

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** Shanna Sether, City Planner, (612) 673-2307  
**DATE:** January 28, 2016  
**SUBJECT:** Rana Village, 2900 Pleasant Avenue and a portion of 312 West Lake Street

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### SITE DATA

<b>Existing Zoning</b>	II Light Industrial District
<b>Lot Area</b>	53,000 square feet (approx.) / 1.22 acres
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	Whittier Alliance
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Not applicable
<b>Small Area Plan(s)</b>	<u>Midtown Greenway Land Use and Development Plan (2007)</u>

The subject properties are located between Pleasant Avenue and Grand Avenue South. The parcel would include 2900 Pleasant and the north portion of 312 West Lake Street; the total lot area would be approximately 1.22 acres. The existing project site includes two buildings and surface parking spaces that provide on- and off-site parking to Karmel West, a mixed-use building to the south.

### PROJECT DESCRIPTION

The applicant is proposing to retain the existing building along Pleasant Avenue and construct a new 79-unit multiple-family dwelling with a 48-unit assisted living facility on the third floor. The applicant is proposing to construct a below-grade parking area with 40 stalls; these stalls will be dedicated to Karmel West. The first floor would have six walk-up units along Grand Avenue, common/amenity areas within the existing buildings along the Midtown Greenway and seventy-five spaces of residential off-street parking within the structure. There will be two residential lobbies at the ground level, one on Pleasant Avenue and one on Grand Ave S. The second, fourth and fifth floors would be residential housing, with two- to four-bedroom units. The third floor is proposed to have 48 one-bedroom units for seniors and staff rooms and lobby area.

The off-street parking requirement for the residential use is 39 spaces, due to proximity to the MetroTransit #21, which has an eastbound stop approximately 350 feet from the site and a westbound

stop approximately 310 feet from the site. The proposed assisted living requires one off-street parking space per three beds; with 48 rooms, the requirement is 16 spaces.

The applicant is intending to connect to two of their other adjacent developments. The applicant intends to provide internal access to Karmel West for the customers using the parking area and for the residents to access the daycare, clinic and restaurants. The applicant is proposing to connect the proposed project to Karmel West on the first and third floors. Additionally, the applicant is proposing to add a skyway across Pleasant Avenue connecting the assisted living area to the mosque, retail, restaurants and offices located at Karmel Plaza.

The building is proposed to be 48 feet 7 inches in height and 5 stories. The existing buildings are located on the north property line and the applicant is proposing to remodel the roofs to provide a flat roof to allow for decks for the second floor units above. Floors two and three are recessed 27 feet and floors four and five are recessed 62 feet from the north property line. The step back of the proposed structure is intended to reduce shadowing of the Midtown Greenway pathway to the north. The project distance from the path is 50 feet on the first floor, 77 feet on floors 2 and 3 and 112 feet on floors 4 and 5.

## **APPLICATIONS**

Based on staff's preliminary review, the following land use applications have been identified:

- Petition to rezone from II Light Industrial District to R5 Multiple-Family Residential District and TP Transitional Parking Overlay District.
- Conditional use permit to allow for a height increase from 4 stories/56 feet to 5 stories/48 feet, 7 inches.
- Conditional use permit to allow for an assisted living facility.
- Conditional use permit to allow for a parking area, serving customers and employees of Karmel West at 312 West Lake Street.
- Site plan review.

Additional applications may be required, depending on the plans that the applicant formally submits.

## **APPLICABLE POLICIES**

The project area is located within the boundaries of the Midtown Greenway Land Use and Development Plan (2007). The subject site is located in Central SubArea and has the future land use category of high-density housing (40-120 DU/acre). The rezoning study that followed recommended rezoning the subject parcels to R5 Multiple-Family District. Further, the project area falls within the Urban-Oriented Development District. This development district encourages building types including a Apartment building (3-5 stories):

## Type IV

### Apartment (3-5 stories)



#### HEIGHT

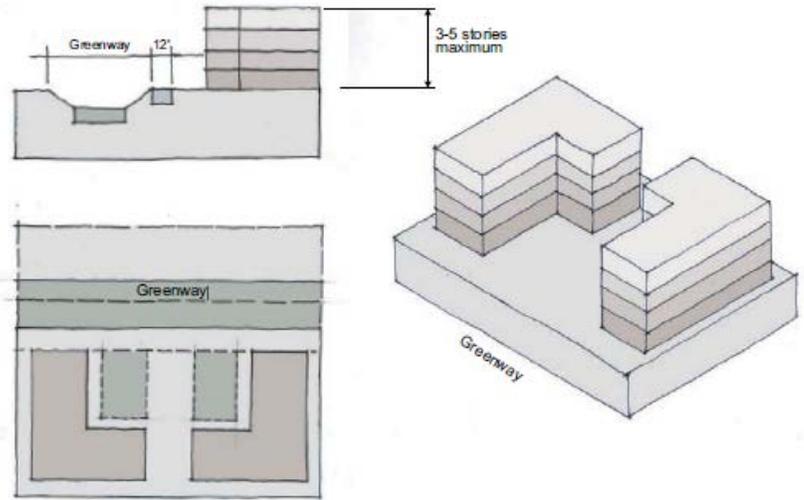
- 3-5 stories
- setbacks should be adequate to maintain solar access to Greenway

#### ELEMENTS

- should accommodate mid-block pedestrian access

#### PARKING

- generally under building



South Side



## RANA VILLAGE - 2900 PLEASANT AVENUE

### PROJECT DESCRIPTION AND SITE BACKGROUND

The proposed project will be located along the south side of the Midtown Greenway between Pleasant and Grand Avenues. It will redevelop an existing parking lot and also utilize portions of the existing storage and shop buildings along the Greenway. The project will provide connections to the existing retail and service buildings adjacent with a unique plan distinct to this site.

The project will include 127 units on 5 floors with 75 parking spaces enclosed on the main level for the apartment residents and 40 spaces on the lower level for the adjacent Karmel West commercial building. (The lot currently provides 46 spaces for Karmel West with a lease).

On the first floor the main entry to the project will be located on Pleasant Avenue in a portion of the existing building. An additional entry shared with the Karmel West will be located on Grand Avenue. Common spaces will be located in the existing building with views overlooking the Greenway. One building in poor condition will be demolished to allow for an outdoor deck for residents to share. Common spaces will include a lobby with security, a lounge, workout room, kids play area, bike storage and workshop. Along Grand Avenue townhomes will be provided along the west side of the parking garage.

