

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** Shanna Sether, Senior City Planner, (612) 673-2307  
**DATE:** March 31, 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>         | <a href="#">Midtown Greenway Land Use and Development Plan (2007)</a> |

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.

The applicant previously attended the City Planning Commission – Committee of the Whole on [January 28, 2016](#), to present this project. The applicant has modified the proposed project in response to comments from planning commissioners at the previous meeting. The applicant is now proposing to demolish the two existing buildings, located along the north property line. In addition, the applicant is proposing a 12-foot wide promenade, adjacent to the Midtown Greenway.

### PROJECT DESCRIPTION

The applicant is proposing to demolish the existing buildings along the north property line and construct a new 129-unit multiple-family dwelling, 48 of these units will be dedicated for seniors on the third floor. The project would include a below-grade parking area with 35 stalls; these stalls will be dedicated to Karmel West. The first floor would have six walk-up units along Grand Avenue, common/amenity areas along the Midtown Greenway and 66 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 two visiting areas.

The off-street parking requirement for the residential use is 64 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 site has alley access; however, the applicant is proposing to add three curb cuts. One of the curb cuts will lead to the underground parking lot, specifically for Karmel West. Two of the curb cuts are on each side of the building, one accessed on Pleasant Ave and the other on Grand Ave.

The applicant is intending to connect to two of their other adjacent developments. The first connection is from the proposed development to Karmel West for the customers using the parking area and for the residents to access the daycare, clinic and restaurants. The second connection is from 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 now proposed to be 52 feet 8 inches in height and 5 stories. The previous project showed a maximum 48 feet 8 inches. The existing buildings are located on the north property line will be demolished and the applicant is proposing to construct a new building 12 feet from the north property line. There will be a large patio in the middle of the building and recessed 22 feet from the north property line. The roof of the first floor will be flat to allow for decks for the second floor units above. Floors two and three are recessed 22 feet 6 inches to 27 feet six inches and floors four and five are recessed 22 feet 6 inches to 35 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 50-60 feet on the first floor, 62.5-68 feet on floors 2 and 3 and 62.5-75 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/54 feet, 5 inches.
- Conditional use permit to allow for a parking area, serving customers and employees of Karmel West at 312 West Lake Street.
- Variance to increase the maximum F.A.R. from approximately 2.4 to 2.55.
- Variance to reduce the north interior side yard setback from 15 feet to 10 feet.
- 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).

#### Mitigating development intensity

- New developments of larger sites are encouraged to utilize building types of different scales within the development.
- The first few stories of taller buildings should relate to the street level by recessing the taller part of the building in relation to the first few stories, or by utilizing architectural elements and detailing to create a separation between the first few stories and the higher stories.
- Open space within new developments and visible from the public right of way or the Greenway trail is encouraged, and that are created with an understanding of how they fit into the overall green infrastructure of the Greenway and other connecting greenspaces of the city.

#### Relationship to the Greenway

- A primary face and main entrances of buildings should address the public street while not excluding the possibility that additional “front doors” may at times also front the greenway.
- Balconies, windows and additional entries oriented toward the Greenway are strongly encouraged.
- Solar access to the Greenway is highly important. Any given part of the Greenway trail should have exposure to the sun for much of the day. A number of strategies may be employed to achieve this objective. These include stepping back the mass of future buildings along the south side of the Greenway, giving taller buildings a relatively narrow east-west dimension, and pivoting the orientation of buildings to a diagonal that allows morning and afternoon sunlight to pass by the northeast and northwest building faces to shine on the greenway.
- Wherever possible, a minimum of 12 feet should be provided between private development and the Midtown Greenway right of way for a publicly accessible pedestrian promenade, except where a Greenway building is proposed.
- New access and connection to the Greenway from the street and pedestrian network is encouraged in conjunction w/ new development.

### **REQUESTED FEEDBACK**

The applicant has not submitted formal applications at this time. Staff is seeking feedback from the Commission on the identified applications, the proposed promenade and the vehicular access to the site.



## 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 along the Greenway, and remove two existing storage and garage buildings. The project will now include a new promenade pedestrian connection along the Greenway which would connect across Pleasant to another pedestrian connection behind Karmel Plaza. This would provide 3 blocks of pedestrian access along the south side of the Greenway. The project will include 129 units on 5 floors with 66 parking spaces enclosed on the main level for the apartment residents and 35 spaces on the lower level for the adjacent Karmel West commercial building.

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 along the North side of the building along the promenade with views overlooking the Greenway. Common spaces will include an exterior plaza, lobby, community room, exercise room, kids room and common laundry. Along Grand Avenue townhomes will be provided along the west side of the parking garage. The 4th and 5th levels will step back from Greenway to minimize shadowing on the bike path and walking trail. 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. The project will allow for the addition of a future skyway to the 3rd level of Karmel Plaza 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 for the North side of alley from 15' to 10' will also be required. All remaining setbacks are met.

### PROJECT DATA

|                 |  |
|-----------------|--|
| ADDRESS         | 2900 PLEASANT AVENUE                     |
| SITE AREA       | 51,716 SF                                |
| PROPOSED ZONING | R5                                       |
| FAR ALLOWED     | 2.0 (WITH 20% DENSITY)                   |
|                 | $51,716 \times 2 = 103,432 \times 1.2 =$ |
|                 | <b>124,118 SF ALLOWABLE</b>              |
| TOTAL PROPOSED  | 132,000 SF (VARIANCE REQUESTED)          |

### UNIT RECAP

| FLOOR  | 1BR | 2BR | 3BR | 4BR | TOTAL |
|--------|-----|-----|-----|-----|-------|
| 1      |     |     | 6   |     | 6     |
| 2      | 3   | 3   | 9   | 11  | 26    |
| 3      | 46  | 1   |     |     | 47    |
| 4      | 3   | 3   | 6   | 13  | 25    |
| 5      | 3   | 4   | 5   | 13  | 25    |
| TOTALS | 55  | 11  | 26  | 37  | 129   |

### PARKING PROPOSED

|             |               |
|-------------|---------------|
| MAIN LEVEL  | 66 APARTMENTS |
| LOWER LEVEL | 35 COMMERCIAL |
| TOTAL       | 101 SPACES    |

