



**City of Minneapolis
Community Planning & Economic Development
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MEMORANDUM

DATE: November 7, 2013

TO: City Planning Commission, Committee of the Whole

FROM: Shanna Sether, Senior Planner

SUBJECT: Committee of the Whole review of the Solar Arts Building

Attached is the project description, travel demand management plan, site plan and floor plans for the Solar Arts Building at 711 15th Avenue NE. The Solar Arts Building is a commercial building with Indeed Brewery and coffee shop on the first floor and artist studios on the second floor. The applicant is proposing to add a reception or meeting hall on the third floor. The property owner owns contiguous property at 1529 ½ Monroe Street NE and recently purchased the property at 1531 Monroe Street NE. The property owner and applicant are proposing to add a surface parking lot serving the existing building.

Staff has identified the following land use applications to allow for the new reception or meeting hall and new accessory parking lot:

- Petition to rezone 1529 1/2 and 1531 Monroe Street NE to add the TP Transitional Parking Overlay District. Both properties will retain the R2B Two-Family District primary zoning classification.
- Conditional use permit to allow for accessory parking at 1529 1/2 and 1531 Monroe Street NE serving the Solar Arts Building at 711 15th Avenue NE.
- Variance of the TP Overlay District standards: (1) To allow for a parking lot to exceed 75 feet in width; (2) To not require the accessory parking area to be gated from 10pm to 6am.
- Variance to increase the maximum impervious surface to allow for a new surface parking lot.
- Variance to reduce the required front yard setback to allow for a new parking lot.
- Variance to reduce the required off-street parking requirement to allow for a new reception or meeting hall within an existing building.

Staff and the applicant would like feedback specifically regarding the proposed rezoning and parking lot arrangement for the project before the application goes to the public hearing.