The upper levels will step back from Greenway to minimize shadowing on the bike and walking trail. (The height at the top of the 5th floor and distance from the Greenway will match exactly that approved for the Karmel Plaza project). Floors 2, 4, & 5 will consist primarily of 3 and 4 bedroom units. The 3rd floor of the project will be unique and dedicated to use by seniors. 48 1 bedroom suites will be provided, along with common spaces and staff services appropriate for seniors. In addition, a skyway to the 3rd level of Karmel Plaza is proposed which would allow a safe and accessible connection to the mosque, shops, and restaurants located there.

### ZONING ACTIONS

The present zoning is I-1 and the site is proposed to be rezoned to R5. In addition to the rezoning a CUP will be required for height increase from 4 to 5 stories. A setback variance to allow the use of the existing buildings on Greenway side will also be required. All remaining setbacks are met, and FAR will be within allowable. A site plan review will also be required.

### PROJECT DATA

ADDRESS	2900 PLEASANT AVENUE
SITE AREA	APPROXIMATELY 53,000 SF
PROPOSED ZONING	R5
FAR ALLOWED	2.0 (WITH 20% DENSITY) 53,000 X 2 = 106,000 X 1.2 = 127,200 SF ALLOWABLE
<b>TOTAL PROPOSED</b>	<b>126,000 SF</b>

### UNIT RECAP

FLOOR	1BR	2BR	3BR	4BR	TOTAL
1		6			6
2		2	15	12	29
3	48				48
4		1	12	9	22
5		1	12	9	22
<b>TOTALS</b>	<b>48</b>	<b>10</b>	<b>39</b>	<b>30</b>	<b>127</b>