## RANA VILLAGE

Minneapolis, Minnesota

March 18, 2016

C.O.W. SUBMITTAL

15-071

**DJR**  
ARCHITECTURE INC.

**KARMEL VILLAGE**  
106 UNIT APARTMENT

**EXISTING BUILDINGS**

**PROJECT SITE**

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



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

# RANA VILLAGE

Minneapolis, Minnesota

March 18, 2016

**SATELLITE AERIAL VIEW**

15-071



# RANA VILLAGE

Minneapolis, Minnesota

March 18, 2016

BIRD'S EYE VIEW - TOWARD SOUTHEAST

15-071

**DJR**  
ARCHITECTURE INC.

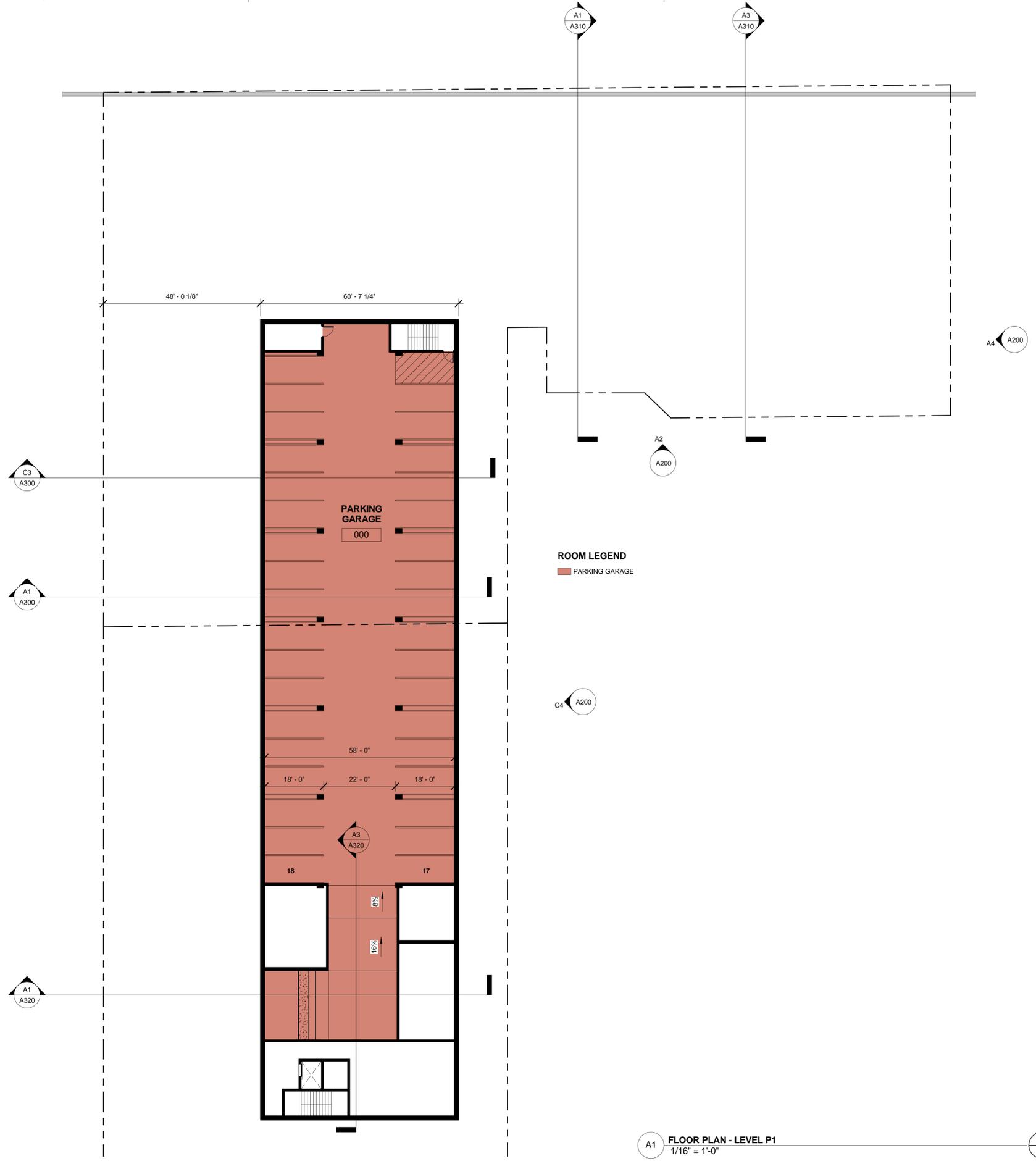


D

C

B

A



**ROOM LEGEND**  
 ■ PARKING GARAGE

**A1 FLOOR PLAN - LEVEL P1**  
 1/16" = 1'-0"



**DJR**  
 ARCHITECTURE, INC  
 333 Washington Ave N., Suite 210  
 Minneapolis, MN 55401  
 612.676.2700 www.djr-inc.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.  
**SCOTT NELSON**  
 PROFESSIONAL ENGINEER  
 LICENSE NUMBER 3182016

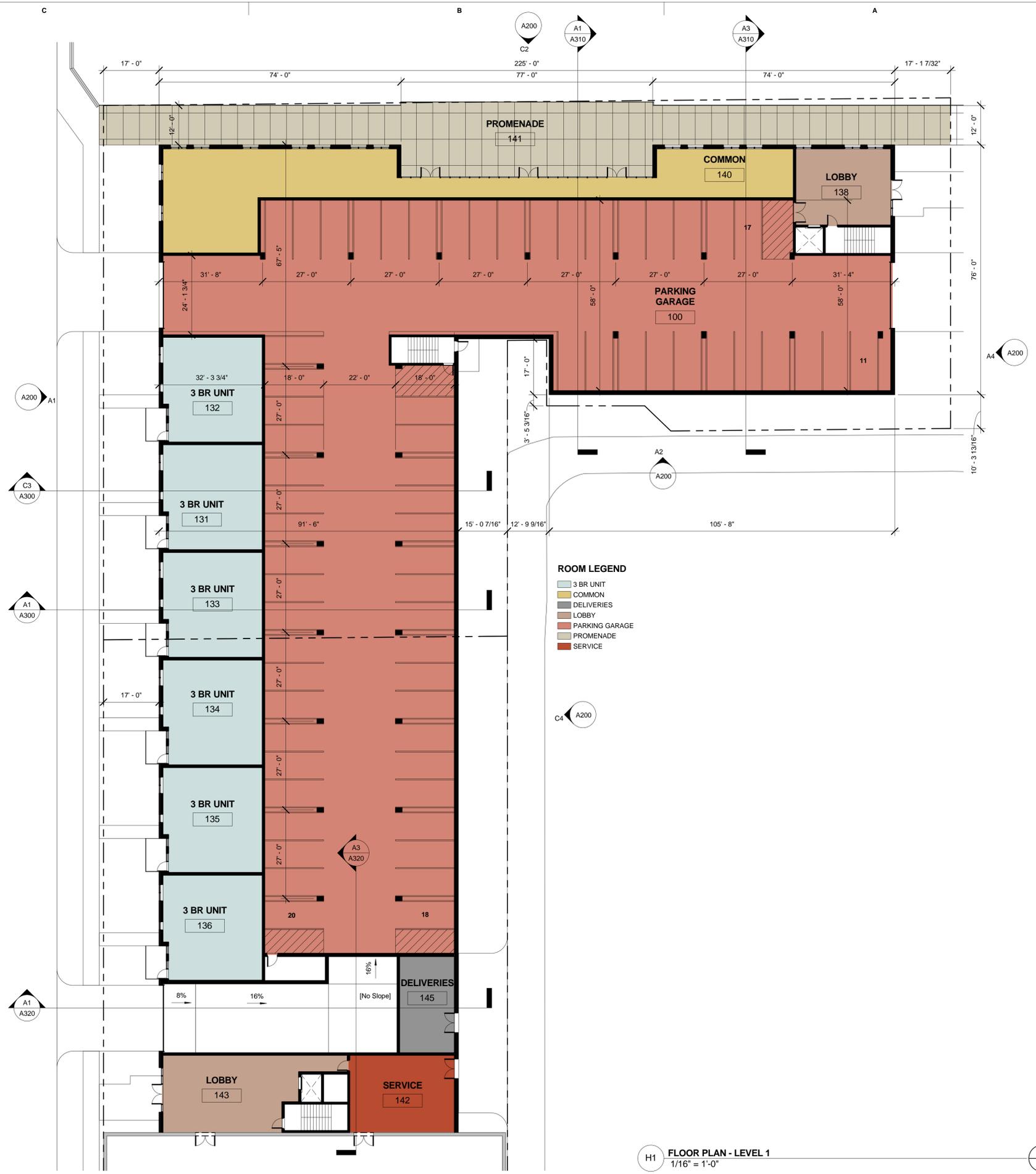
CLIENT  
 CONTRACTOR  
 STRUCTURAL  
 CIVIL

