

**LAND USE APPLICATION SUMMARY**

*Property Location:* 1911 Nicollet Avenue  
*Project Name:* 1911 Nicollet Avenue Rezoning  
*Prepared By:* Mei-Ling Smith, City Planner, (612) 673-5342  
*Applicant:* 1911 Nicollet, LLC  
*Project Contact:* Kenneth Piper, Tanek, Inc.  
*Request:* To rezone the property located at 1911 Nicollet Avenue from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.

*Required Applications:*

<b>Rezoning</b>	Petition to rezone the property located at 1911 Nicollet Avenue from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District, retaining the existing PO Pedestrian Oriented Overlay District.
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**SITE DATA**

<b>Existing Zoning</b>	C1 Neighborhood Commercial District PO Pedestrian Oriented Overlay District
<b>Lot Area</b>	5,667 square feet / 0.13 acres
<b>Ward(s)</b>	6; adjacent to Ward 7
<b>Neighborhood(s)</b>	Stevens Square Community Organization
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (Nicollet Avenue)
<b>Small Area Plan(s)</b>	n/a

<b>Date Application Deemed Complete</b>	March 29, 2016	<b>Date Extension Letter Sent</b>	April 18, 2016
<b>End of 60-Day Decision Period</b>	May 27, 2016	<b>End of 120-Day Decision Period</b>	July 26, 2016

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject site, 1911 Nicollet Avenue, contains a two-story office building which was constructed in 1956 and covers the majority of the site. The remainder of the site contains a portion of a surface parking lot that continues to the south. There is a shared driveway along the rear (east) property line that provides access to the subject site and other properties on the block from East 19th Street. The building is directly adjacent to the property's north interior side lot line and also adjacent to the front property line along Nicollet Avenue. The two-story building to the north (1901 Nicollet Avenue) is also built along the site's north property line. The buildings currently function as two separate structures.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding neighborhood includes commercial uses, institutional uses – including a religious institution across Nicollet Avenue – and medium-density residential uses. The subject property, which is zoned C1 Neighborhood Commercial District, is adjacent to Nicollet Avenue, a designated Commercial Corridor. The property to the south is also zoned C1 and contains a surface parking lot that is shared with the subject site. While there are approximately six commercial properties within a three-block radius that are zoned C1, the majority of the surrounding commercial properties are zoned C2 Neighborhood Corridor Commercial District. All other properties are zoned either OR2 High Density Office Residence District or OR3 Institutional Office Residence District.

The subject site is located within the PO Pedestrian Oriented Overlay District, which extends along Nicollet Avenue from 14th Street E, to the north, down to 29th Street E, to the south. The PO overlay district also includes the nearby properties between Franklin Avenue E between Nicollet Avenue and Highway 65/I-35W South.

**PROJECT DESCRIPTION.** The applicant owns the adjacent building to the north and is proposing to connect the two buildings by creating openings within their shared wall. The applicant would then make aesthetic, life safety, and accessibility upgrades throughout the new building, including adding new windows, a new roof, and a metal panel exterior details to the 1911 Nicollet Avenue building, creating common corridors between the buildings, adding an elevator, creating a common accessible entrance facing Nicollet Avenue, and adding a new sprinkler system throughout the building.

The combination of the buildings results in a single building located in two separate zoning districts. The zoning code does not allow lots to be combined in a manner that results in more than one zoning classification on a lot, so the applicant is requesting to rezone the property at 1901 Nicollet Avenue from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District so that the entire site belongs to the same zoning district.

**PUBLIC COMMENTS.** Staff has not received any public comments as of the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 1911 Nicollet from the C1 district to the C2 district based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The property is designated as Mixed Use on the future land use map. There is no requirement that every building in a Mixed Use area be mixed use, but the designation allows for mixed use developments, such as residential uses mixed with office or retail.

The site is located along Nicollet Avenue, which is a designated Commercial Corridor. Commercial Corridors like Nicollet Avenue have historically been prominent destinations with a mix of uses, with highest density residential uses (50 to 120 dwelling units per acre) along the corridor and medium density uses in surrounding areas. The following principles and policies outlined in the plan apply to this proposal:

**Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

**Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.**

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

**Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.**

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

The C2 district allows a mix of uses, both commercial and residential. The extension of the C2 zoning district as proposed should not significantly affect nearby residential properties.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The proposed building modifications to combine 1901 Nicollet Avenue and 1911 Nicollet Avenue would result in split zoning. The rezoning would result in uniform zoning of the site and would allow for a wider range of goods and services along a Commercial Corridor, as called for in adopted City policies. The amendment is in the public interest and not solely in the interest of the property owner.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

The proposed zoning classification would be compatible with those of other properties in the area. The parcel that the applicant is requesting to rezone from C1 to C2 would be directly adjacent to 1901 Nicollet Avenue, which is zoned C2. A majority of the parcels along Nicollet Avenue, within a four-block radius of the site, contain C2 zoning. The existing uses and zoning classifications of adjacent and nearby properties are consistent with the C2 zoning district that is proposed for the parcel in question. In addition, both parcels are and would continue to be located within the PO Pedestrian Oriented Overlay District, which prohibits the use of drive-through facilities, automobile services uses, and transportation uses.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The C2 district allows four stories by-right instead of the two-and-a-half stories allowed in the C1 district, as well as larger retail spaces compared to the C1 zoning district. Because the site is located on a Commercial Corridor in a mixed use area, allowing a wider range of available goods and services and more dense residential development is appropriate.

The total development site is approximately 16,912 square feet. The parcel site that is located in the C2 district is approximately 11,275 square feet, and subject parcel that is located in the C1 district is approximately 5,637 square feet in size. If the rezoning petition were not granted, any future developments on each parcel would be limited to the lot area of each site and would be subject to different height limitations and include setbacks for any walls with residential windows facing the interior or rear property lines. At the same time, each development would be expected to meet the objectives for properties zoned C2 or C1 along a Commercial Corridor. Those factors limit the reasonable use of the property under the current zoning. Allowing the two properties to belong to the same zoning classification would make it possible for future developments on the properties to be constructed in an efficient, coherent manner along the corridor.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The two parcels on the subject site have been zoned C1 and C2 since 1999. Prior to that time, when a new zoning code was adopted, both belonged to the B3-4 Community Retail District for at least 30 years, which is comparable to today's C2 zoning district, as it contained a wide range of uses to accommodate the needs of a much larger consumer population than was served by neighborhood retail districts. The proposed rezoning of the subject site to C2 would be consistent with the historical zoning classification for this corridor as well as with the more recent mixed use commercial and office development that has occurred in the surrounding area.