### PARKING PROPOSED

MAIN LEVEL	75 APARTMENTS
LOWER LEVEL	40 COMMERCIAL
<b>TOTAL</b>	<b>115 SPACES</b>

## RANA VILLAGE

Minneapolis, Minnesota

January 15, 2016

C.O.W. SUBMITTAL

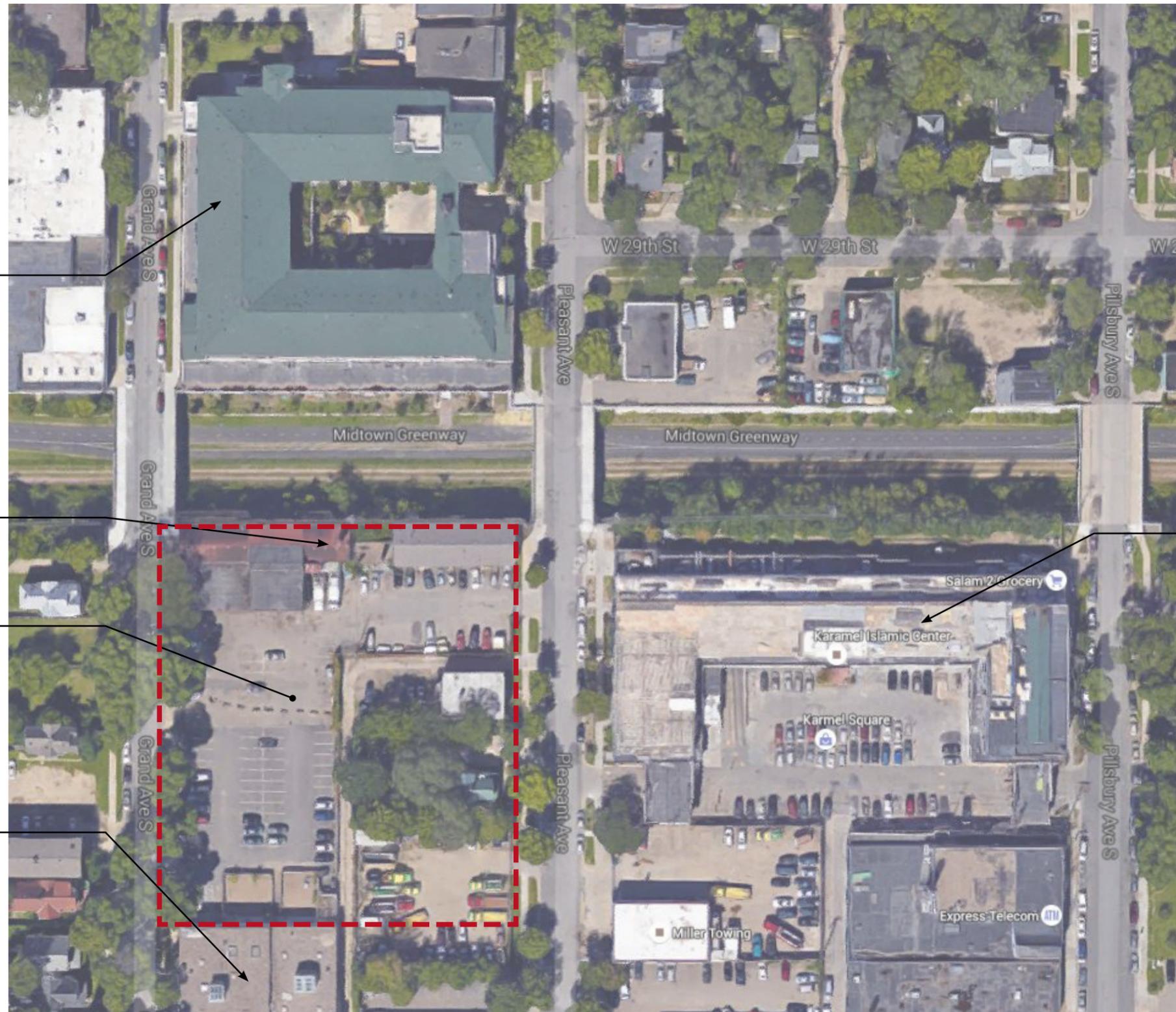
15-071

**KARMEL VILLAGE**  
106 UNIT APARTMENT

**EXISTING BUILDINGS**  
TO REMAIN

**PROJECT SITE**

**KARMEL WEST**  
- CLINICS  
- DAYCARES  
- DINING



**KARMEL PLAZA**  
- SHOPS  
- RESTAURANTS  
- MOSQUE  
- OFFICE / SERVICE

# RANA VILLAGE

Minneapolis, Minnesota

January 15, 2016

**SATELLITE AERIAL VIEW**

15-071



## RANA VILLAGE

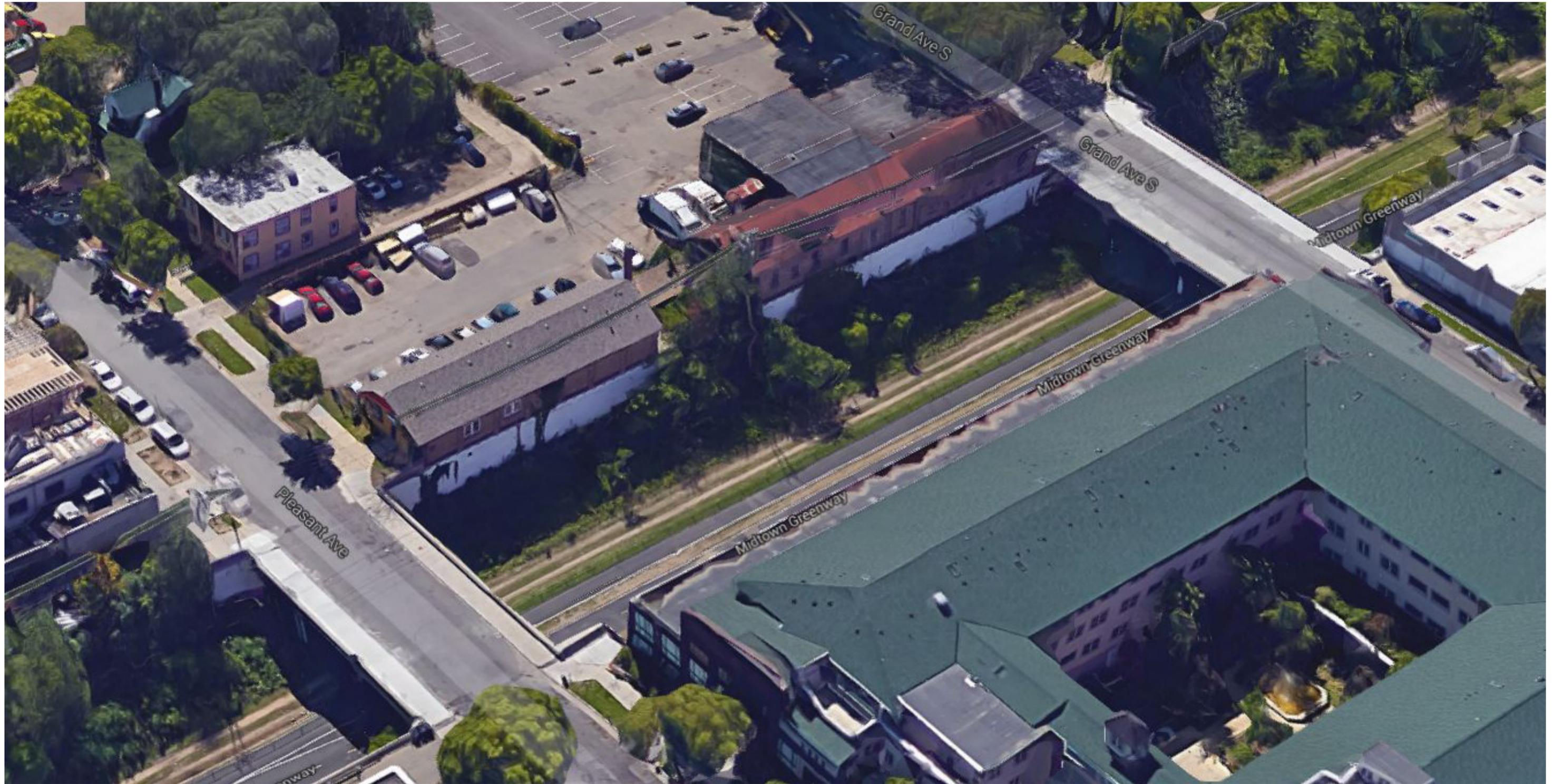
Minneapolis, Minnesota

January 15, 2016

BIRD'S EYE VIEW - TOWARD SOUTHEAST

15-071

**DJR**  
ARCHITECTURE INC.



## RANA VILLAGE

Minneapolis, Minnesota

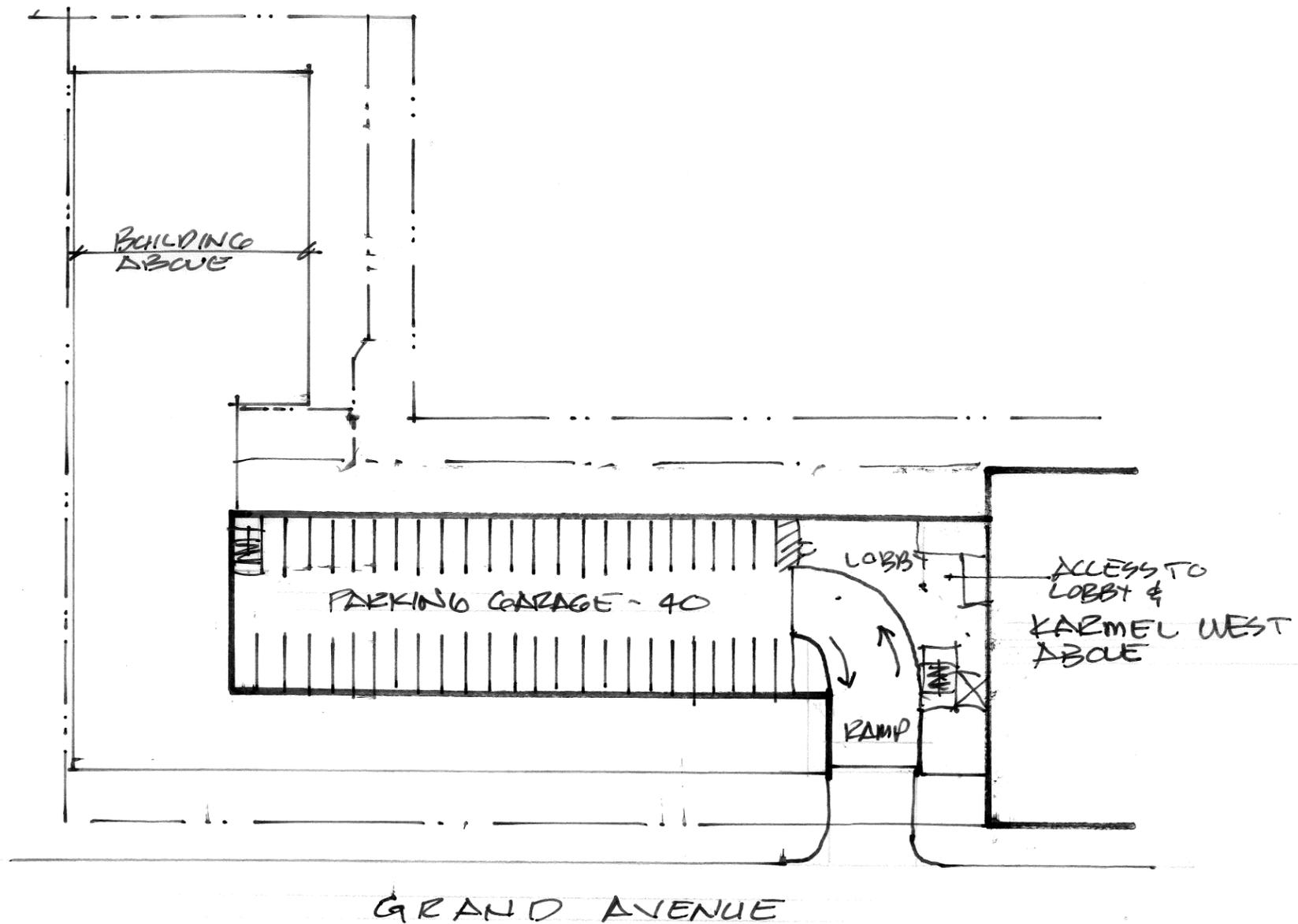
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BIRD'S EYE VIEW - TOWARD SOUTHWEST

