

**LAND USE APPLICATION SUMMARY**

*Property Location:* 721 North 1<sup>st</sup> Street  
*Project Name:* 721 North 1<sup>st</sup> Street Apartments  
*Prepared By:* Hilary Dvorak, Principal Planner, (612) 673-2639  
*Applicant:* Curt Gunsbury  
*Project Contact:* Curt Gunsbury  
*Request:* To construct a new residential building  
*Required Applications:*

<b>Conditional Use Permit</b>	To increase the height of the building from 6 stories/84 feet to 7 stories/90 feet.
<b>Conditional Use Permit</b>	To allow a surface parking lot located in the DP Downtown Parking Overlay District.
<b>Variance</b>	To reduce the west interior side yard setback from the required 15 feet to 10 feet for the building.
<b>Variance</b>	To increase the maximum amount of parking on the site from 1.7 to 1.77.
<b>Site Plan Review</b>	For a new 124-unit residential building.

**SITE DATA**

<b>Existing Zoning</b>	C3A Commercial Activity Center District DP Downtown Parking Overlay District DH Downtown Height Overlay District
<b>Lot Area</b>	35,917 square feet / .82 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	North Loop
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (Washington Avenue one block south) Growth Center (Downtown)
<b>Small Area Plan(s)</b>	<u>North Loop Small Area Plan (2010)</u>

<b>Date Application Deemed Complete</b>	April 28, 2016	<b>Date Extension Letter Sent</b>	May 16, 2016
<b>End of 60-Day Decision Period</b>	June 27, 2016	<b>End of 120-Day Decision Period</b>	August 26, 2016

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The site is located on the southwest corner of North 1<sup>st</sup> Street and 8<sup>th</sup> Avenue North. The site is currently occupied by a surface parking lot.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by residential developments of varying densities, commercial establishments, the Star Tribune printing plant and a surface parking lot. The site is located in the North Loop neighborhood.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a new 124-unit residential building on the site. The building would be six stories of residential with one additional story of mechanical equipment and elevator overrun for a total of seven stories (approximately 90 feet) per the zoning code definition of height. The building would have a principal entrance facing North 1<sup>st</sup> Street and individual unit entrances along both North 1<sup>st</sup> Street and 8<sup>th</sup> Avenue North. There would be a total of 222 parking spaces provided on the site; 202 will be enclosed and 20 will be provided in a surface parking lot. Access to the on-site parking would be located on 8<sup>th</sup> Avenue North.

Bassett Creek runs under the southeasterly portion of the site. The applicant is proposing to design the footprint of the building around the easement area for the tunnel. The applicant is proposing to construct a 20-space surface parking lot on that portion of the site that is above the creek. The parking lot would be screened from North 1<sup>st</sup> Street and 8<sup>th</sup> Avenue North by the building and it would be screened from the adjacent parking lot and North 2<sup>nd</sup> Street with a fence and landscaping.

**RELATED APPROVALS.** The site is located in the St. Anthony Falls Historic District. On May 3, 2016, the Heritage Preservation Commission (HPC) approved a Certificate of Appropriateness application to allow for the construction of the proposed new residential building. The HPC actions were appealed on May 13, 2016. Since the HPC actions were appealed, CPED staff recommends that the City Planning Commission continue the land use applications until after the City Council acts on the appeal. The City Council meeting for the appeal will be held on June 17, 2016. Given this timeline, CPED is recommending that the City Planning Commission meeting be continued until June 27, 2016.

**PUBLIC COMMENTS.** Public comments have been submitted regarding the project. Any additional correspondence received prior to the public meeting will be forwarded on to the City 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 Curt Gunsbury for the property located at 721 North 1<sup>st</sup> Street:

**A. Conditional Use Permit.**

Recommended motion: **Continue** the application to increase the height of the building from 6 stories/84 feet to 7 stories/90 feet to the June 27, 2016, City Planning Commission meeting.

**B. Conditional Use Permit.**

Recommended motion: **Continue** the application for a surface parking lot located in the DP Downtown Parking Overlay District to the June 27, 2016, City Planning Commission meeting.

**C. Variance.**

Recommended motion: **Continue** the application to reduce the west interior side yard setback from the required 15 feet to 10 feet for the building.

**D. Variance.**

Recommended motion: **Continue** the application to increase the maximum amount of parking on the site from 1.7 to 1.77 to the June 27, 2016, City Planning Commission meeting.

**E. Site Plan Review.**

Recommended motion: **Continue** the application for a new 124-unit residential building to the June 27, 2016, City Planning Commission meeting.