

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit for a Planned Commercial Development
BZZ-3020

Date: June 12, 2006

Date Application Deemed Complete: May 16, 2006

Applicant: College Park Communities

Address Of Property: 1849 Washington Avenue South

Project Name: GrandMarc at Seven Corners Apartments

Contact Person And Phone: Dan Cayemberg, 763-533-7171

Planning Staff And Phone: Michael Wee, 612-673-5468

End of 60 day Decision Period: July 15, 2006

Ward: 2 Neighborhood Organization: Cedar Riverside

Existing Zoning: C3A Community Activity Center District

Overlay Districts: Pedestrian Oriented Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 21

Legal Description: Not applicable for this application

Proposed Use: Amend existing conditional use permit in a Planned Commercial Development (BZZ 2069) to allow an addition of 3 apartment units and a model unit in an existing building for a total of 186 dwelling units, including the model unit.

Prior approvals:

- Conditional Use Permit Application/Planned Commercial Development C-1965, approved 3/22/99
- Rezoning Petition P-1049, approved 4/15/99
- Vacation Vac-1260, approved 4/15/99
- Travel Demand Management Plan, approved 5/5/99; first revision approved 3/28/03

Concurrent Review: Not applicable for this application.

Appropriate Section(s) of the Zoning Code: Chapter 527, Planned Unit Developments; Chapter 551 Overlay Districts.

Background: The Tenant Service Facility (leasing office, fitness center, and study room) of the GrandMarc Apartments on 1849 Washington Avenue South is being relocated to the ground floor. In place of this vacated space on the second floor, the applicant is proposing to add 3 apartment units and one model unit. This area is approximately 2700 square feet, and will comprise of three apartment units, and one unit to serve as a model which will never be rented out due to a lack of windows. These three units will consist of an efficiency unit, a one-bedroom unit, and a two-bedroom unit, all of which will face the interior courtyard. No change in elevation and building foundation is necessary for this project. Total number of units after the addition will be 185 plus one model unit. Table 541.1 Specific Off-Street Parking Requirements of Section 541.180 of the code requires one parking space for every dwelling unit. Existing parking available below grade and on-site surface parking totals 206 which exceeded the required number of spaces. Parking requirements for the commercial part of the building had been discussed when its Planned Commercial Development was approved few years ago (C-1965 on March 22, 1999). Floor area ratio will remain below maximum of 2.7 per Section 548.350 of the code.

At time of writing this report, it is noted that the completed PUD approved in 1999 did not provide landscaping/buffering of surface parking facing Cedar Avenue. Additionally, the refuse container is not entirely screened from public view. Both of these are in violation of Section 530.170 and Section 535.80, respectively.

No comments were received from the neighborhood group at this time.

CONDITIONAL USE PERMIT/PLANNED UNIT DEVELOPMENT (to add 4 units)

Findings as required by the Minneapolis Zoning Code:

The Minneapolis City Planning Department has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed addition of 4 apartment units to an existing facility will not cause any detriment or danger to the public health, safety, comfort or general welfare in the surrounding neighborhoods.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The additional 4 apartment units do not require any changes to an existing building located in an area that is already fully developed. It is staff's opinion that the additional units will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

All the above items are existing and seem to be adequate to support the proposed apartment units. Below grade parking is more than sufficient for the total 186 apartment units.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The area where the property is located is designated as a Pedestrian Overlay District. The additional units will most likely increase pedestrian and vehicular traffic, but insignificantly. Cedar Avenue is a major arterial designed to handle high volume of traffic.

5. Is consistent with the applicable policies of the comprehensive plan.

Policy 4.11 of the Minneapolis Plan states the following:

4.11 Minneapolis will improve the availability of housing options for its residents.

Implementation Steps

Increase the variety of housing styles and affordability levels available to prospective buyers and renters.

Provide and maintain moderate and high-density residential areas.

Promote the development of housing suitable for people and households in all life stages, and that can be adapted to accommodate changing housing needs over time.

Promote accessible housing designs to support persons with disabilities.

Promote mixed-income housing development that offers a range of dwelling unit sizes and levels of affordability.

The proposed additional apartment supports the above lists of implementation steps, therefore, it is consistent with the comprehensive plan.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of the conditional use permit for a planned unit development, variances, site plan review, and preliminary plat.

Dwelling units 5 units and over are permitted under conditional use permit in a C3A Community Activity Center District. A Planned Commercial Development was approved for this property few years ago (C-1965 issued on March 22, 1999); and the additional four apartment units seem to not impact its floor area ratio and density requirements as previously approved.

Findings Required For Planned Unit Developments:

In addition to the conditional use permit standards contained in Chapter 525, before approval of a planned unit development the city planning commission also shall find:

1. That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:

- a. **The character of the uses in the proposed planned unit development, including in the case of a planned residential development the variety of housing types and their relationship to other site elements and to surrounding development.**

There are no changes to existing use and exterior appearance of the building.

- b. **The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access and availability of transit alternatives.**

The four apartment units will generate additional pedestrian and vehicular traffic, but it will be insignificant. The property is located where it is in proximity to transit center. Below grade parking exceeded code requirements.

- c. **The site amenities of the proposed planned unit development, including the location and functions of open space and the preservation or restoration of the natural environment or historic features.**

The proposed project involves only the interior, and will not impact any natural environment or historic features, if there is any.

- d. **The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development, and protection of views and corridors.**

The proposed addition will face an interior courtyard. No change is expected to the exterior elevations.

- e. **The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.**

The proposed project has no impact on the above.

2. **That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.**

This does not apply to the proposed project.

RECOMMENDATION:

Recommendation of the Community Planning and Economic Development Department – Planning Division for the conditional use permit to amend a planned unit development:

The CPED Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit for the revision of a planned unit development application for property located at 1849 Washington Avenue South with the following conditions:

1. Complete the landscaping and screening requirements for the existing surface parking located along Cedar Avenue in compliance with Section 530.170 of the zoning code.
2. Complete the enclosure of the refuse container in compliance with Section 535.80 of the zoning code.
3. No closure or reduction of transparency areas (windows and doors) on the ground retail spaces shall be allowed.

Attachments:

- 1) Information and findings from applicant.
- 2) Site and zoning map.
- 3) Site plan, floor plans, and elevations.
- 4) Photos of the site and surrounding area.