

LAND USE APPLICATION SUMMARY

Property Location: 516 8th Street S
Project Name: Portland Tower RLS
Prepared By: Mei-Ling Smith, City Planner, (612) 673-5342
Applicant: Portland Tower, LLC
Project Contact: Lynn Leegard
Request: To create separate ownership tracts in order to accommodate common interest community plat filings.

Required Applications:

Preliminary and Final RLS	To create separate ownership tracts in order to accommodate common interest community plat filings.
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SITE DATA

Existing Zoning	B4N Downtown Neighborhood District DP Downtown Parking Overlay District
Lot Area	27,225 square feet / 0.63 acres
Ward(s)	7
Neighborhood(s)	Elliot Park Neighborhood, Inc.
Designated Future Land Use	Mixed Use
Land Use Features	Growth Center (Downtown Minneapolis)
Small Area Plan(s)	<u>Downtown East / North Loop Master Plan</u> ; <u>Elliot Park Neighborhood Master Plan</u>

Date Application Deemed Complete	March 14, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 16, 2016	End of 120-Day Decision Period	July 12, 2016

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located at the corner of Portland Avenue S and 8th Street S where a 17-story condominium building is currently under construction.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property is located in Downtown Minneapolis. The properties surrounding the site have downtown zoning designations (B4N, B4S-2, and B4-1). The uses within the area are varied and include commercial, office, and residential uses.

PROJECT DESCRIPTION. The applicant has submitted a registered land survey application in order to create separate ownership tracts at the subject site to accommodate common interest community plan filings. The site is part of a development that consists of a 17-story mixed use building that contains 112 condominiums, approximately 3,000 square feet of ground level commercial space, three levels of underground parking for the adjacent residential property, and five levels of above-ground parking.

RELATED APPROVALS. The site will include a development that was approved at the November 10, 2014, City Planning Commission meeting. The land use applications associated with the development include a conditional use permit for height, yard variances, a variance to increase the maximum off-street parking allowance, and site plan review.

Planning Case #	Application	Description	Action
BZZ-6898	Conditional use permit, variances, and site plan review	To allow a new 17-story condominium building that includes ground level commercial space.	The applications were approved by the City Planning Commission at their November 10, 2014 meeting.

PUBLIC COMMENTS. No correspondence has 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

Preliminary/Final Registered Land Survey

The Department of Community Planning and Economic Development has analyzed the application for a preliminary and final registered land survey based on the following findings:

1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

The proposed registered land survey (RLS) will allow for redevelopment of the site in a manner that is consistent with the applicable subdivision regulations, the zoning code, and comprehensive plan as previously reviewed and approved by the City Planning Commission.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The purpose of the RLS is to create separate ownership tracts at the subject site to accommodate common interest community plat filings. This would have no impact on surrounding properties.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

The site does not pose the above noted hazards.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The property is under construction and the site is fully developed. Access is being provided in conjunction with the approved plan.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

The applicable erosion and stormwater management plans were approved with the final site plan and building permits for the project. The creation of different tracts will not affect erosion or stormwater management.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the registered land survey application by Lynn Leegard, on behalf of Portland Tower, LLC, for the properties located at 516 8th Street S:

A. Registered Land Survey.

Recommended motion: **Approve** the application for a registered land survey.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Registered land survey
4. Topographical survey
5. Site plan
6. Comments from Public Works and City Attorney

PROJECT DESCRIPTION

Date: March 9, 2016
TO: Ms. Mei-Ling Smith
Minneapolis City Planner
FROM: Lynn Leegard
Portland Tower, LLC
RE: Project Description
Portland and 8th Street S., Minneapolis

Developer: Portland Tower, LLC (“Portland Tower”) is proposing to construct a new condominium project in downtown Minneapolis. Mr. James Stanton, the owner of Portland Tower has constructed eight other condominium projects in Minneapolis. The first six were located in the North Loop (Lindsay Lofts, Rock Island Lofts, 212 Lofts, Security Warehouse Lofts, 5th Avenue Lofts and Riverwalk). The two most recent projects were located in the Mill City District (Bridgewater and Stonebridge).

Location: On August 15, 2014 Portland Tower acquired from Rock Properties Management, LLC the parcel of land located on the corner of Portland and 8th Street S. Specifically the address of the parcel is:

516 8th Street S., Minneapolis, MN

The parcel contains approximately .62 acres (27,225 square feet). At the time of acquisition the property was vacant. Today, the project known as Portland Tower is under construction.

Historic Preservation: There are no historic preservation concerns since the property was vacant at the time of acquisition.

Zoning: The property is currently zoned B4-N with the overlay district of DP.