**FOR REZONINGS ONLY**

**ZONING PLATE NUMBER. 20**

**LEGAL DESCRIPTION.** Lot 11, Block 31, Jackson Daniels and Whitney's addition to Minneapolis together with that part of vacated alley accruing thereto by reason of the vacation thereof. Hennepin County, Minnesota.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Kenneth Piper for the property located at 1911 Nicollet Avenue:

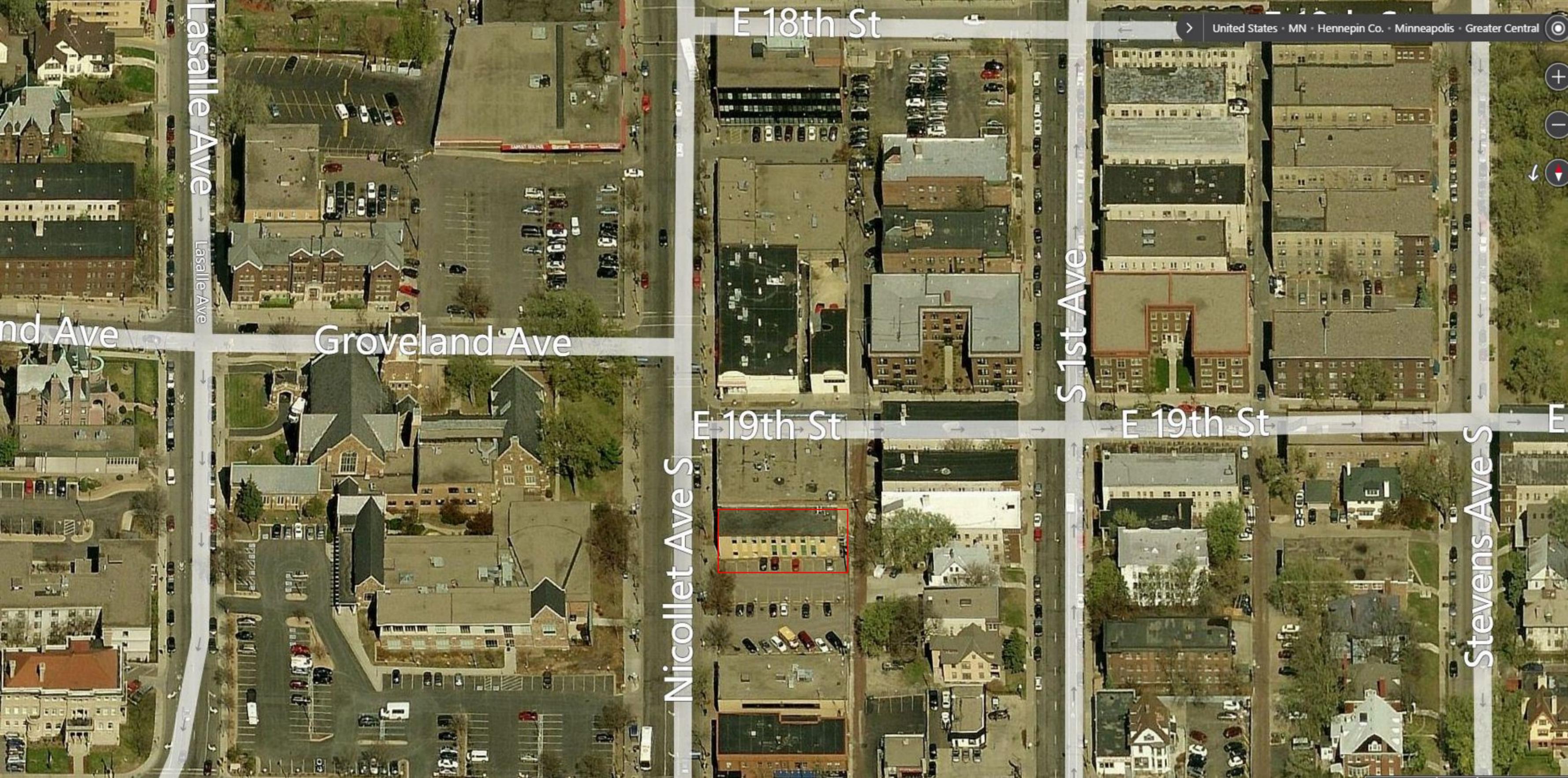
### A. Rezoning.

Recommended motion: **Approve** the petition to rezone the property located at 1911 Nicollet Avenue from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District, retaining the existing PO Pedestrian Oriented Overlay District.

## ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Site plan
5. Floor plans
6. Building elevations
7. Photos and renderings
8. Rezoning matrix





E 18th St

Lasalle Ave

nd Ave

Groveland Ave

S 1st Ave

E 19th St

E 19th St

Stevens Ave S

Nicollet Ave S





*architecture specialty millwork virtual vision project management*

118 E. 26th Street Suite 300 Mpls, MN 55404 P:612-879-8225 F:612-879-8152 www.tanek.com

March 28, 2016

**Re:** 1901 – 1911 Nicollet Avenue Project  
Land Use Application submittal

**Statement of Proposed Use and Description of the project:**

The Owner/Applicant is requesting the rezoning of the lot at 1911 Nicollet Avenue South from C1 to C2.

The Owner/Applicant owns the buildings at 1901 Nicollet (approx. 10,500 SF footprint) and 1911 Nicollet (approx. 3,300 SF footprint); these are 2 story buildings that are side by side and share a common property line. In addition both buildings have lower levels, and the 1901 building has existing underground parking.

- 1901 Nicollet is zoned C2 – Neighborhood Corridor Commercial District.
- 1911 Nicollet is zoned C1 – Neighborhood Commercial District.

The Owner/Applicant is planning to connect the buildings and is proposing significant improvements to greatly enhance the fire/life safety, accessibility and tenant viability of both buildings for uses of general retail sales and services and office occupancy. Proposed improvements include the following:

1. Connect both buildings internally by creating internal openings in the common wall.
2. Create one common main ADA accessible entry on Nicollet Avenue.
3. Create new interior common corridors and common space.
4. New common ADA accessible restrooms on floors 1 and 2.
5. New 2 sided elevator to accommodate ADA accessibility and will connect all floors – lower level, 1<sup>st</sup> floor and 2<sup>nd</sup> floor.
6. New sprinkler system throughout; new adequately sized pipe will be brought in from under the street.
7. All new windows to the 1911 building.
8. New roof to the 1911 building.

The Owner/Applicant is not changing or adding to the footprint of the buildings.

In order to implement these fire/life safety, accessibility and aesthetic enhancements both lots must be combined. The current zoning designations of C1 and C2 which these properties are under would preclude an otherwise straight forward procedural lot combination; this is because a "split lot" condition cannot be created in a lot combination. Therefore the Owner/Applicant must apply to rezone.

The Land Use Application is solely to request a rezone of 1911 Nicollet from C1 to C2 so that a filing of the lot combination can be done, and the improvements proposed above can be made. In this case C2 is the prevalent zoning designation of north/south corridor; only 2 lots in this area are zoned C1, hence the request to rezone from C1 to C2.