15-071

**DJR**  
ARCHITECTURE INC.





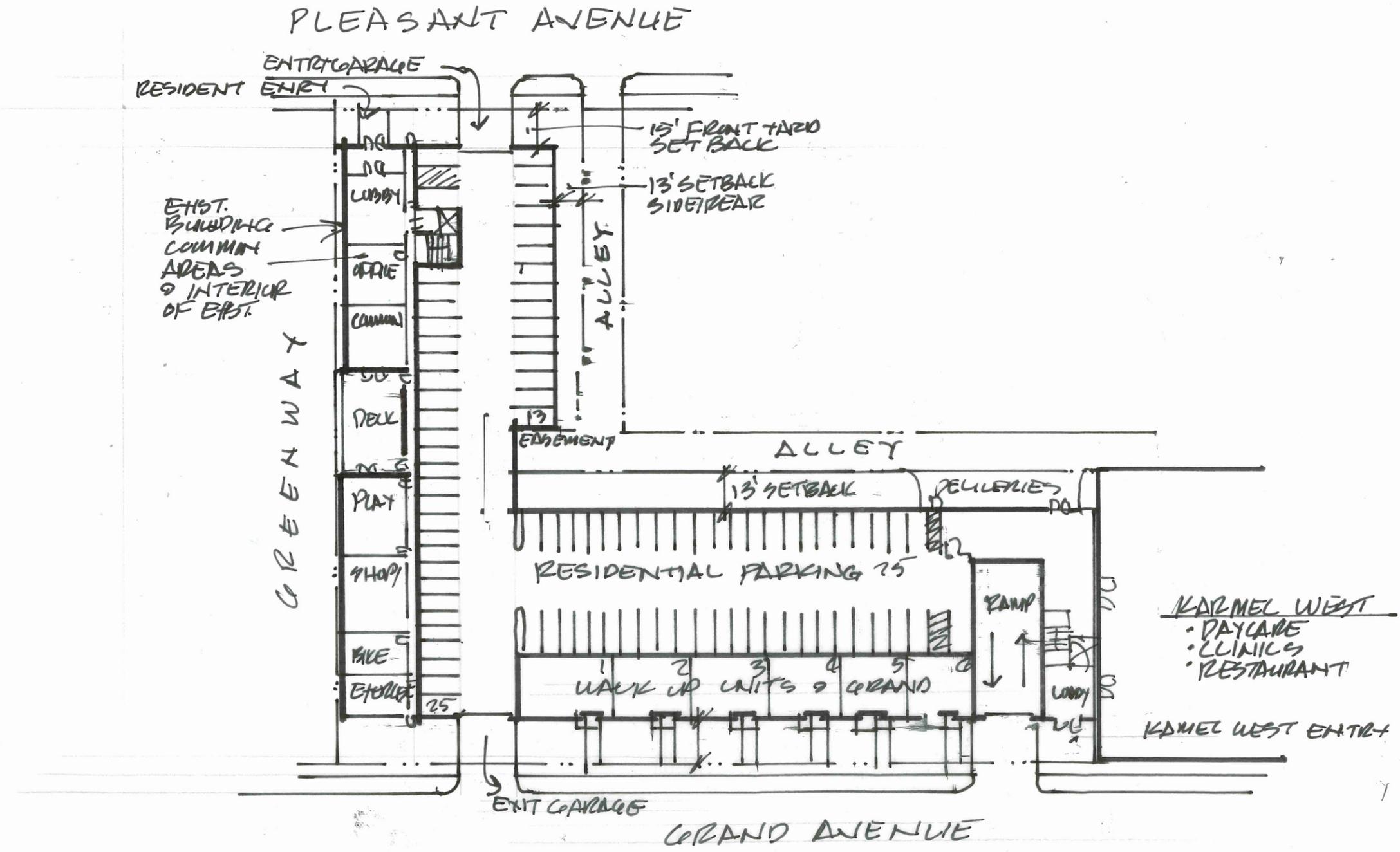
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January 15, 2016

