

**Department of Community Planning and Economic Development—Planning Division  
Conditional Use Permit (Amending the Planned Unit Development), Site Plan Review, and  
Final Plat  
BZZ-2301 and PL-123**

**Hearing Date:** 5/9/05

**Applicant:** BD St. Anthony Mills LP, c/o Brighton Development Corp., 614 N. 1<sup>st</sup> St., Suite 100,  
Minneapolis, MN 55401

**Address of Property:** 720 Washington Ave. S.

**Project Name:** St. Anthony Mills Apartments

**Contact Person and Phone:** Danielle Salus, Brighton Dev. Corp. (voice: 612-332-5664, fax: 332-  
1250, email: dsalus@brightondevelopment.com)

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

**Date Application Deemed Complete:** 4/4/05

**End of 60-Day Decision Period:** 6/3/05

**End of 120-Day Decision Period:** N/A

**Ward:** 2      **Neighborhood Organization:** Downtown Minneapolis Neighborhood Assoc.

**Existing Zoning:**

- C3A, Community Activity Center District
- Downtown Height Overlay District
- Downtown Parking Overlay District

**Zoning Plate Number:** 19

**Proposed Use:** Construct the 5-story, 93-unit St. Anthony Mills Apartments to be located at 720  
Washington Ave. S. This is phase three of the six-phase PRD.

**Prior Approvals:**

- **Development Agreement:** The City Council, acting in its capacity as the MCDA Board,  
granted development rights to Brighton Development Corp. for the two-block Parcel D  
project and created a tax-increment financing project for the site.
- **BZZ-832, approved 11/18/02:** Conditional Use Permit as a Planned Residential  
Development, Site Plan Review
- **Platting:**

If you need more information or have special needs, please call the  
Minneapolis Planning Department at 612-673-2597.

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**BZZ-2301 and PL-123**

- Preliminary Plat (PL-123) approved 11/18/02
- Final Plat—Outlot D of the New Mills District Second Edition (PL-123) approved 7/7/03

**Concurrent Review:**

- Amend the existing Conditional Use Permit / Planned Residential Development (PRD; approved 11/18/02).
- Site plan review application.
- Amend the existing final plat for Parcel D.

**Applicable Zoning Code Provisions:**

- **Conditional Use Permit:** Planned Residential Developments are conditional uses per Table 546-1.
- **Site Plan Review:** Developments over 20,000 sq. ft. need a site plan review approval per Table 530-1.
- **Final Plat:** Chapter 598.

**BACKGROUND**

Staff are recommending this project be continued to the 5/23/05 Planning Commission agenda because limitations on staff resources prevented the completion of the staff report in a timely manner.

**RECOMMENDATIONS**

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the conditional use permit application for the St. Anthony Mills Apartment at 720 Washington Ave. S.:**

The City Planning Division recommends that the City Planning Commission continue the conditional use permit application for the St. Anthony Mills Apartment at 720 Washington Ave. S. to the 5/23/05 Planning Commission hearing.

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the site plan review application for the St. Anthony Mills Apartment at 720 Washington Ave. S.:**

The City Planning Division recommends that the City Planning Commission continue the site plan review application for the St. Anthony Mills Apartment at 720 Washington Ave. S. to the 5/23/05 Planning Commission hearing.

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the final plat for the St. Anthony Mills Apartment at 720 Washington Ave. S.:**

The City Planning Division recommends that the City Planning Commission continue the final plat for the St. Anthony Mills Apartment at 720 Washington Ave. S. to the 5/23/05 Planning Commission hearing.