City Planner Mei-Ling Smith is the planner assigned to this project.

# 1901 and 1911 Nicollet Avenue Minneapolis, MN 55113



118 E. 26th Street  
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Minneapolis, MN 55404  
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www.tanek.com

## LAND USE APPLICATION 03.25.2016

**PROJECT TEAM**

CLIENT: MAVEN CRE.  
1901 NICOLLET AVE  
MINNEAPOLIS, MN 55413  
MIKE FINKELSTEIN  
(612) 483-1415 PHONE

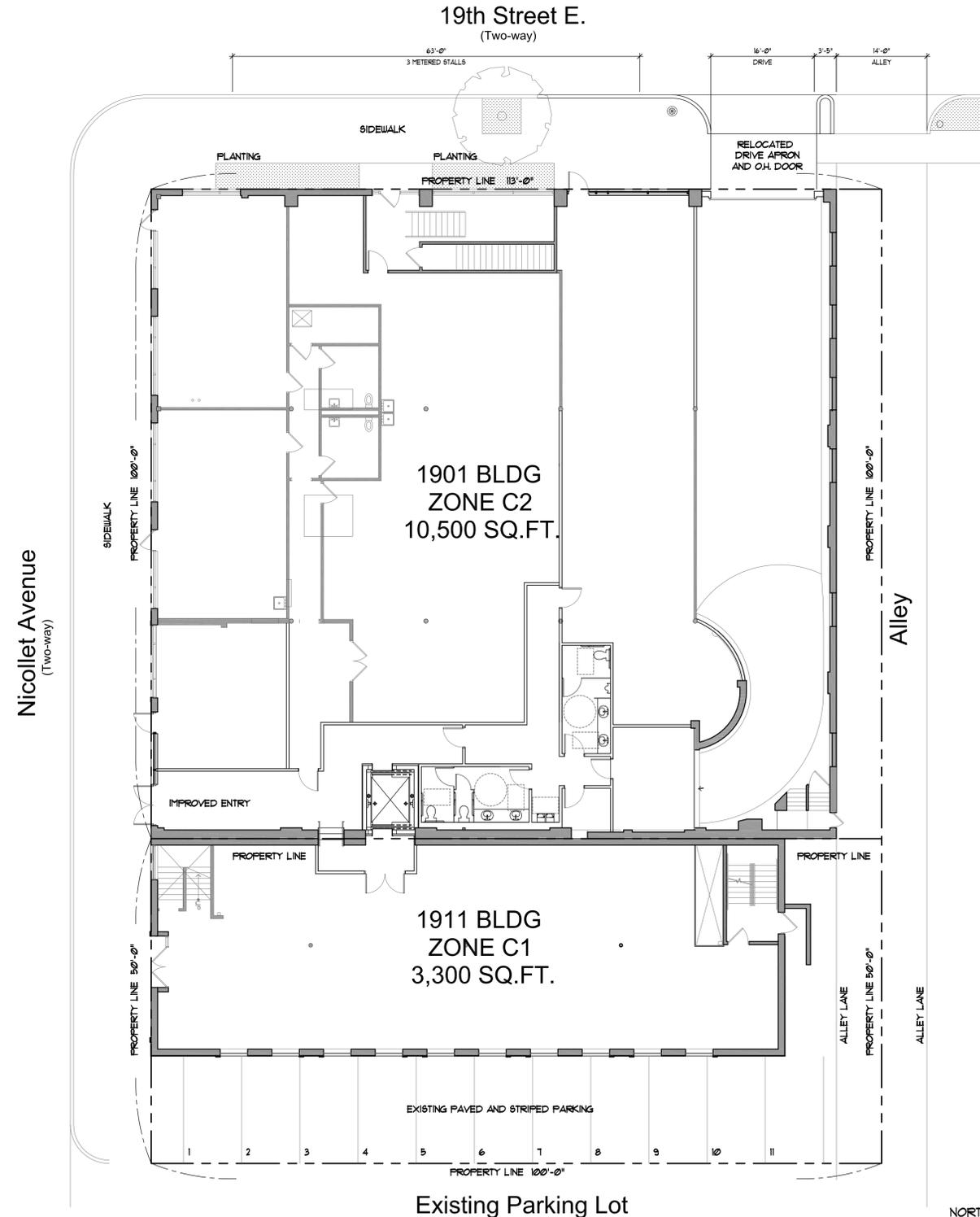
ARCHITECT: TANEK, INC.  
118 E. 26TH STREET  
SUITE 300  
MINNEAPOLIS, MN 55404  
KENNETH PIPER  
(612) 938-8100 PHONE  
RYAN HARO  
(612) 879-8225 x16 PHONE

**SHEET INDEX**

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ARCHITECTURAL			
2	MECHANICAL			
3	ELECTRICAL			
4	PLUMBING			
5	STRUCTURAL			
6	LANDSCAPE			
7	EXTERIOR			
8	INTERIOR			
9	MECHANICAL			
10	ELECTRICAL			
11	PLUMBING			
12	STRUCTURAL			
13	LANDSCAPE			
14	EXTERIOR			
15	INTERIOR			
16	MECHANICAL			
17	ELECTRICAL			
18	PLUMBING			
19	STRUCTURAL			
20	LANDSCAPE			
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97	LANDSCAPE			
98	EXTERIOR			
99	INTERIOR			
100	MECHANICAL			

**ARCHITECTURAL SYMBOLS**

- ROOM: ROOM NAME, ROOM NUMBER
- DETAIL: DETAIL ELEVATION
- WALL OR DETAIL SECTION
- PLAN: PLAN DETAIL
- KEYED NOTES



1 SITE PLAN  
A100 3/32" = 1'-0"



**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
Minneapolis, MN 55403

3/32" = 1'-0"