Building Description: The proposed project includes both parking and residential units. The residential units are located on twelve (12) floors (Floors 6-17) and includes 112 condominiums. The proposed project includes parking that will be located on three (3) underground levels and five (5) floors above ground. The three (3) underground parking levels will be reserved for the residential condominium owners in the Sexton Association. The first floor parking will be reserved for the commercial tenant and residential guest parking and the parking on floors 2-5 will be reserved for owners in the new condominium project.

RLS: The purpose of the Registered Land Survey is to separate the property vertically to accommodate filing a CIC Plat for the Portland Tower Association and a separate CIC Plat for the Sexton Parking Association.

**Portland Tower, LLC
3200 Main Street NW
Suite 300
Coon Rapids, MN 55448
763.421.3500**

March 9, 2016

Ms. Mei-Ling Smith
Planner
City of Minneapolis
250 South 4th Street
Room 300
Minneapolis, MN 55415

RE: Registered Land Survey (RLS)
Portland Tower

Dear Ms. Smith:

Please find listed below the required findings for a subdivision for the property located at Portland and 8th Street S. in Minneapolis ("Portland Project").

1. The subdivision is in conformance with the land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.
2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.
3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.
4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to building on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.
5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.

Ms. Mei-Ling Smith
March 7, 2016
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Please feel free to contact me if you have any questions.

