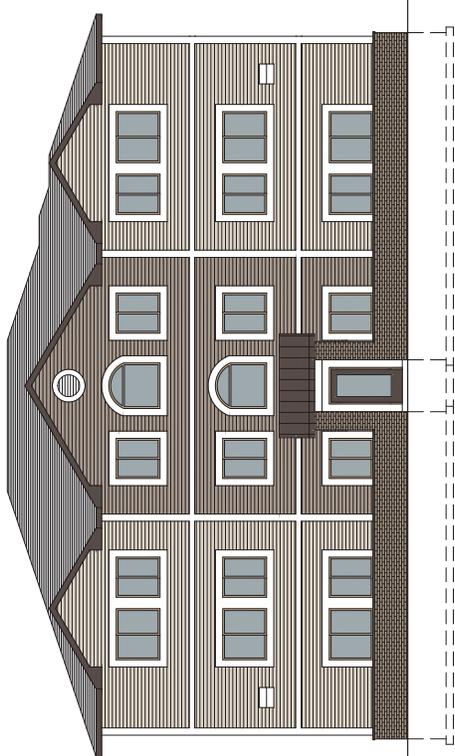


2 SOUTH ELEVATION  
 Scale: 1/8" = 1'-0"



1 NORTH ELEVATION  
 Scale: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



1 EAST ELEVATION  
 Scale: 1/8" = 1'-0"



3 WEST ELEVATION  
 Scale: 1/8" = 1'-0"

**ARCHITECT**

**TOM OGOSKI DESIGN SERVICES LLC**  
 2340 CONGO AVENUE  
 SAINT PAUL, MN 55108  
 T: 612-221-1111  
 E: richmond@tdsdesign.com

I hereby certify that the plans, specifications, or report was prepared by me or under my direct supervision and I am a duly licensed professional architect in the state of Minnesota.

Name: Thomas Donald Oroski  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 License Number: 44829

**CONSULTANTS**

**OWNER**

**SLAWOOD PROPERTIES**  
 1420 ROLLING AVE SE  
 MINNEAPOLIS, MN 55414  
 CONTACT:  
 CHRIS JANDSON  
 E: cjang@slawood.com  
 T: 612-623-1400

**PROJECT TITLE**

**APARTMENT BUILDING**  
 623 15TH AVENUE SOUTHWEST,  
 MINNEAPOLIS, MN

**DATE**

01-06-2016

**SET NAME**

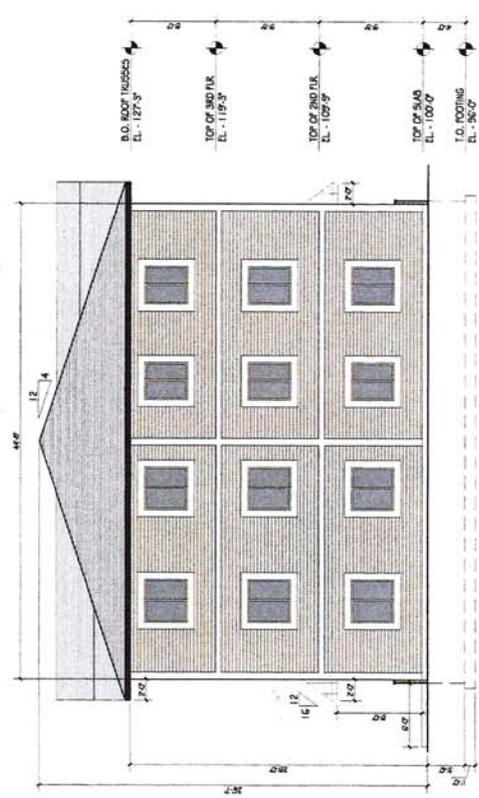
LAND USE PERMIT

**SHEET NAME**

**EXTERIOR ELEVATIONS**

**SHEET**

**A4**



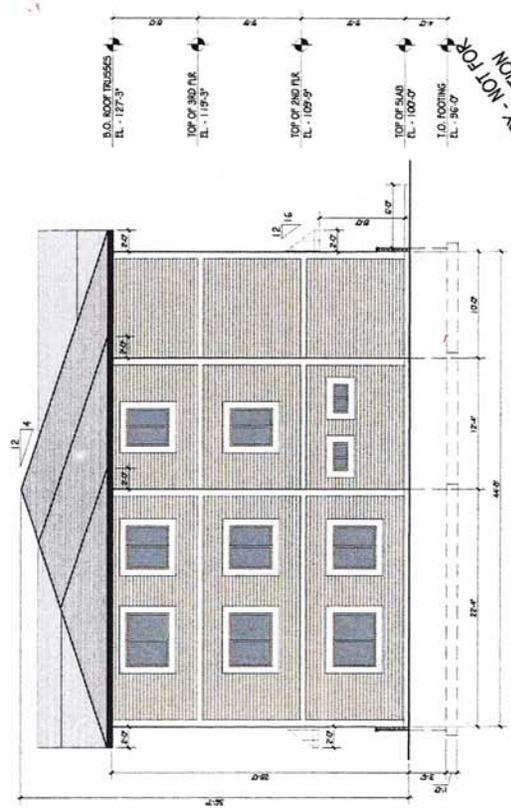
**SOUTH ELEVATION**

Scale: 1/4" = 1'-0"



**EAST ELEVATION**

Scale: 1/4" = 1'-0"



**NORTH ELEVATION**

Scale: 1/4" = 1'-0"



**WEST ELEVATION**

Scale: 1/4" = 1'-0"

PREMINARY - NOT FOR CONSTRUCTION