scale name kep/rdh

LUA 03.25.16

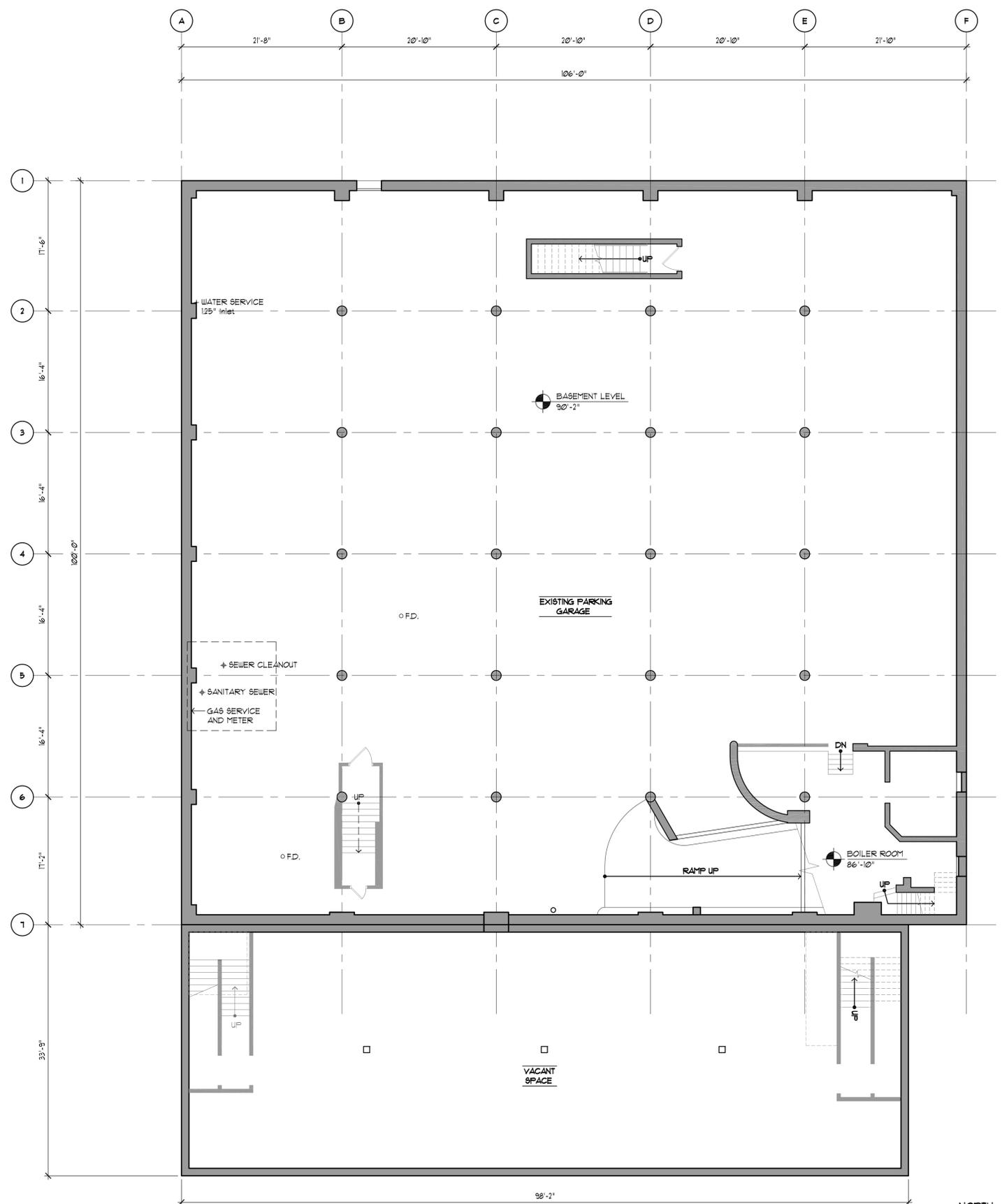
title sheet and index

**A000**

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project

**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
Minneapolis, MN 55403



**1** EXISTING PLAN - BASEMENT  
1/8" = 1'-0"



scale 1/8" = 1'-0"  
name kep/rdh

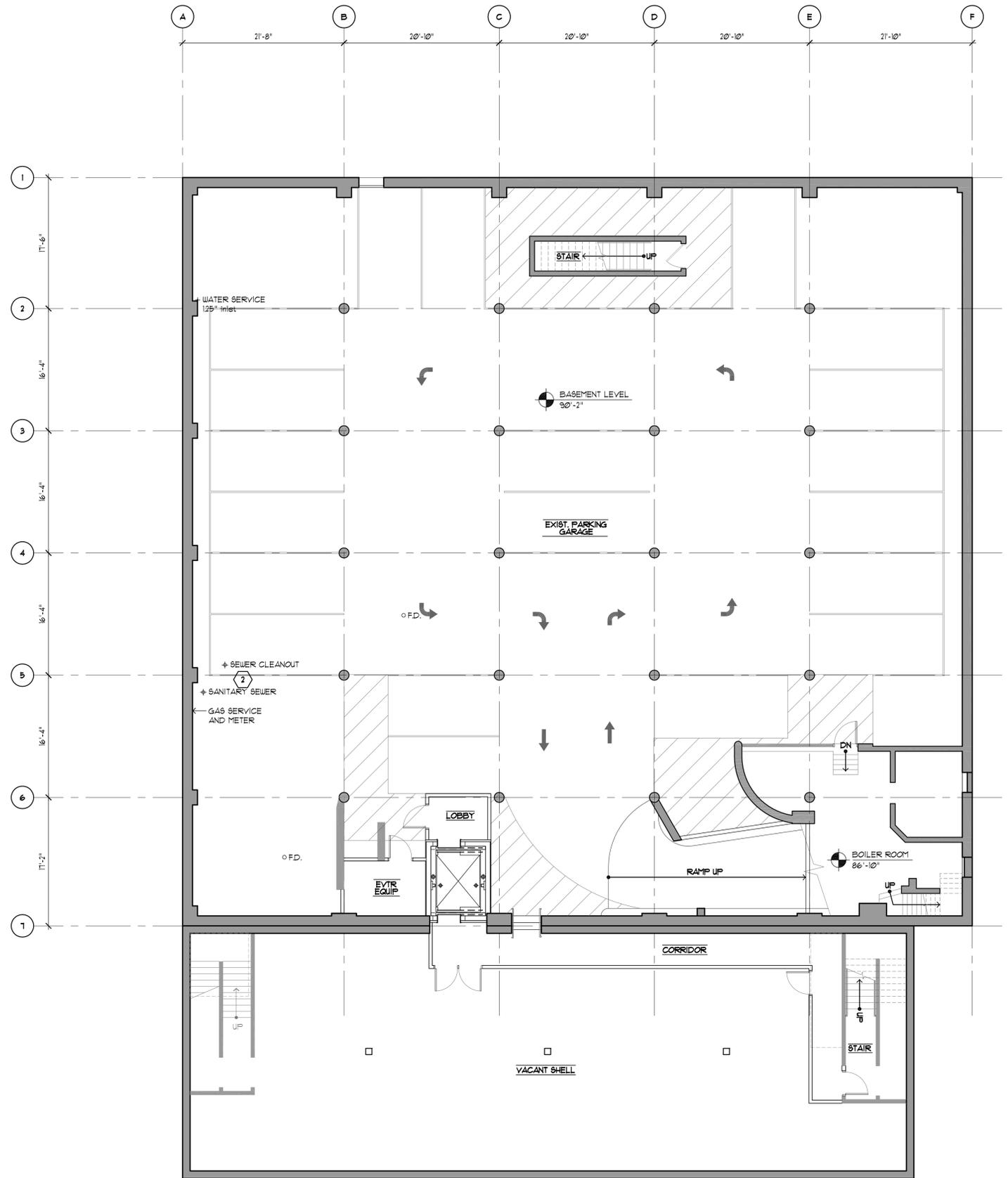
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existing plan  
level 00