## PLAN - BASEMENT

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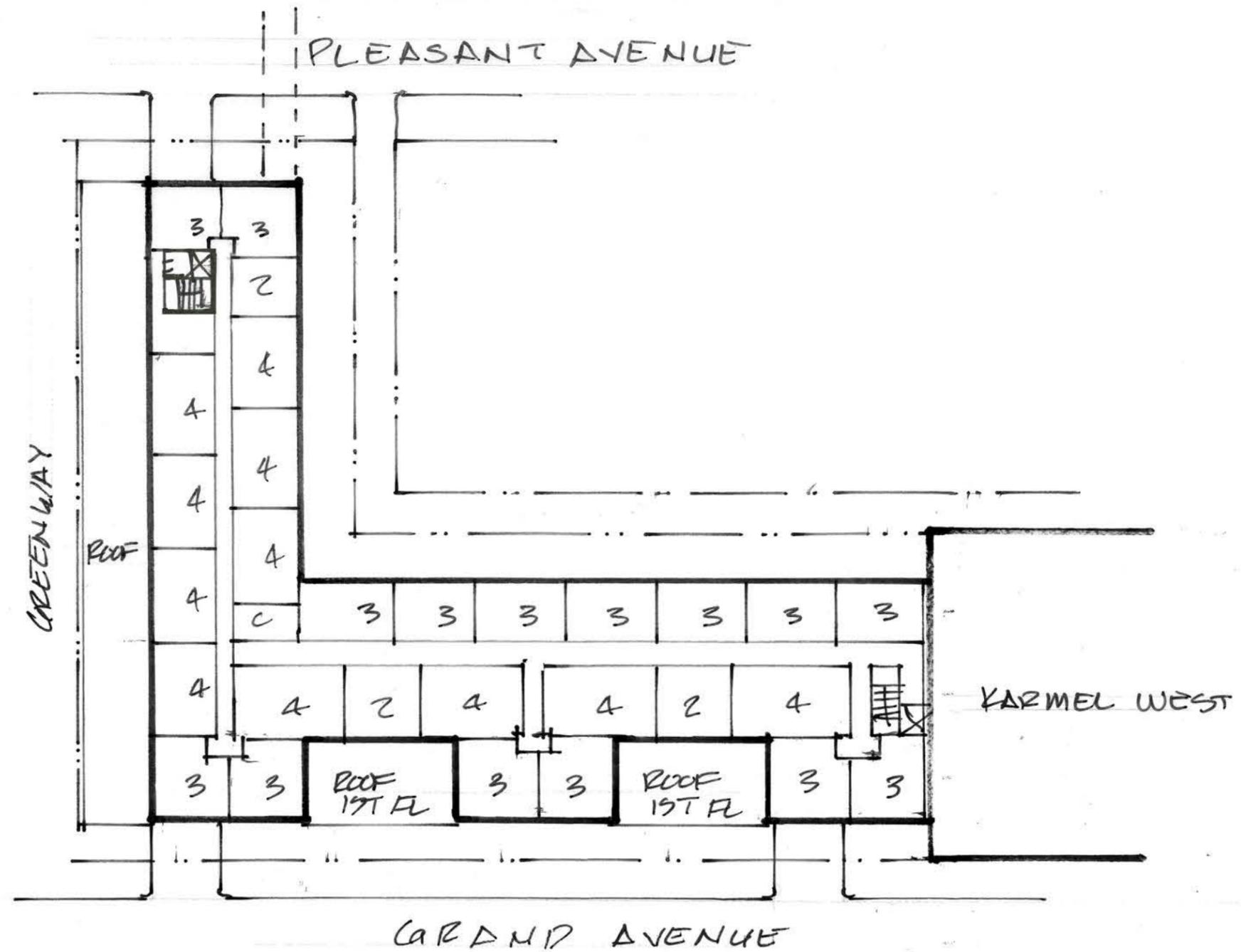
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## PLAN - FIRST FLOOR

15-071



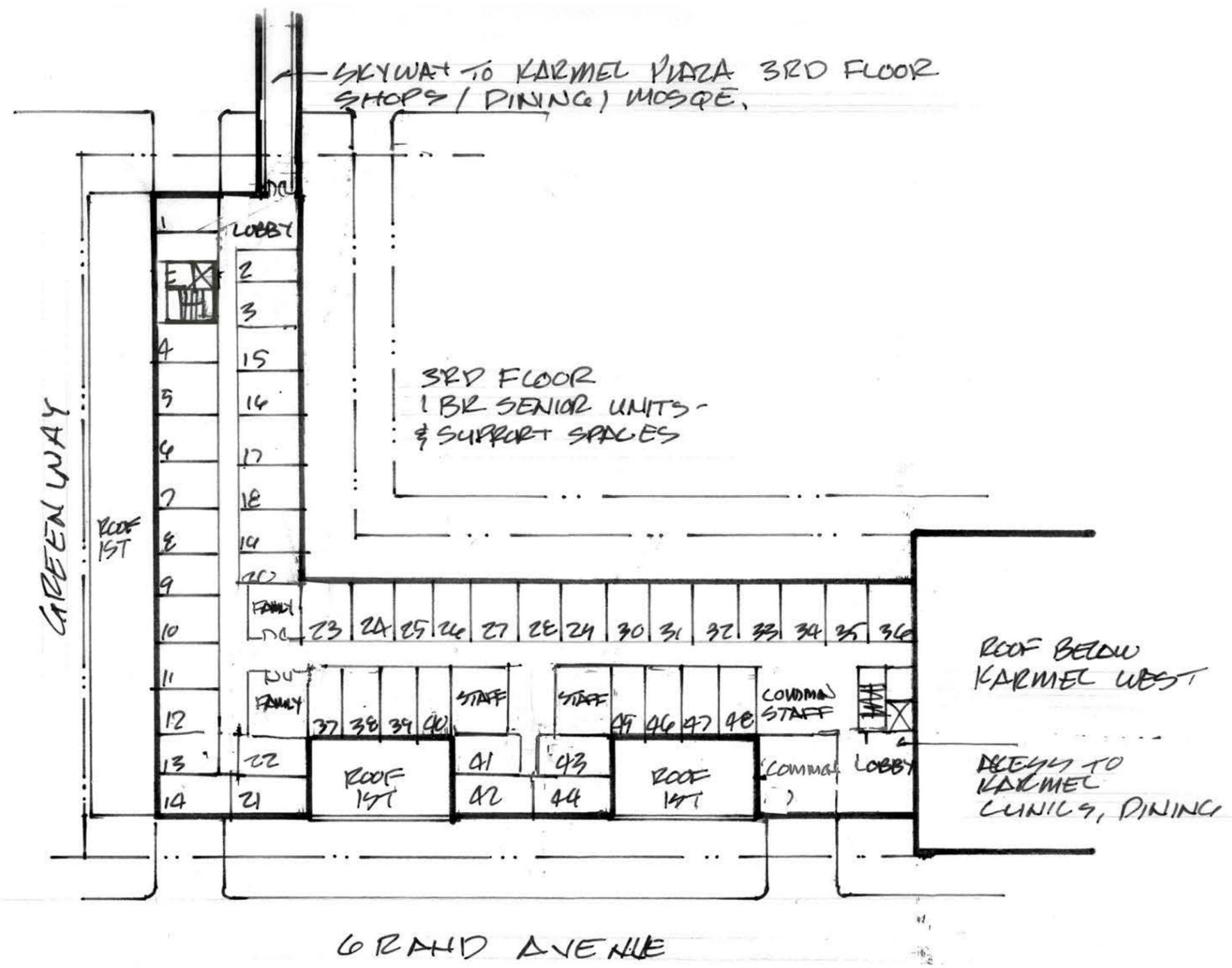
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## PLAN - SECOND FLOOR