Sincerely yours,

Lynn M. Leegard

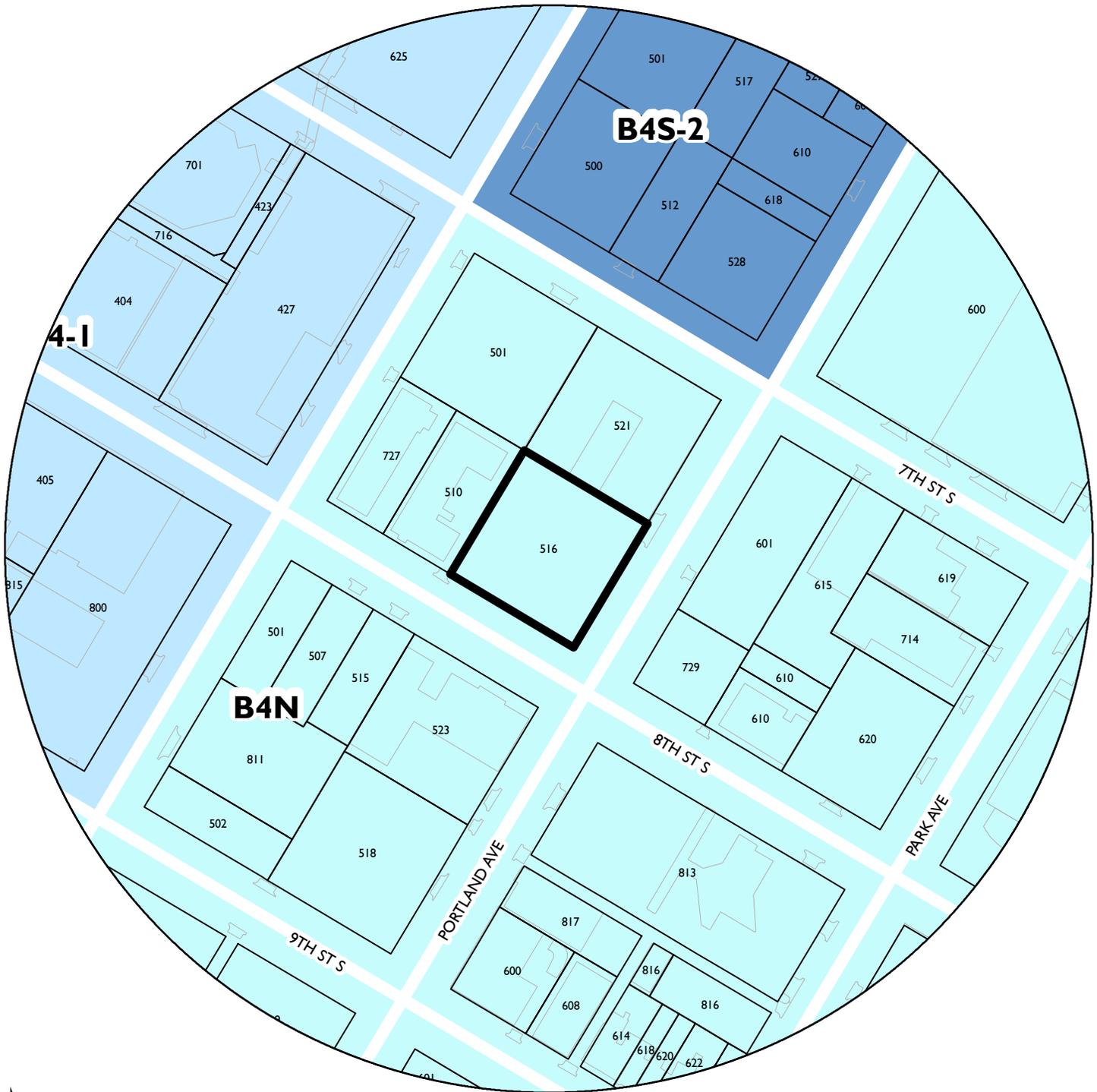
Lynn M. Leegard
Vice President

Portland Tower, LLC

7th

NAME OF APPLICANT

WARD



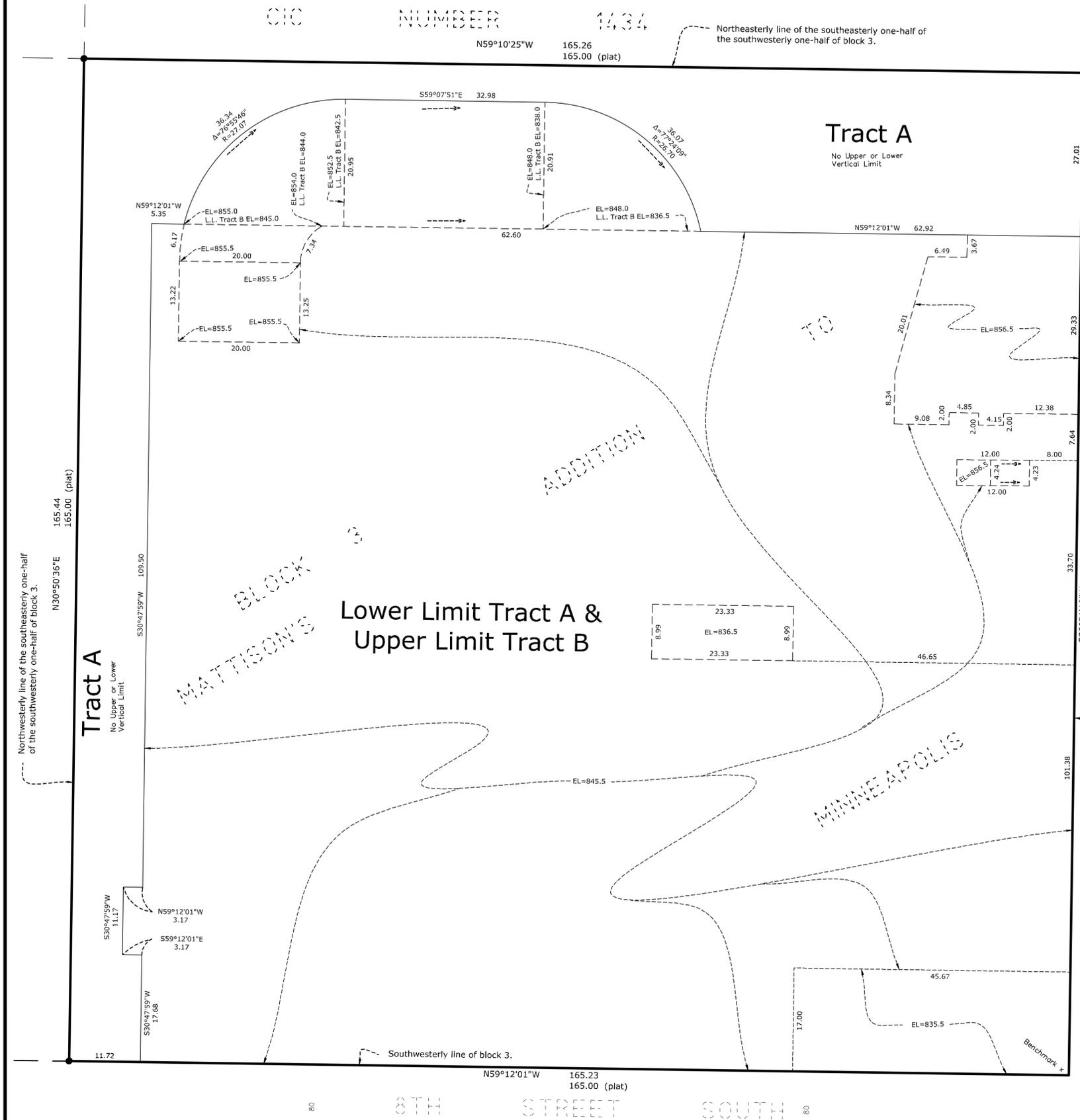
PROPERTY ADDRESS
516 8th Street S

FILE NUMBER
RLS-84

REGISTERED LAND SURVEY NO.