**a100**

project

**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
Minneapolis, MN 55403



scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16

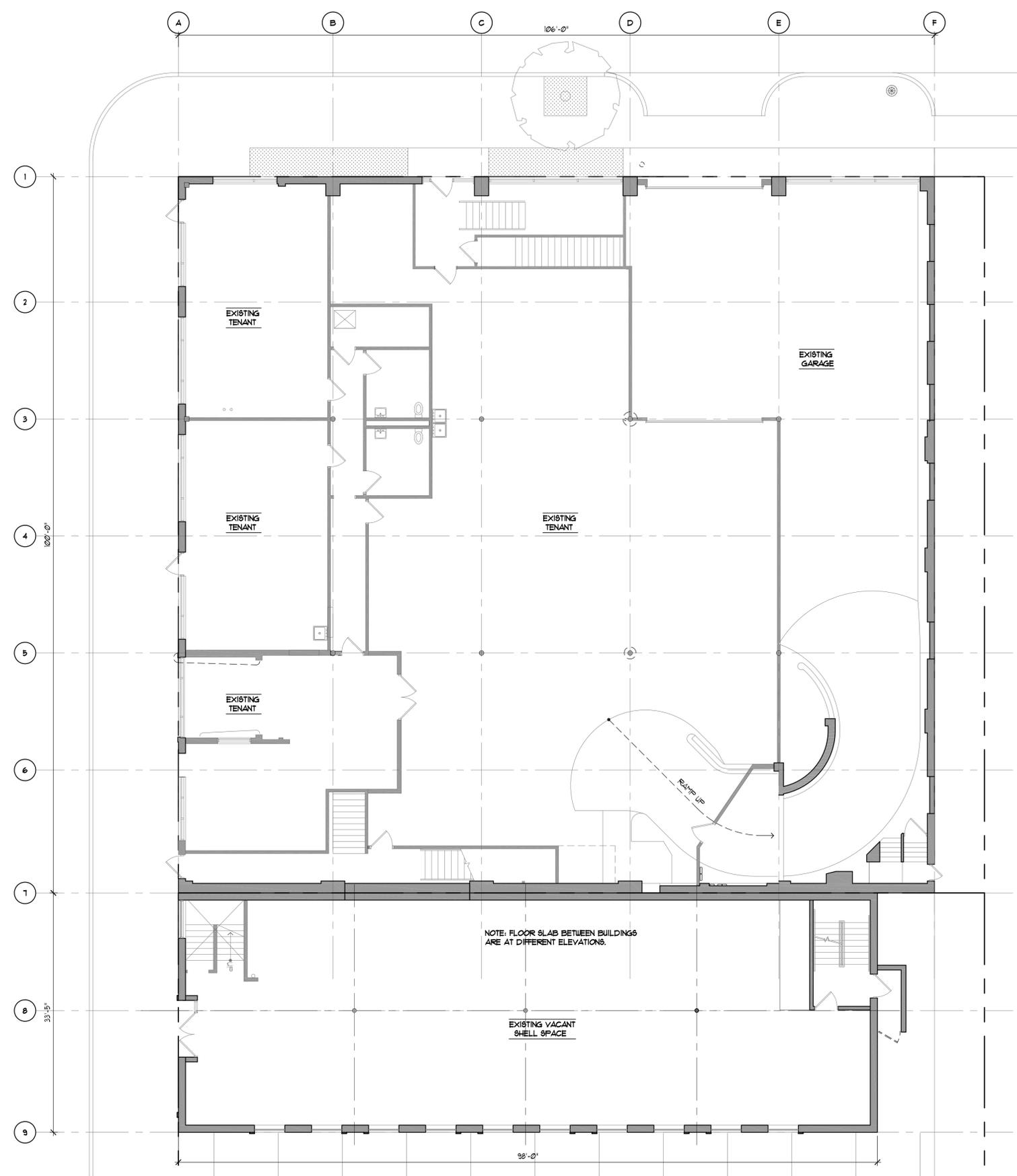
construction plan  
level 00

1 PROPOSED CONSTRUCTION PLAN - BASEMENT  
All 1/8" = 1'-0"



project

**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
Minneapolis, MN 55403



**EXISTING PLAN - FIRST FLOOR**  
1/8" = 1'-0"



scale 1/8" = 1'-0"  
name kep/rdh

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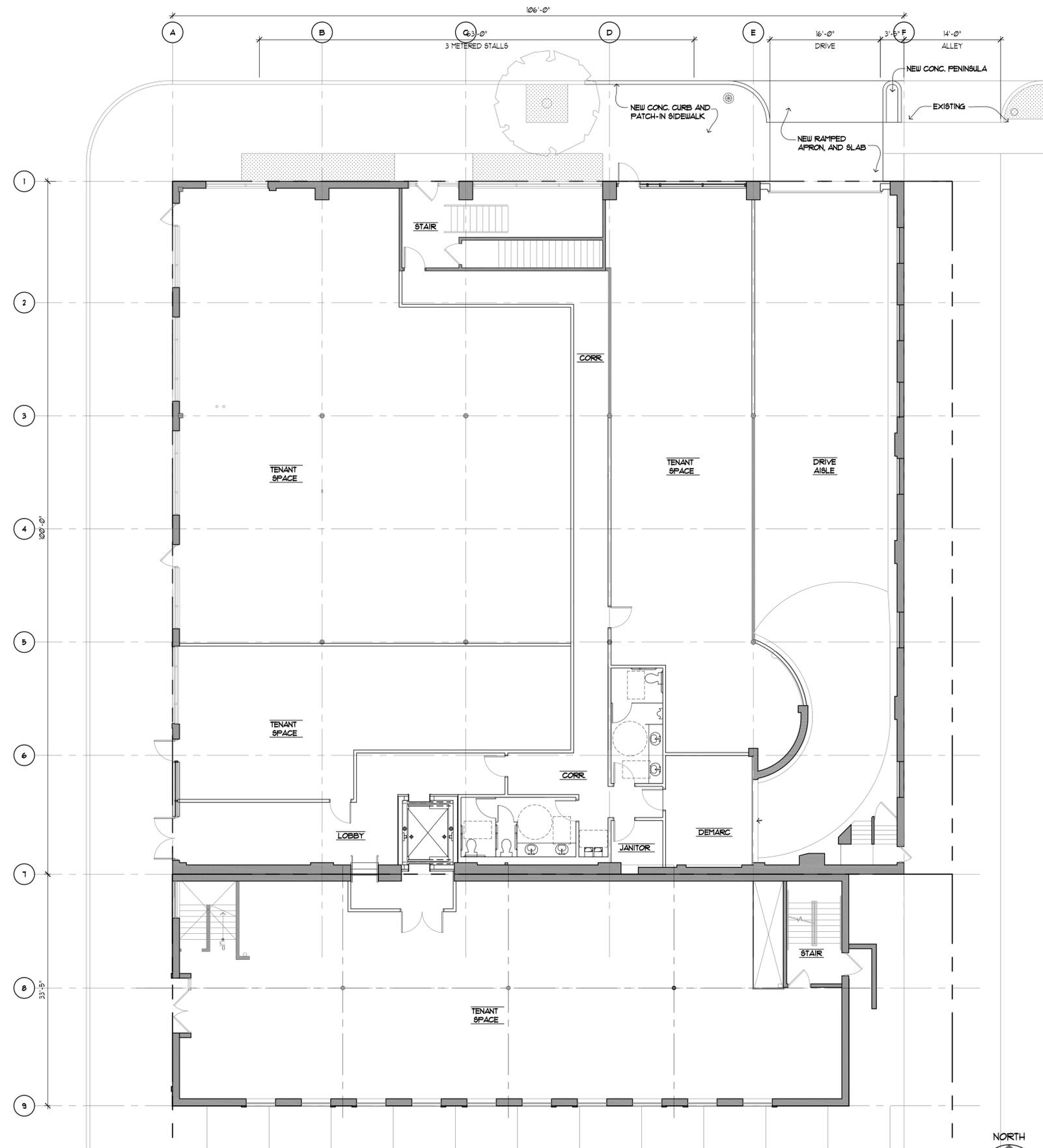
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LUA 03.25.16