15-071



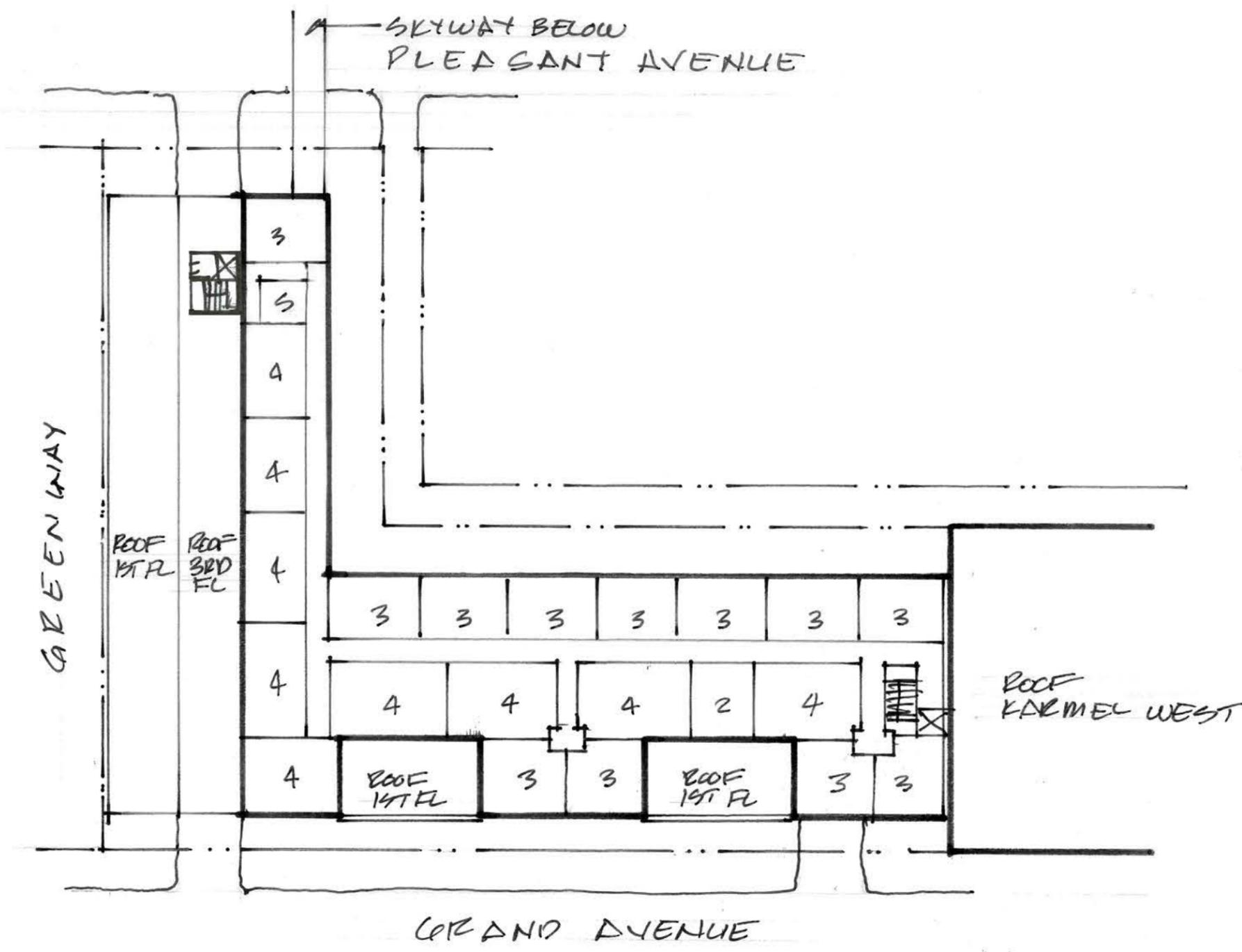
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## PLAN - THIRD FLOOR

15-071



# RANA VILLAGE

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January 15, 2016

## PLAN - FOURTH & FIFTH FLOORS

15-071



KARMEI  
PLAZA

GREENWAY ELEVATION



GRAND AVE ELEVATION

# RANA VILLAGE

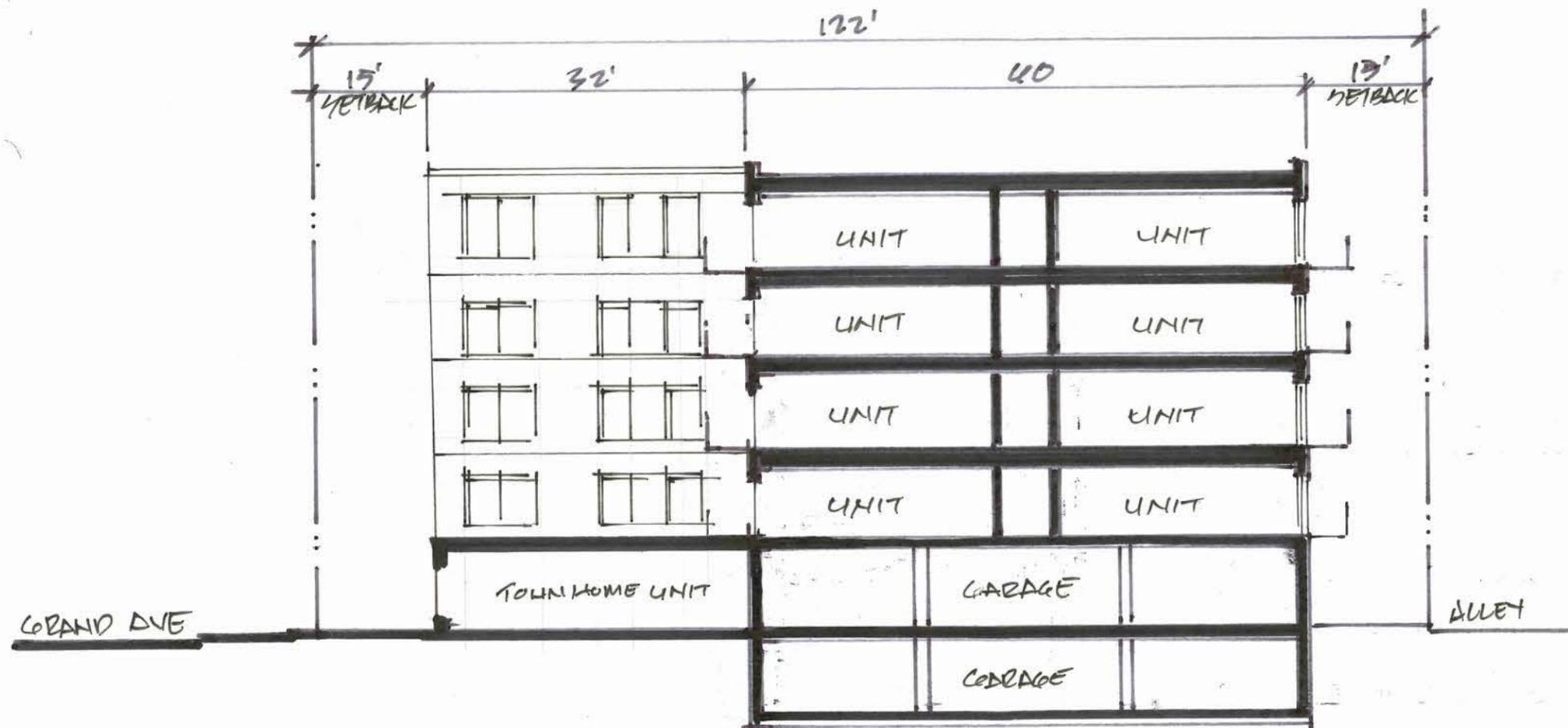
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EXTERIOR ELEVATIONS