**RANA VILLAGE**  
 Minneapolis, MN  
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**FLOOR PLAN - LEVEL P1**

**PRELIMINARY: NOT FOR CONSTRUCTION**

|             |           |
|-------------|-----------|
| Project #:  | 15-071    |
| Date:       | 3/18/2016 |
| Issue:      |           |
| Drawn by:   | DP        |
| Checked by: | SN        |

**A100**



**ROOM LEGEND**

- 3 BR UNIT
- COMMON
- DELIVERIES
- LOBBY
- PARKING GARAGE
- PROMENADE
- SERVICE

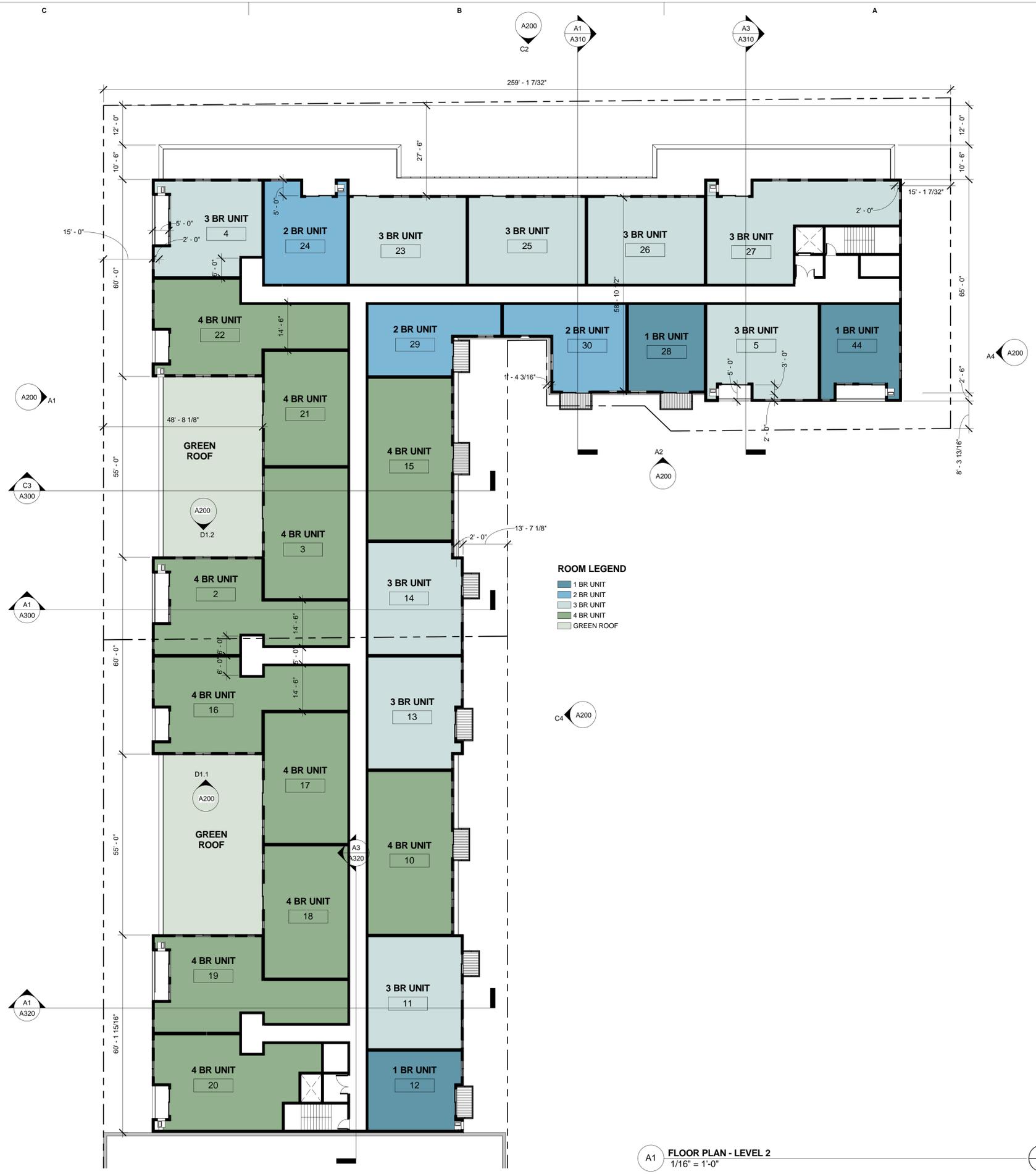
H1 FLOOR PLAN - LEVEL 1  
1/16" = 1'-0"

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**SCOTT NELSON**  
REGISTERED PROFESSIONAL ENGINEER  
REGISTRATION NUMBER: 3182016  
DATE OF EXPIRATION: 3/31/2018

PROJECT: 15-071  
DATE: 3/18/2016  
DRAWN BY: DP  
CHECKED BY: SN

**RANA VILLAGE**  
Minneapolis, MN  
PRELIMINARY: NOT FOR CONSTRUCTION  
FLOOR PLAN - LEVEL 1

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A1 FLOOR PLAN - LEVEL 2  
1/16" = 1'-0"



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ARCHITECT  
REGISTRATION NUMBER: 3182016