existing plan  
level 01

**a101**



**PROPOSED CONSTRUCTION PLAN - FIRST FLOOR**  
1/8" = 1'-0"



scale 1/8" = 1'-0"  
name kep/rdh

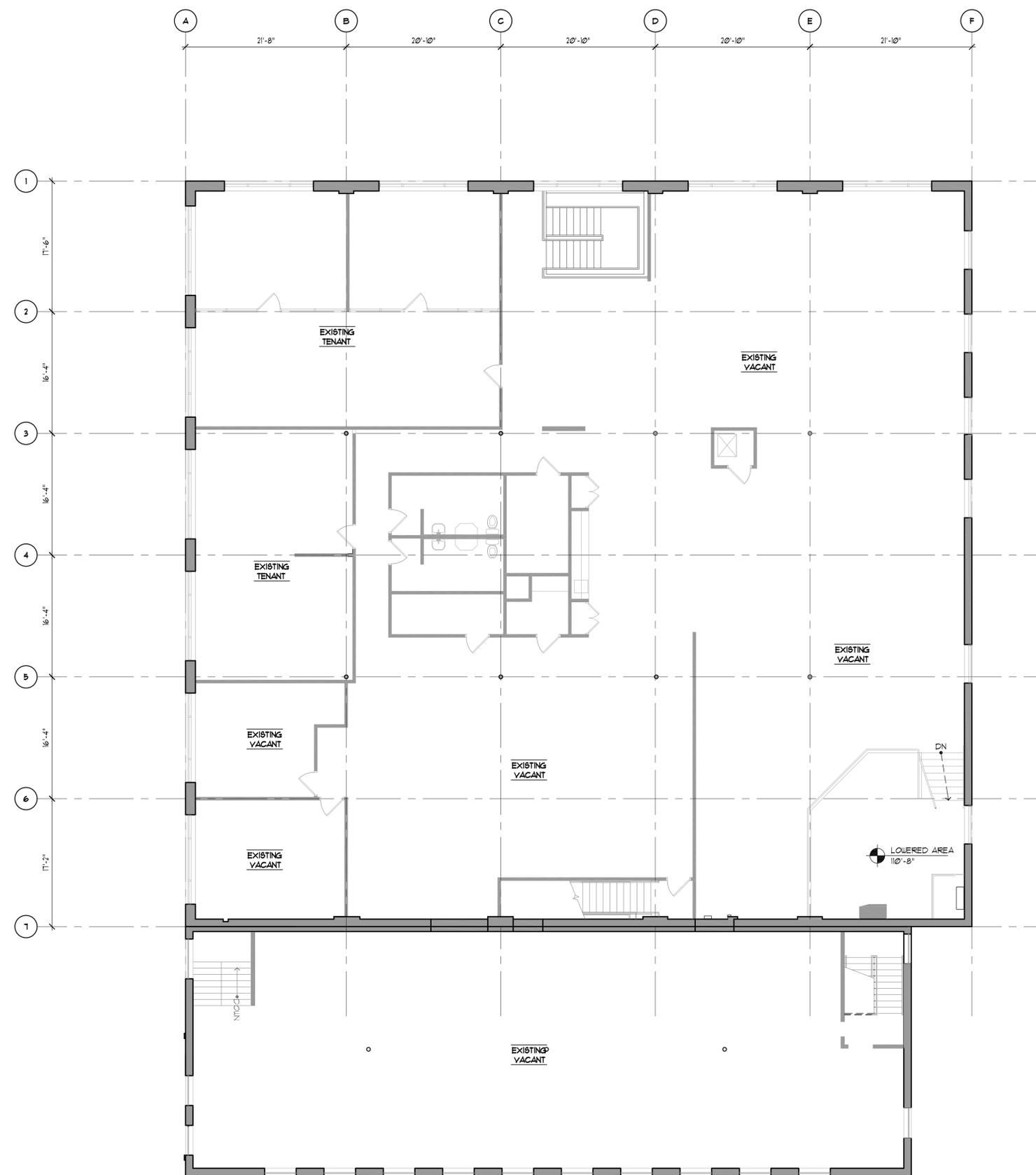
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construction plan  
level 01

