



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #3  
 November 10, 2014  
 BZZ-6828 and PL-285

## LAND USE APPLICATION SUMMARY

**Property Location:** 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S.  
**Project Name:** Kraus Anderson Corporate Headquarters  
**Prepared By:** [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594  
**Applicant:** Kraus Anderson, (612) 332-7281  
**Project Contact:** Pope Architects, (651) 642-9200  
**Request:** To construct a 4-story office building and associated underground parking on a full city block in Downtown.

**Required Applications:**

<b>Variance</b>	Of the minimum FAR requirement in the B4N District from 2.0 to .73.
<b>Variance</b>	To allow one of the proposed wall signs to exceed the maximum height permitted in the B4N District of 28 feet.
<b>Site Plan Review</b>	To allow for the construction of a new 4-story, approximately 80,000 square foot office building with 48 underground parking spaces on a full city block.
<b>Preliminary and Final Plat</b>	Consolidate the underlying platted lots into three lots.

## SITE DATA

<b>Existing Zoning</b>	B4N District DP Overlay District
<b>Lot Area</b>	109,571 square feet / 2.52 acres
<b>Ward(s)</b>	7
<b>Neighborhood(s)</b>	Elliot Park Neighborhood, Inc., (EPNI); adjacent to Downtown Minneapolis Neighborhood Association (DMNA)
<b>Designated Future Land Use</b>	Commercial
<b>Land Use Features</b>	The property is within the boundaries of Downtown Minneapolis, an Activity Center and designated Growth Center.
<b>Small Area Plan(s)</b>	<a href="#">Downtown East / North Loop Master Plan</a> ; <a href="#">Elliot Park Neighborhood Master Plan</a>

## BACKGROUND

The applicant has elected to withdraw all applications at this time.

<b>Date Application Deemed Complete</b>	September 19, 2014	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	November 18, 2014	<b>End of 120-Day Decision Period</b>	N/A

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The application for a variance to allow a reduction in the minimum FAR requirement in the B4N District from 2.0 to .73 on the properties located at 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S has been withdrawn.

### **Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The application for a variance to allow one wall sign on the south elevation of the building to exceed the maximum height permitted in the B4N District of 28 feet to approximately 65 feet on the properties located at 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S has been withdrawn.

### **Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:**

The site plan review application to allow for the construction of a new 4-story, approximately 80,000 square foot office building with 48 underground parking stalls on the properties located at 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S has been withdrawn.

### **Recommendation of the Department of Community Planning and Economic Development for the Preliminary and Final Plat:**

The Preliminary and Final Plat application for the properties located at 501, 507, 515 and 523 8th St. S., 502 and 518 9th St. S., and 811 5th Ave. S has been withdrawn.