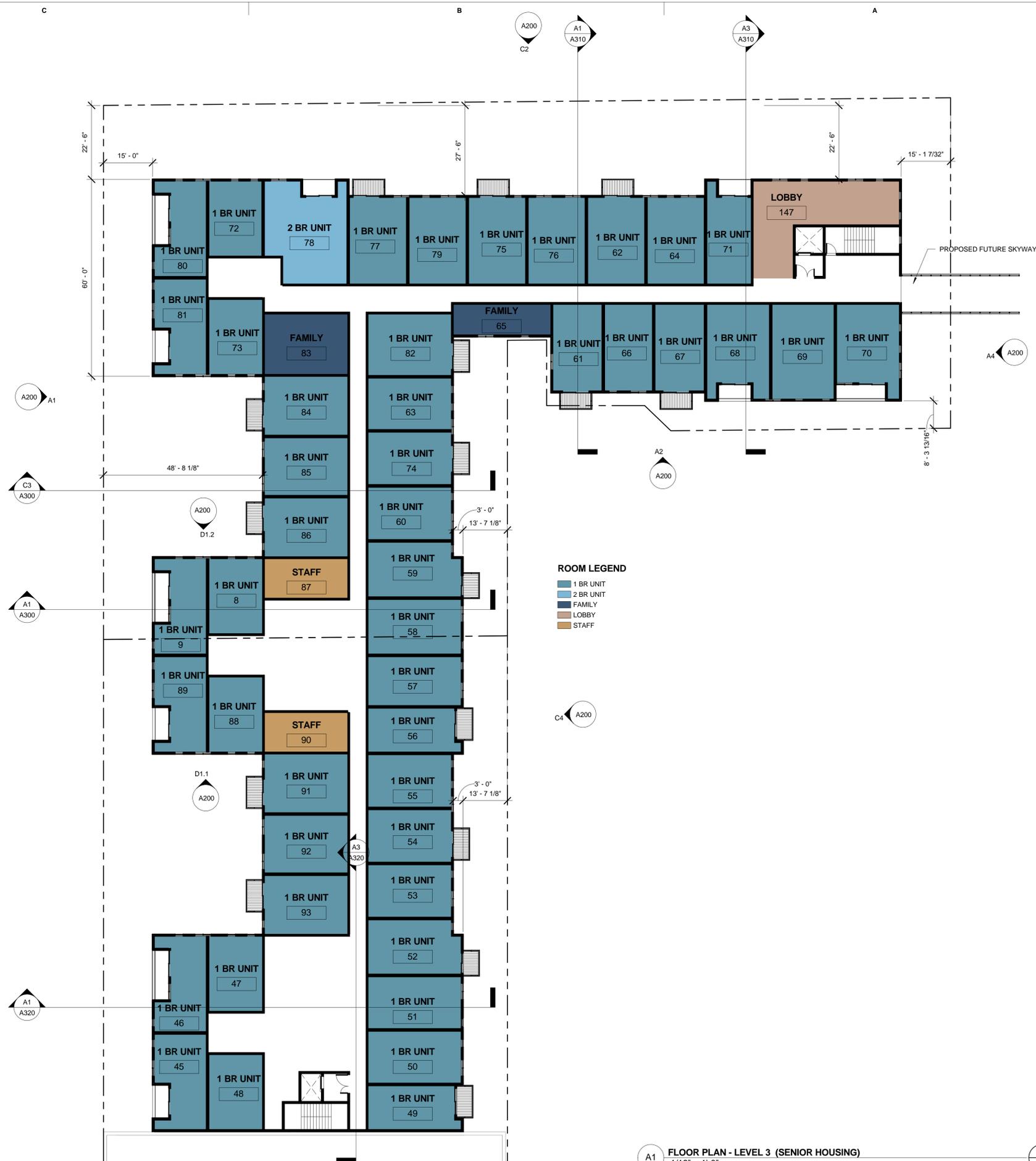
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CONTRACTOR: [Blank]  
STRUCTURAL: [Blank]  
CIVIL: [Blank]

Project #: 15-071  
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Checked by: SN

**PRELIMINARY: NOT FOR CONSTRUCTION**

**RANA VILLAGE**  
Minneapolis, MN

**FLOOR PLAN - LEVEL 2**



A1 FLOOR PLAN - LEVEL 3 (SENIOR HOUSING)  
1/16" = 1'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT # 15-071  
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ISSUE: \_\_\_\_\_

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**RANA VILLAGE**  
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FLOOR PLAN - LEVEL 3

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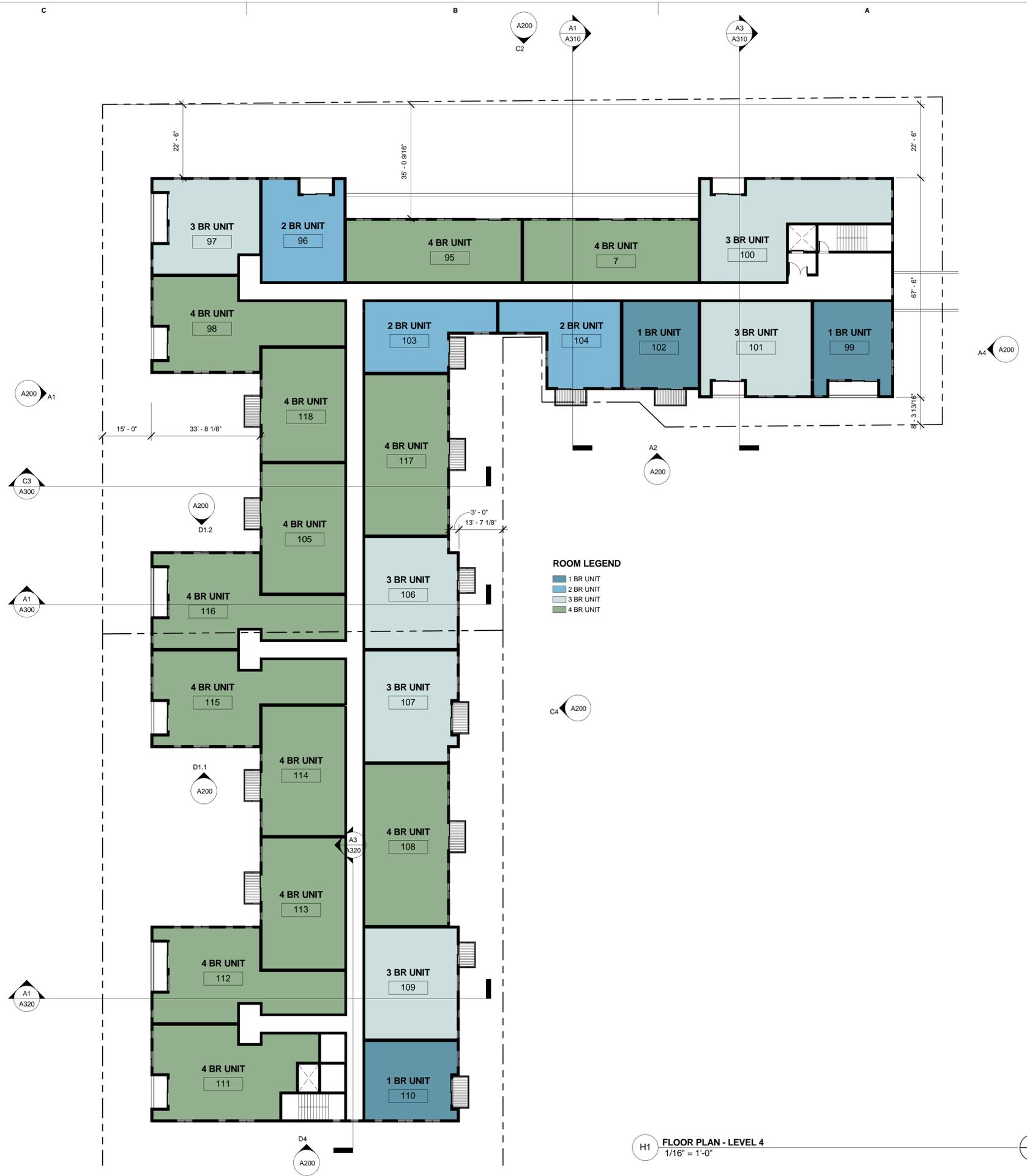
ISSUE: \_\_\_\_\_

CLIENT \_\_\_\_\_

CONTRACTOR \_\_\_\_\_

STRUCTURAL \_\_\_\_\_

CIVIL \_\_\_\_\_



- ROOM LEGEND**
- 1 BR UNIT
  - 2 BR UNIT
  - 3 BR UNIT
  - 4 BR UNIT

H1 FLOOR PLAN - LEVEL 4  
1/16" = 1'-0"

