

**Department of Community Planning and Economic Development—Planning Division
Final Plat PL-175**

Hearing Date: 5/8/06

Date Application Deemed Complete: 4/14/06

End of 60-Day Decision Period: 6/13/06

End of Second 60-Day Period: Not applicable.

Applicant: CommonBond Communities, Jon Weiss, 328 Kellogg Blvd. W., St. Paul, MN 55102-1900

Address of Property: 4550 Humboldt Ave. N. After replatting, the proposed Planned Residential Development will include three parcels, two with separate addresses:

- Shingle Creek Commons at 4600 Humboldt Ave. N.
- Kingsley Commons at 4550 Humboldt Ave. N.

Contact Person and Phone: Bekah Padilla, Miller Hanson Partners, 1201 Hawthorne Ave. Minneapolis, MN 55403, 612-332-5420, fax: 612-333-5425, bpadilla@millerhanson.com.

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Ward: 4 **Neighborhood Organization:** Shingle Creek Neighborhood Revitalization Program and Lind-Bohanon Neighborhood Association

Existing Zoning:

- R5, Multiple-Family District
- Shoreland Overlay District (northeast corner of site only, refer to Attachment X))

Zoning Plate Number: 2

Proposed Use: Application by CommonBond Communities for the final plat for an affordable housing community for low-income people with multiple sclerosis and similar diseases.

Prior approvals:

- **BZZ-2470:** Approved by the Planning Commission on 8/29/05:
 - **Conditional use permits:**
 - Required as a Planned Residential Development per Chapter 527.
 - To increase the height in the Shoreland Overly District from 2 ½ stories or 35 ft., whichever is lower, to 3 stories and 41 ft.
 - **Variance:** To permit the increase in the maximum height of a fence from 6 ft. (per 535.420 (3)) to 20 ft. per 525.520 (5)
 - **Site plan review:** Per Chapter 530 of the Zoning Code.

<p>If you need more information or have special needs, please call the Minneapolis Planning Department at 612-673-2597.</p>
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- **Preliminary plat:** Per Chapter 598.
- **BZZ-2698:** Approved by the Planning Commission 11/14/05: Revision to the Site Plan Review approval (BZZ-2470).

Concurrent Review: Final plat.

BACKGROUND

The following summary is based upon the applicant's submission: The Multiple Sclerosis Society, Minnesota Chapter and the Powderhorn Community Council (PCC) selected CommonBond Communities to develop, own, and manage an affordable housing community for low-income people with multiple sclerosis and similar diseases. Kingsley Commons will be a community of 18 one-bedroom and 6 two-bedroom units, plus a caretaker's unit (25 total units). The building and grounds will be fully accessible. The proposed site for Kingsley Commons is immediately adjacent to Shingle Creek Commons (4600 Humboldt Ave. North), a 75 unit affordable housing community for seniors that CommonBond developed in 2003. Shingle Creek Commons is owned by a non-profit organization controlled by CommonBond. Both projects are located in the Humboldt Greenway Redevelopment Area. With the addition of Kingsley Commons, CommonBond is intentionally creating an affordable housing campus that will serve 100 families and individuals.

CommonBond is purchasing both parcels of land (Lot 1 and Outlot A on the preliminary plat in Attachment x), however, CommonBond has a serious interest in developing only Lot 1 at this time. CommonBond expects to develop Outlot A at some future date and will replat the site at that time to accommodate the new development. The current project is proposed as a Planned Residential Development (a Planned Residential Development is a form of Planned Unit Development or PUD). The Zoning Code requires that all parcels in a PUD must be under the ownership or control of the applicant and the project area must be at least 2 acres in size. As stated above, Shingle Creek Commons is owned by a non-profit organization controlled by CommonBond. CommonBond has development rights with the Minneapolis Community Planning and Economic Development (CPED) Department over the two other parcels (Lot 1 and Outlot A).

Neighborhood response: The applicant sent an informational letter regarding the project to the neighborhood groups on 7/1/05. No response from a group has yet to be received by staff.

FINAL PLAT

Required 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 project and proposed plat preserves all possible existing trees. The prior two Planning staff reports regarding this project addressed in detail the project's conformance with the applicable regulations of the zoning ordinance and the policies of the comprehensive plan. In sum, staff concluded the following:

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- The project is a medium-density-residential development consistent with the medium-to-high-density residential allowed in the R5, Multi-Family District. This is also consistent with the City's first Goal and Policy 4.9, 4.11, and 9.22.
- The project provides housing for people with disabilities and for their families consistent with Policy 4.12.
- Policy 4.2 and 9.5 call for the promotion of well designed moderate density residential dwellings adjacent to certain land use features including Community Corridors. The Plan designates Humboldt Ave. N. in the vicinity of the site as a Community Corridor.
- Policies 4.16, 4.17, and 9.12 deal with designated Major Housing Sites and encourage medium-to-high-density residential "that is compatible with existing development in the area" and are "in close proximity to amenities or in locations where value will be sustained over time." The Plan does not designate the area as a Major Housing Site but the project does provide high-density residential close to the significant park amenities the flank Shingle Creek Parkway.
- The project is in conformance with the Zoning Code as specified in prior staff reports.
- The proposed subdivision is in conformance with the Land Subdivision regulations and it has been reviewed and approved by appropriate Public Works staff.

Section 598.230 requires that, "Where no alley are provided, utility easements required by the city engineer shall be not less than five (5) feet on side lot lines and not less than ten (10) feet on rear lot lines." Consistent with this requirement, the plat provides 10-ft. drainage and utility easements on all four sides, and a 5-ft. easement on either side of the lot line between Lot 1 and Outlot A.

2. 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 subdivision will not be injurious to the use and enjoyment of other property. Refer also to the responses to the findings in the sections of the staff report on this project) dealing with the conditional use permit and the site plan review applications (BZZ-2470 for the 8/29/05 Planning Commission hearing; available upon request).

3. All land intended for building sites can be used safely without endangering the residents or uses 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.

Stormwater Runoff: The project will have to obtain approval of a Stormwater Management Plan. The project includes a minimum of impervious surfaces and a maximum amount of landscaping (48% of the net site).

Erosion Control: During construction, the general contractors in charge of construction will be responsible for obtaining an Erosion Control permit for the Public Works Department and

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establishing temporary erosion control. Temporary erosion control measures will include silt fences, bale checks, sediment traps for catch basins, and rock construction entrances.

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 City's Preliminary Development Review Committee reviewed the project and concluded there would be no significant problems as regards access and other permit concerns.

5. **The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The storm water drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.**

Refer to the response to finding #3.

RECOMMENDATION

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the final plat application for 25 dwelling units in the proposed Kingsley Commons project at 4550 Humboldt Ave. N.:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission **approve** the final plat application for 25 dwelling units in the proposed Kingsley Commons project at 4550 Humboldt Ave. N.:

Attachments:

1. Final plat
2. Zoning and lot lines in the vicinity
3. Primary and Overlay districts
4. Aerial photo
5. Project area of the Planned Unit Development
6. Project rendering
7. Photos of the site and surrounding buildings
8. Letters from the City Attorney and Public Works departments