**a111**

project

**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
Minneapolis, MN 55403



**EXISTING PLAN - SECOND FLOOR**  
1/8" = 1'-0"



scale 1/8" = 1'-0"  
name kep/rdh

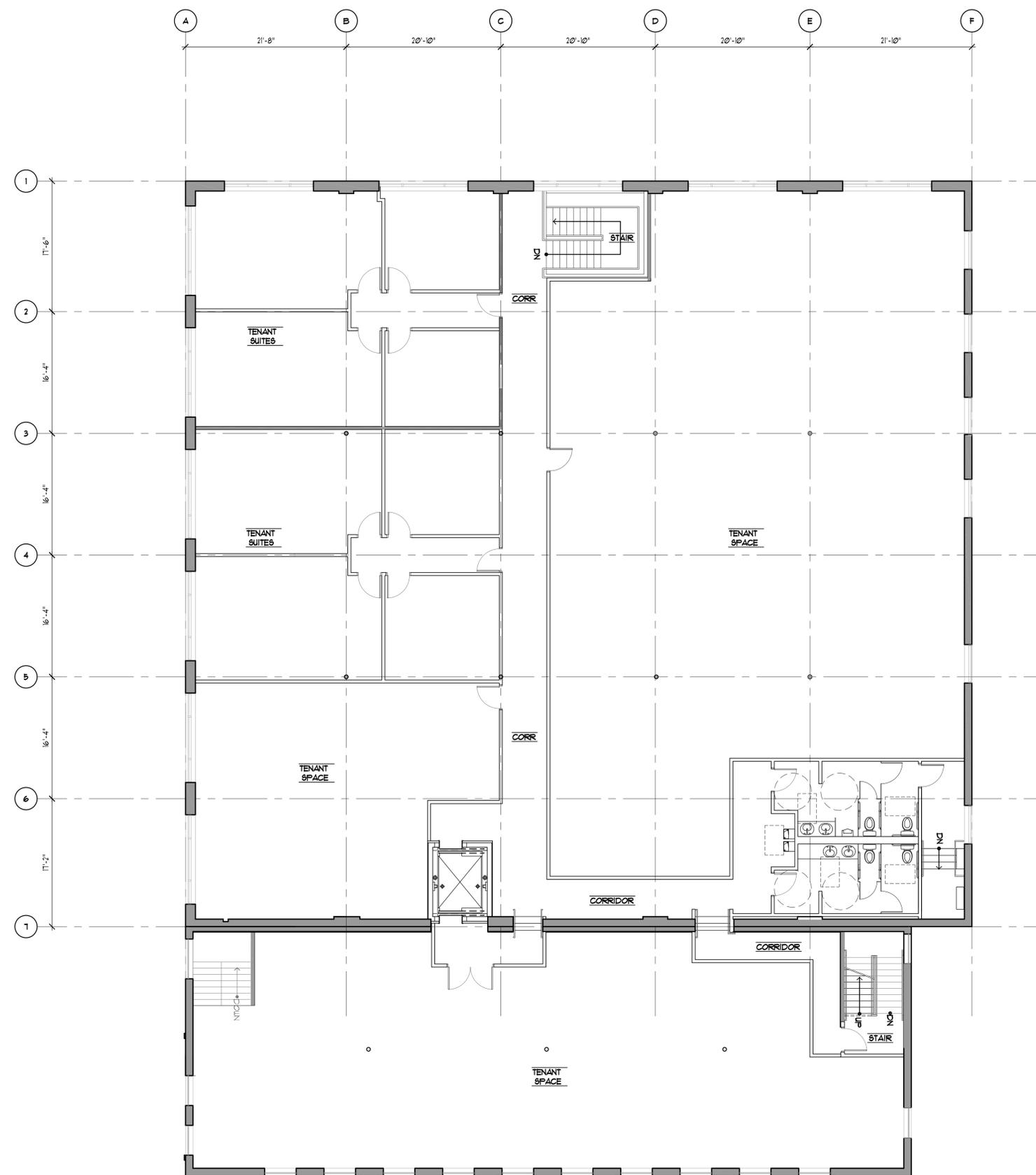
LUA 03.25.16

existing plan  
level 02

**a102**

project

**Land Use Application**  
1901 / 1911 Nicollet Ave S.  
Minneapolis, MN 55403



scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16

construction plan  
level 02

PROPOSED CONSTRUCTION PLAN - SECOND FLOOR  
1/8" = 1'-0"



a112

SIGNAGE REGULATIONS

1901 NICOLLET AVENUE SOUTH  
ZONING: C2

SIZE ALLOCATION: 15 SF FOR EACH 1 FOOT OF PRIMARY BUILDING WALL.

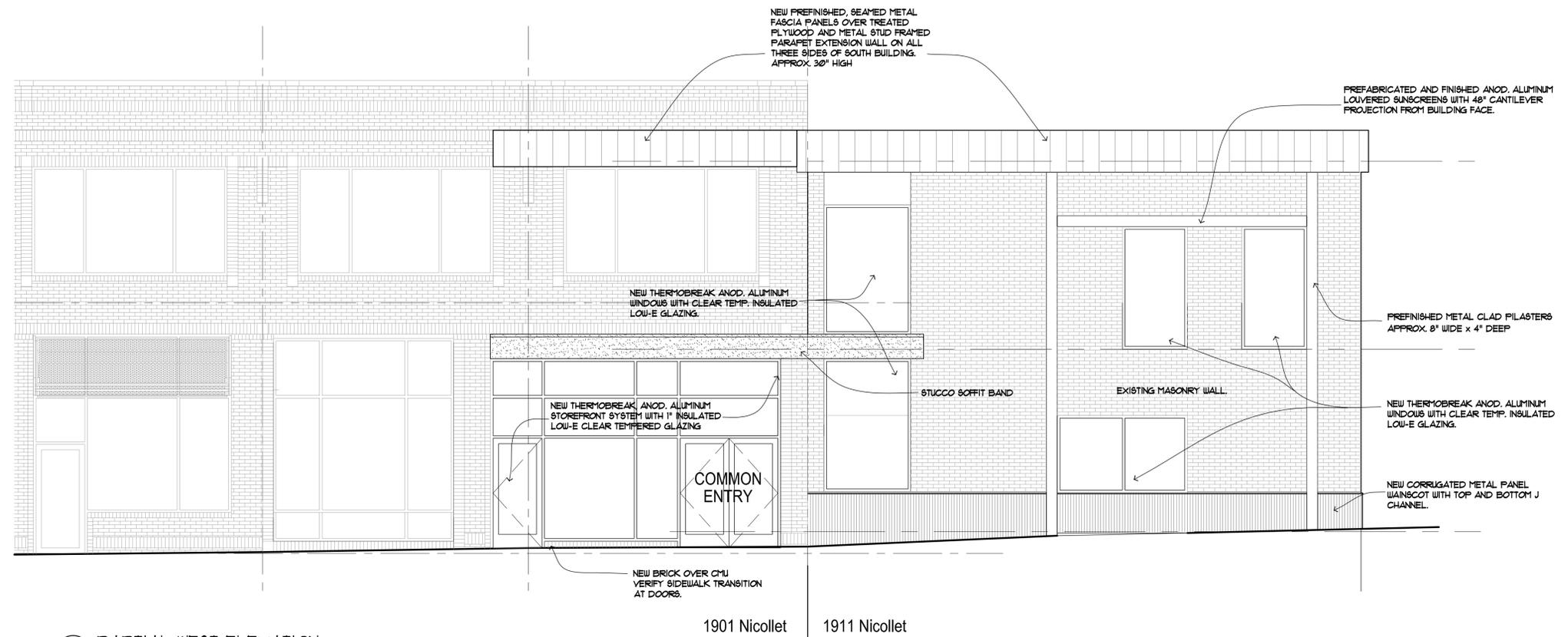
GUARANTEE: EACH GROUND FLOOR NON-RESIDENTIAL TENANT  
GUARANTEED 30 SF OF SIGN AREA.