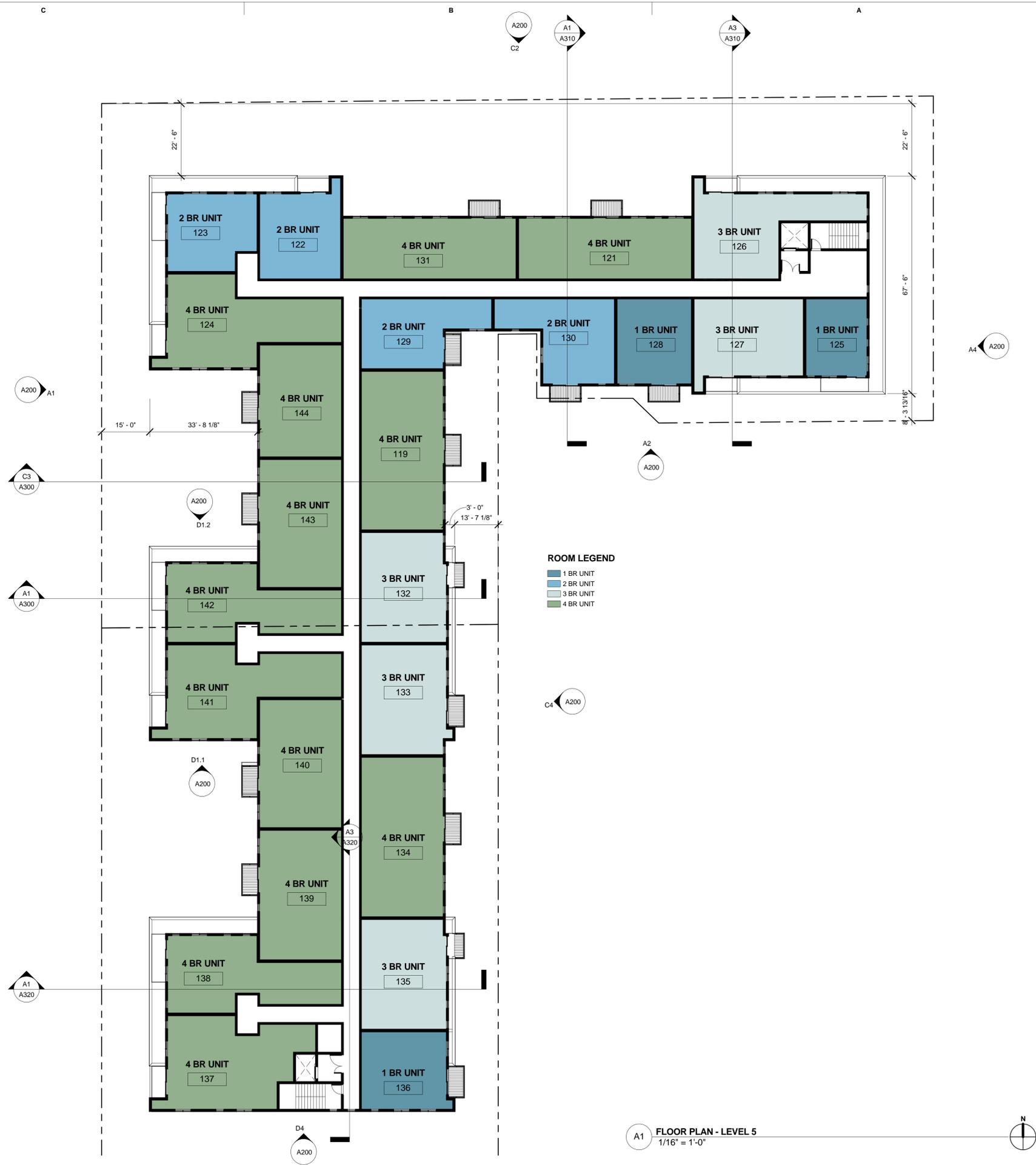


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REGISTRATION NUMBER: 3182016  
DATE OF EXPIRATION: 3/18/2016

PROJECT # 15-071  
DATE 3/18/2016  
DRAWN BY DP  
CHECKED BY SN

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FLOOR PLAN - LEVEL 4

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CONTRACTOR  
STRUCTURAL  
CIVIL



A1 FLOOR PLAN - LEVEL 5  
1/16" = 1'-0"



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REGISTERED PROFESSIONAL ENGINEER  
REGISTRATION NUMBER: 3182016  
DATE OF EXPIRATION: 3/18/2018

PROJECT # 15-071  
DATE 3/18/2016  
DRAWN BY DP  
CHECKED BY SN

ISSUE: \_\_\_\_\_  
DATE: \_\_\_\_\_

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**FLOOR PLAN - LEVEL 5**

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D4 SOUTH - ABOVE KARMEI WEST  
1/16" = 1'-0"

C4 EAST - ALONG ALLEY  
1/16" = 1'-0"

A4 EAST  
1/16" = 1'-0"



C2 NORTH EXTERIOR ELEVATION  
1/16" = 1'-0"

A2 SOUTH  
1/16" = 1'-0"

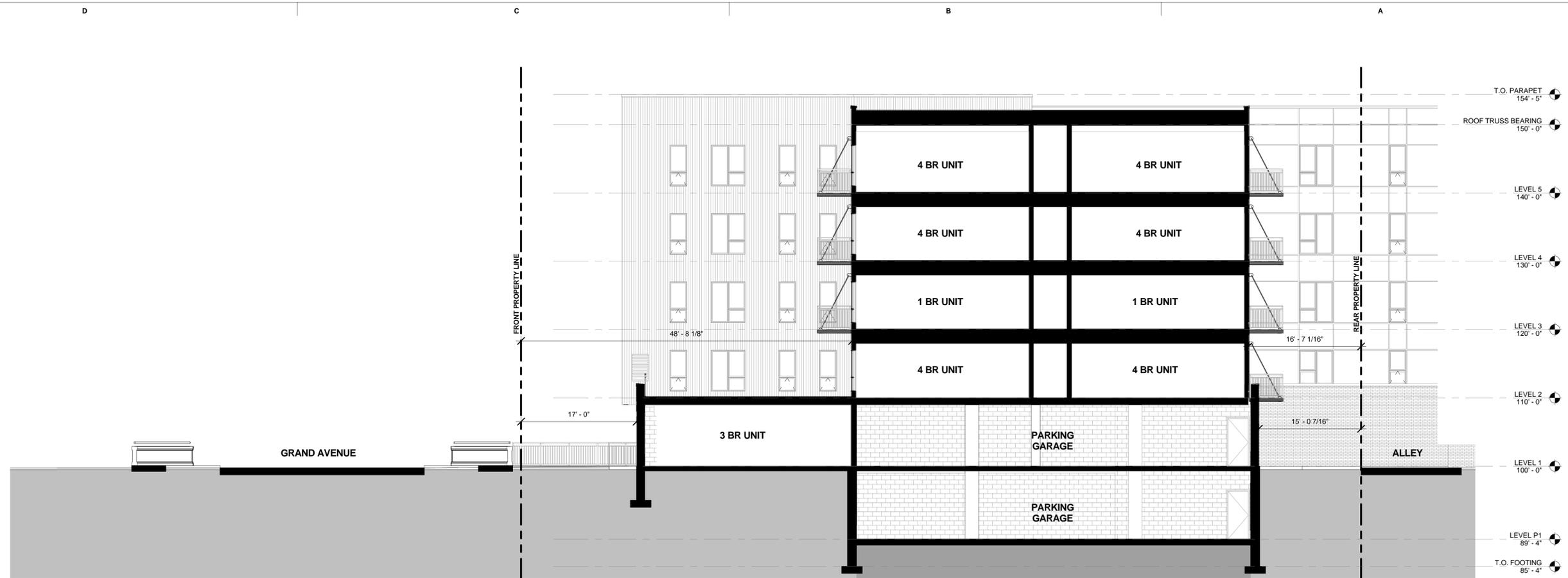


D1.2 HI COURTYARD - NORTH  
1/16" = 1'-0"