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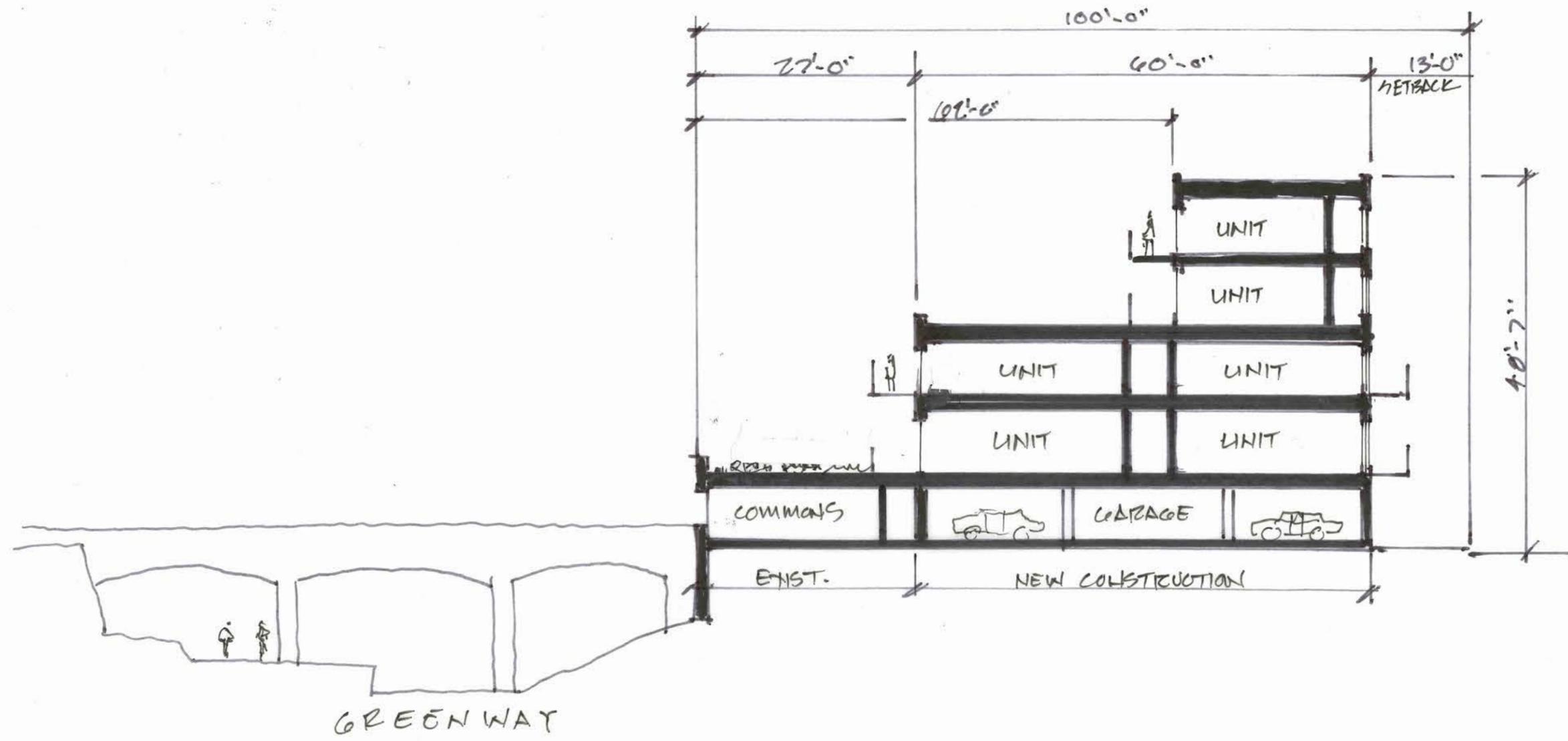
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SITE SECTION - THROUGH GRAND AVE.

15-071



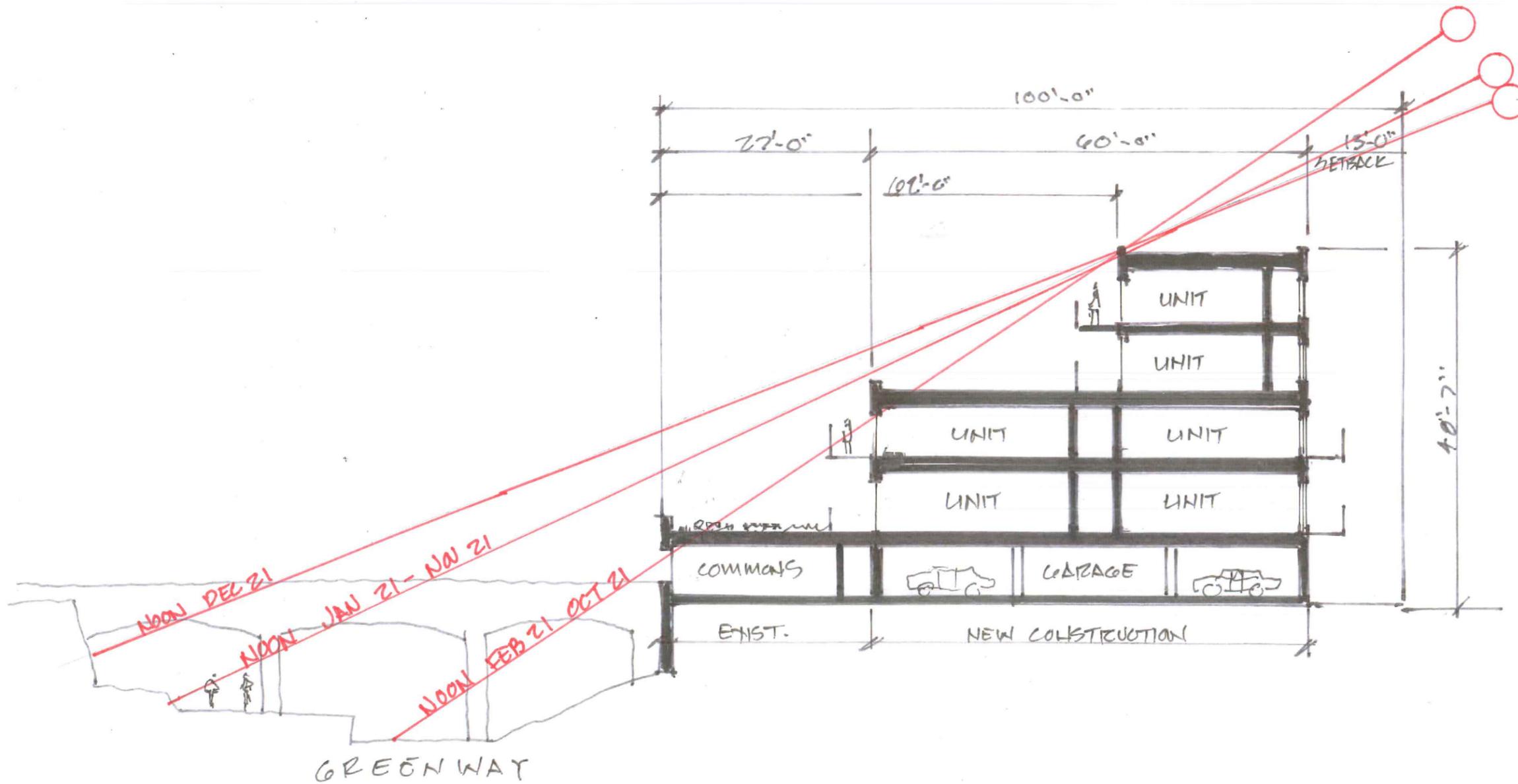
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January 15, 2016