MAX SIGN AREA: 180 SF

MAX AREA PROJECTING SIGN: 20 SF  
MAX PROJECTION OUT: 4 FT  
MAX PROJECTION UP: 4 FT

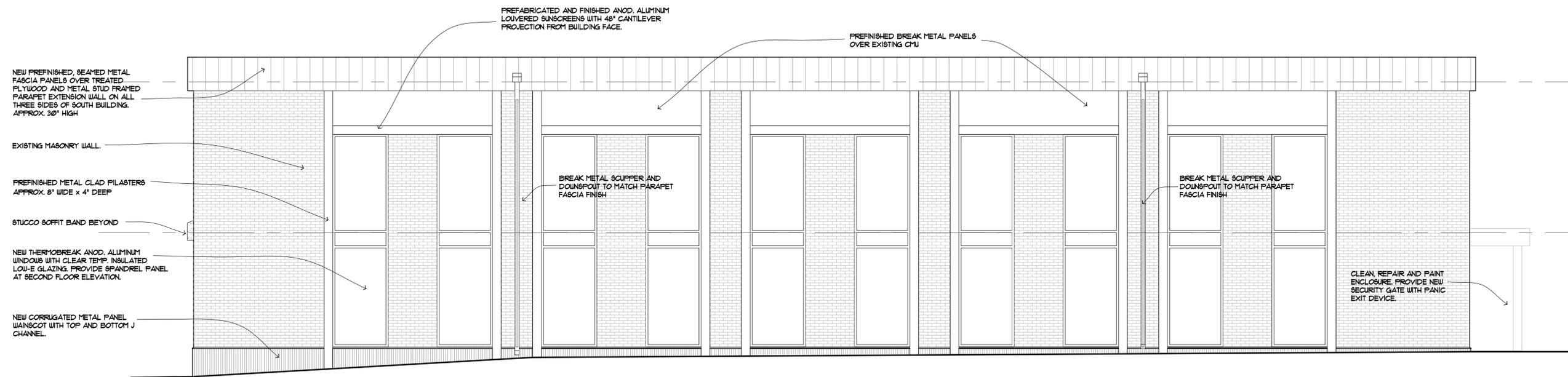
MAX SIGN HEIGHT: 28 FT

WINDOW SIGNS: SHALL NOT EXCEED 30% OF WINDOW. CANNOT BLOCK  
VIEWS FROM 4-1 FT ABOVE GRADE. SIGNS ARE INCLUDED IN CALCULATIONS.



2 PARTIAL WEST ELEVATION  
A200 1/4" = 1'-0"

1901 Nicollet 1911 Nicollet



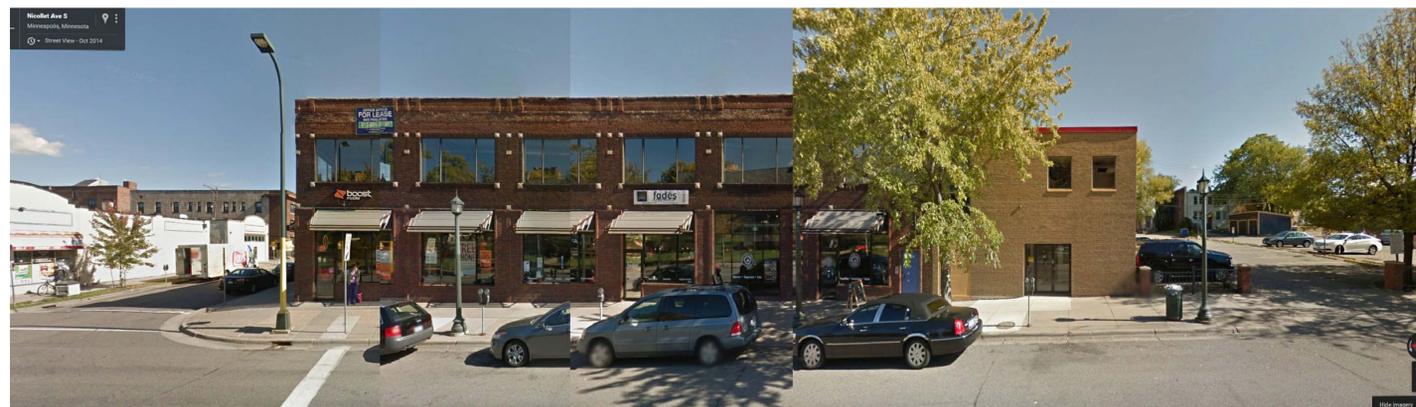
1 SOUTH ELEVATION - 1911 NICOLLET  
A200 1/4" = 1'-0"

scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16  
exterior elevations

project

**Land Use  
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EXISTING NICOLLET ELEVATION



EXISTING NORTHWEST CORNER - NICOLLET



EXISTING SOUTHWEST CORNER - NICOLLET



PROPOSED IMPROVEMENTS NICOLLET VIEW



PROPOSED - SOUTHWEST VIEW



PROPOSED - SOUTH VIEW

scale 1/8" = 1'-0"  
name kep/rdh

LUA 03.25.16  
exterior elevations

	<b>C1</b>	<b>C2</b>
	Neighborhood Commercial District	Neighborhood Corridor Commercial District
<b>FAR</b>		
Base FAR Maximum	<b>1.70</b>	<b>1.70</b>
20% bonus for enclosed, underground or structured parking	0.34	0.34
20% bonus for 50% ground floor commercial	0.34	0.34
20% bonus for 20% affordable units	0.34	0.34
<b>Total possible FAR</b>	<b>2.72</b>	<b>2.72</b>
Required lot area per dwelling unit (sq. ft.)	700	700
<b>Possible DU Bonuses:</b>		
20% bonus for enclosed, underground or structured parking	Y	Y
20% bonus for 50% ground floor commercial	Y	Y
20% bonus for 20% affordable units	Y	Y
Base building height maximum (in stories)	2.5/3	4
Maximum size of retail store (sq. ft.)	8,000	30,000
Maximum Lot Coverage	n/a	n/a
Maximum Impervious Surface Coverage		
<b>Yard Requirements</b>		
Front	0	0
Interior side or rear <sup>1</sup>	5	5
Corner Side	0	0
<b>Height Requirements</b>		
Feet	35	56
Stories	2.5	4
<b>Retail</b>		
Maximum size of retail store (sq. ft.)-base	4,000	30,000
Bonus for no parking b/w structure and street	2,000	0
Bonus for additional stories & parking	2,000	0