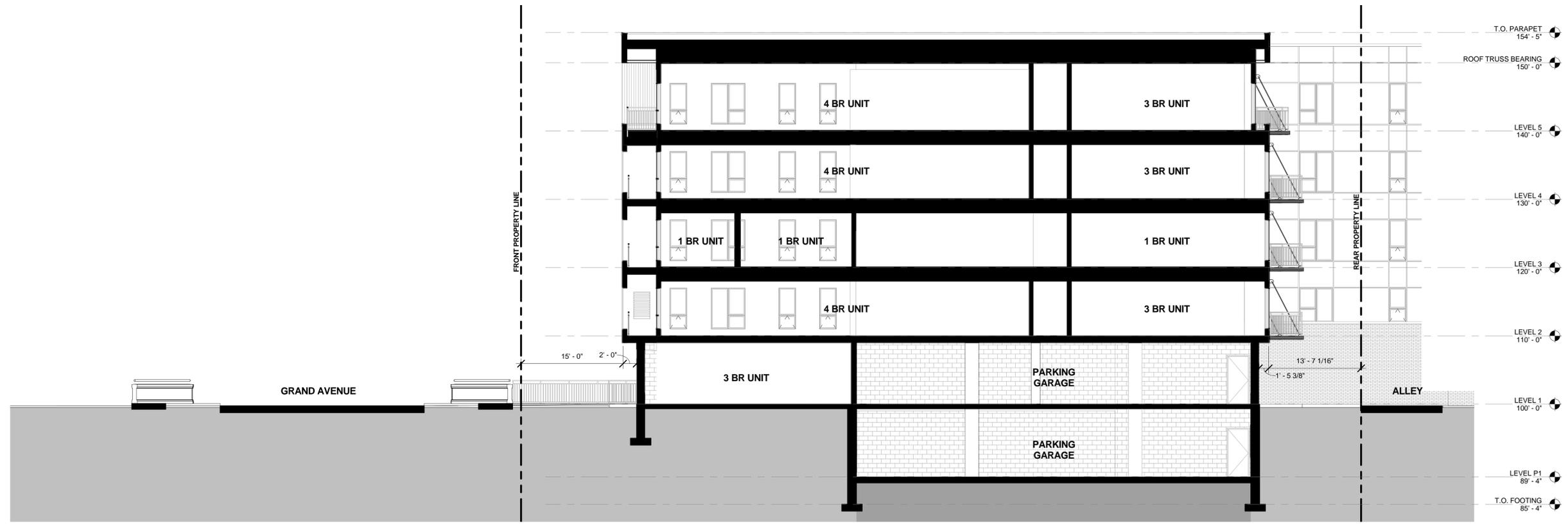
D1.1 HI COURTYARD - SOUTH  
1/16" = 1'-0"

A1 WEST  
1/16" = 1'-0"

CIVIL  
STRUCTURAL  
CONTRACTOR  
CLIENT



C3 BUILDING SECTION - GRAND AVE CROSS TERRACE  
1/8" = 1'-0"



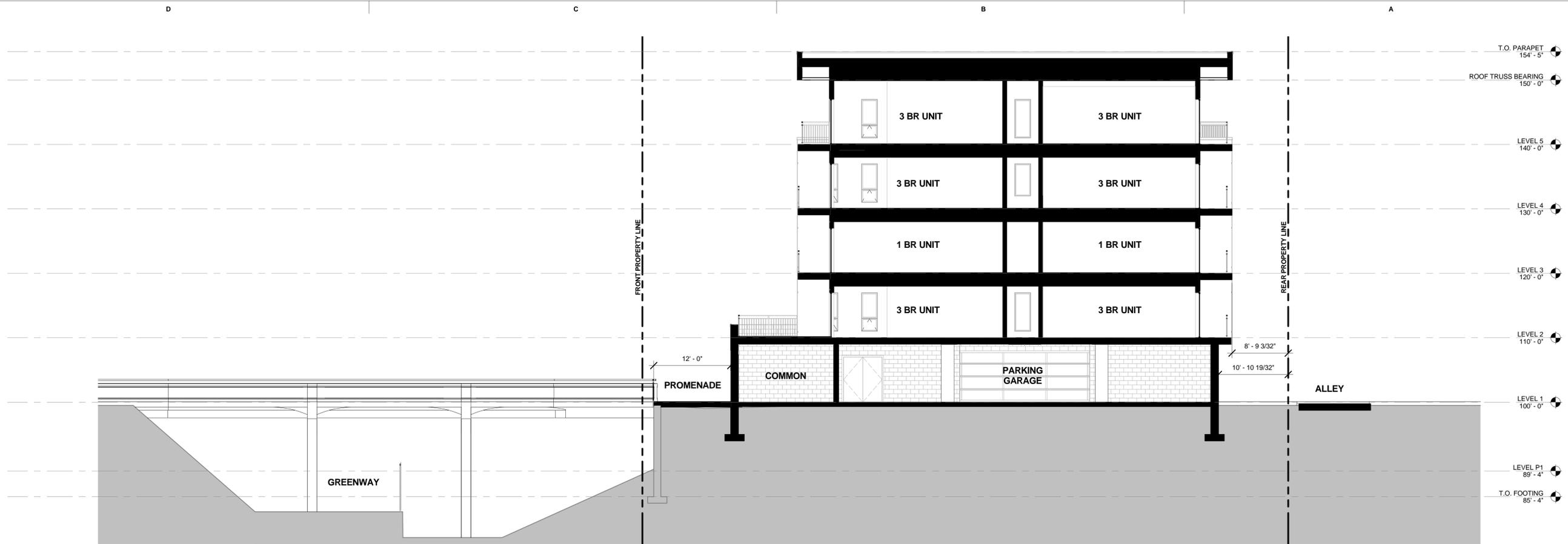
A1 BUILDING SECTION - GRAND AVE CROSS  
1/8" = 1'-0"

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 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NUMBER: 3182016  
 EXPIRES: 3/31/2018