HENNEPIN COUNTY, MINNESOTA

R.T. DOC. NO. _____



SURVEYORS CERTIFICATION

I Rory L. Synsteliem hereby certify that in accordance with the provisions of Minnesota Statutes 508.47, Subd. 4, I have surveyed the following described property situated in the county of Hennepin, State of Minnesota, to wit:

Block 3, MATTISON'S ADDITION TO MINNEAPOLIS

I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota and this Register Land Survey is a correct representation of said parcel of land.

Dated this _____ day of _____, 2016

Rory L. Synsteliem, Land Surveyor, Minnesota License No. 44565

MINNEAPOLIS, MINNESOTA

I, the Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this _____ day of _____, A.D. 2015, said City of Minneapolis acting by and through its City Planning Commission duly approved this Registered Land Survey, and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

Secretary of the Planning Commission

MINNEAPOLIS, MINNESOTA

I hereby certify that this Registered Land Survey was approved by the City Planning Commission of the City of Minneapolis at a meeting thereof held this _____ day of _____, 2015. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City, or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Subd. 2.

By: _____, Assistant City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this Registered Land Survey. Dated this _____ day of _____, 2016.

Mark V. Chapin, Hennepin County Auditor

By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this Registered Land Survey has been approved this _____ day of _____, 2016

Chris F. Mavis, Hennepin County Surveyor

By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within Registered Land Survey No. _____ was filed in this office this _____ day of _____, 2016 at _____ o'clock _____ M.

Martin McCormick, Registrar of Titles

By: _____, Deputy

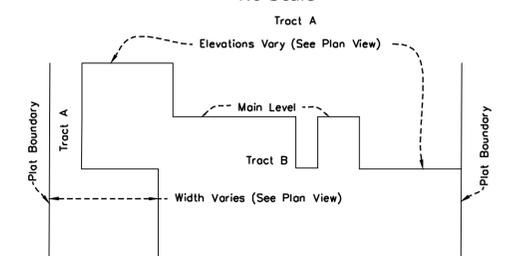
Elevation View

No Scale

Bearings are based on the south line of Block 3, Mattison's Addition to Minneapolis having an assumed bearing of N59°12'01"E



Benchmark:
Elevations are based on the Main floor of the building at the south east corner having an Elevation of 846.5 feet (NGVD 1929)



- SURVEY MONUMENT SET 1/2 INCH BY 14 INCH MARKED RLS 44565
- SURVEY MONUMENT FOUND AS NOTED
- ↗ SLOPING UPWARD VERTICAL PLANE
- EL ELEVATION
- (PLAT) MEASUREMENT PER PLAT OF MATTISON'S ADDITION TO MINNEAPOLIS
- M MEASURED DIMENSION
- L.L. LOWER LIMIT
- BM BENCHMARK
- TRACT A LIES ABOVE THE VERTICAL PLANE AS DEFINED ON THE PLAN VIEW
- TRACT A HAS NO UPPER LIMIT
- TRACT B LIES BELOW THE VERTICAL PLANES AS DEFINED ON THE PLAN VIEW

**Department of Public Works
Engineering Design Division/Right-of-Way Section
309 2nd Avenue South, Room 200
673-2428**

Date: March 29, 2016

To: Mei-Ling Smith – Planning
Joel Fussy -- City Attorney

From: Robert Boblett, Right of Way

Subject: **Portland Tower RLS**

I have reviewed the RLS, and we have no right of way issues.

Since this block has no alley, you may want to consider adding drainage and utility easements around the perimeter of the site.

From: [Fussy, Joel M.](#)
To: [Smith, Mei-Ling C.](#)
Subject: RE: RLS-84 Portland Tower for review
Date: Friday, March 18, 2016 9:55:53 AM

Mei-Ling,

My review didn't reveal any issues. Thanks,

Joel Fussy
Assistant Minneapolis City Attorney
(612) 673-2939

From: Smith, Mei-Ling C.
Sent: Wednesday, March 16, 2016 8:50 AM
To: Fussy, Joel M.
Subject: RLS-84 Portland Tower for review

Good morning,

I am attaching a memo and related attachments for an RLS for Portland Tower at 516 8th St S. If you could respond with any comments by Monday, March 28, that would be great! Please let me or the applicant know if you have any questions.

Thank you,

Mei-Ling

Mei-Ling Smith, AICP

City Planner – Land Use, Design, and Preservation

City of Minneapolis – Community Planning and Economic Development
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612.673.5342 | mei-ling.smith@minneapolismn.gov
www.minneapolismn.gov/cped