## SITE SECTION - THROUGH GREENWAY

15-071



# RANA VILLAGE

Minneapolis, Minnesota

January 15, 2016

## SITE SECTION - THROUGH GREENWAY

15-071



**Future Land Use Categories:**

- |  |   |
|--|---|
|  Low-density housing (up to 15 DU/acre)       |  Public/institutional                    |
|  Medium-density housing (10-50 DU/acre)       |  Transportation/Communications/Utilities |
|  High-density housing (40-120 DU/acre)        |  Light/medium industrial                 |
|  Very high-density housing (over 120 DU/acre) |  General industrial                      |
|  Commercial                                   |  Parks, open space                       |
|  |  Preferred mixed-use                     |



Cunningham Group

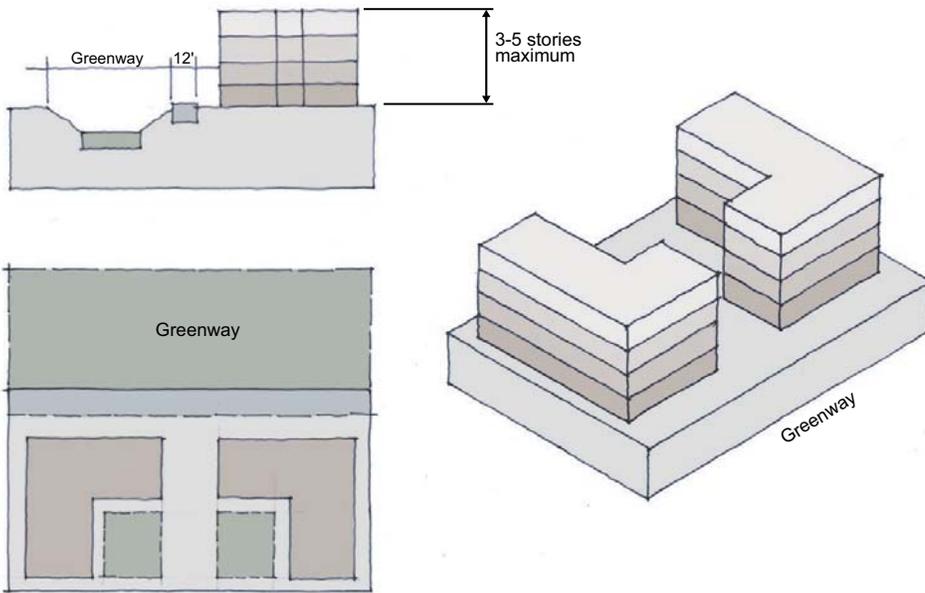


**Midtown Greenway Land Use and Development Plan**

FUTURE LAND USE: CENTRAL SUBAREA  
Figure 3







North Side

## Type IV

### Apartment (3-5 stories)



#### HEIGHT

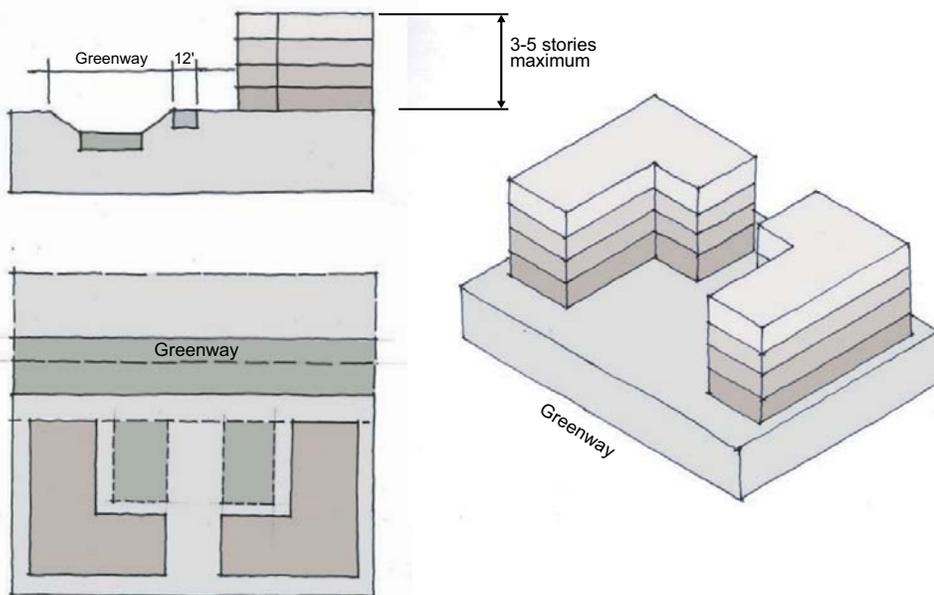
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South Side

Development District: Sub-Areas I, II