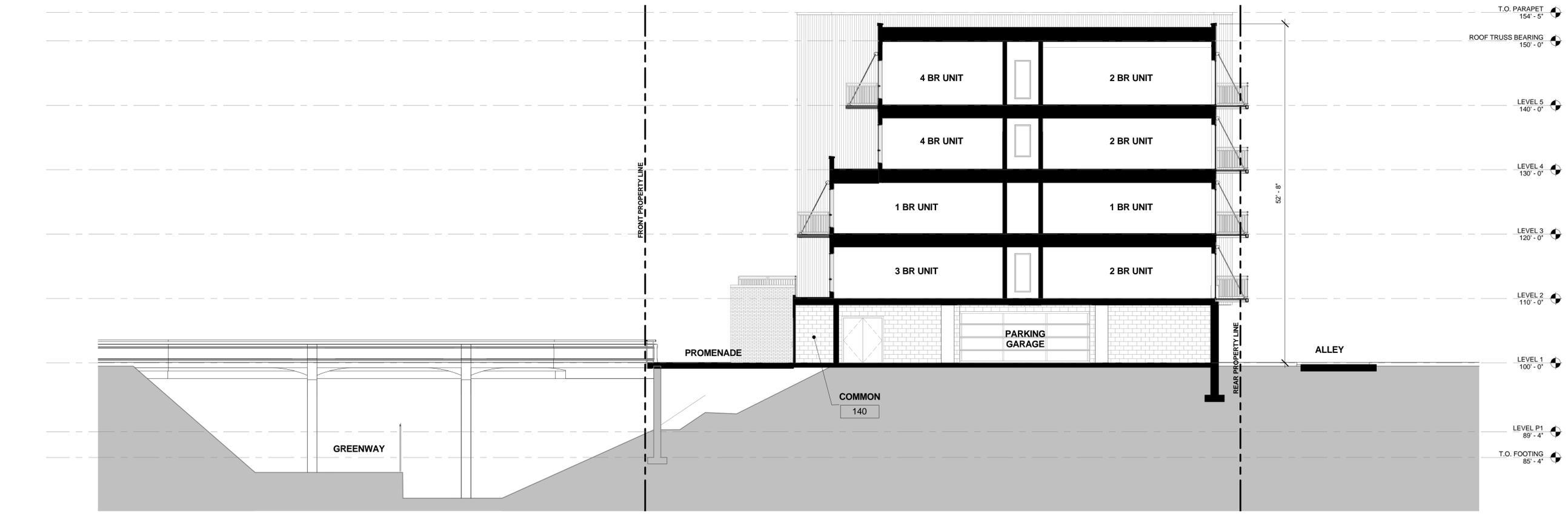
PRELIMINARY: NOT FOR CONSTRUCTION

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| Date:       | 3/18/2016 |
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| Checked by: | SN        |

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A3 BUILDING SECTION @ GREENWAY - ENDS  
1/8" = 1'-0"



A1 BUILDING SECTION @ GREENWAY - CENTER  
1/8" = 1'-0"

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**SCOTT NELSON**  
ARCHITECT  
SIGNATURE  
REGISTRATION NUMBER 3182016  
PARTIAL

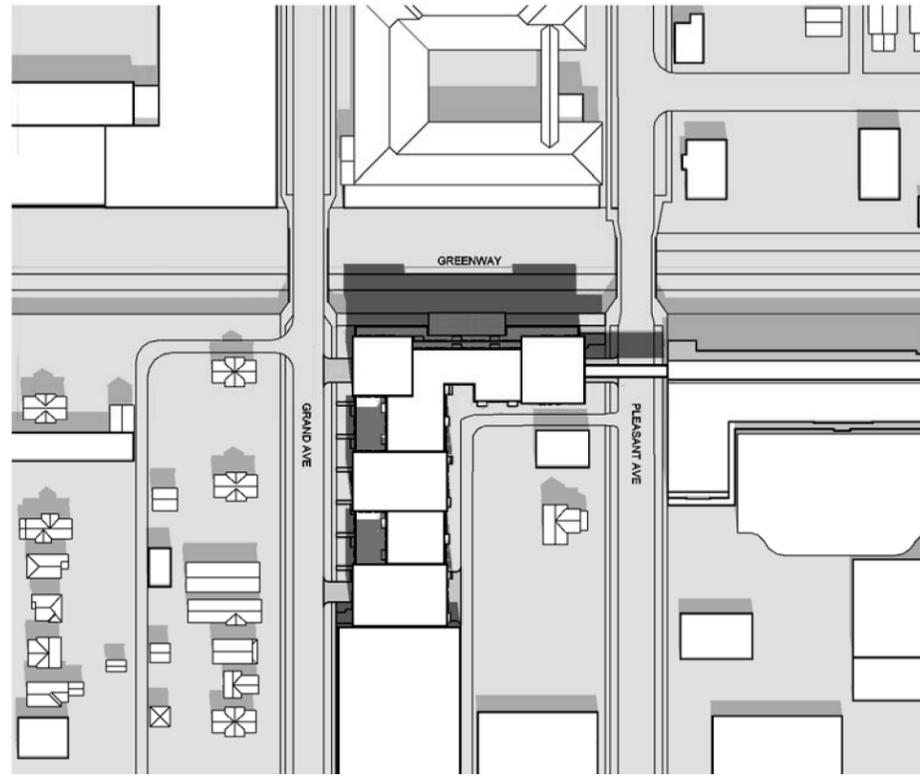
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Drawn by: DP  
Checked by: SN

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8:13 am (hour after sunrise)



Noon



6:26 pm (hour before sunset)



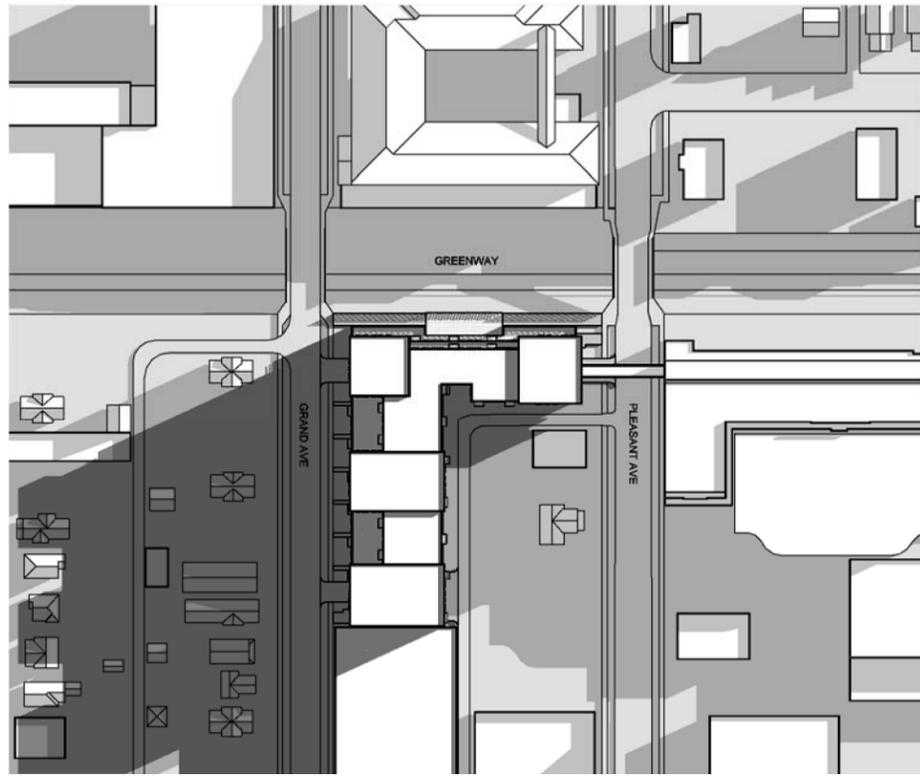
# RANA VILLAGE

Minneapolis, Minnesota

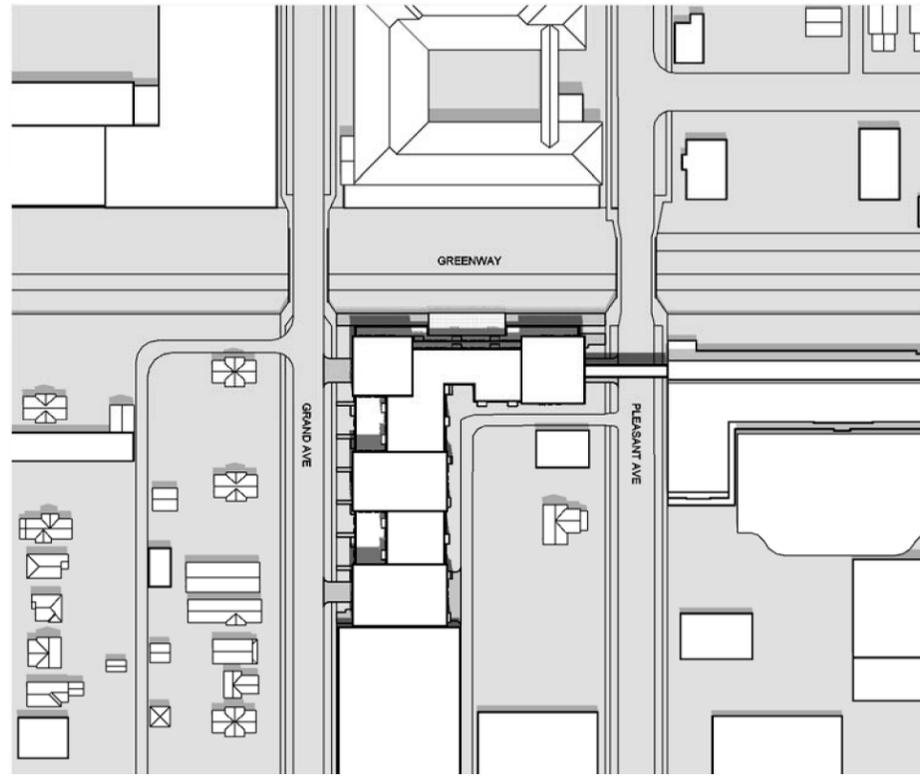
March 18, 2016

SHADOW STUDY - MARCH 20

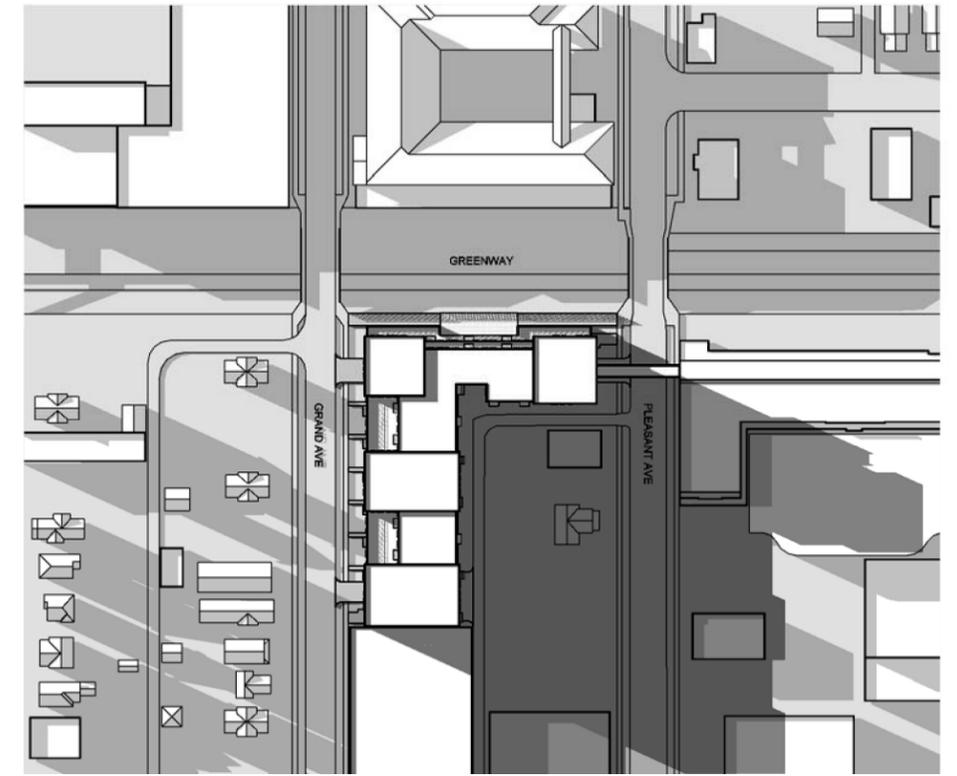
15-071



6:26 am (hour after sunrise)



Noon



8:03 pm (hour before sunset)



# RANA VILLAGE

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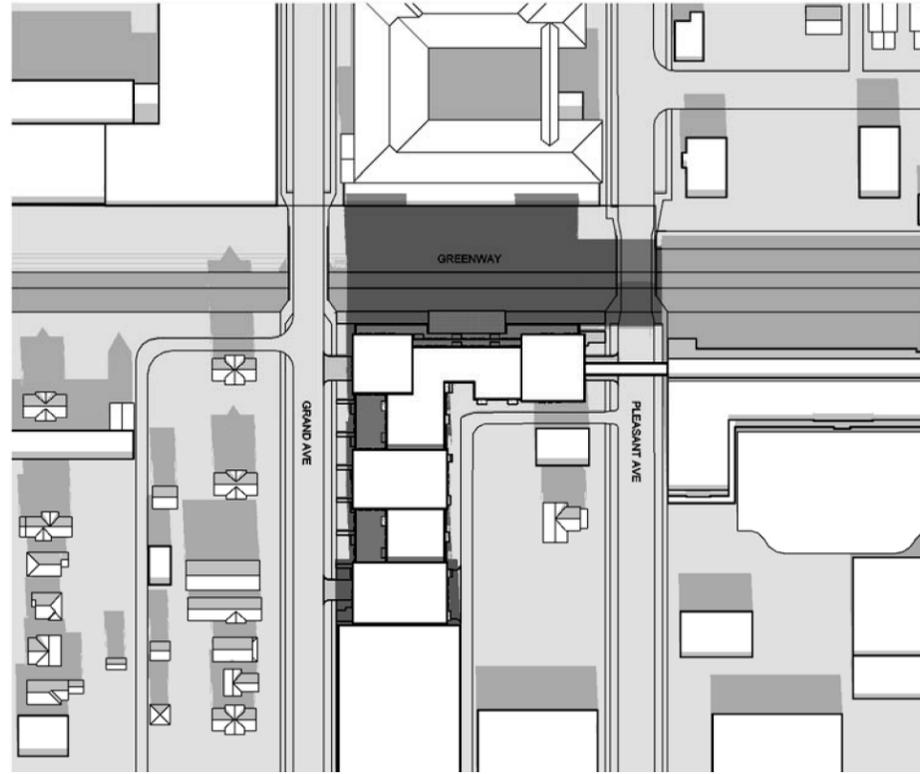
March 18, 2016

SHADOW STUDY - JUNE 21

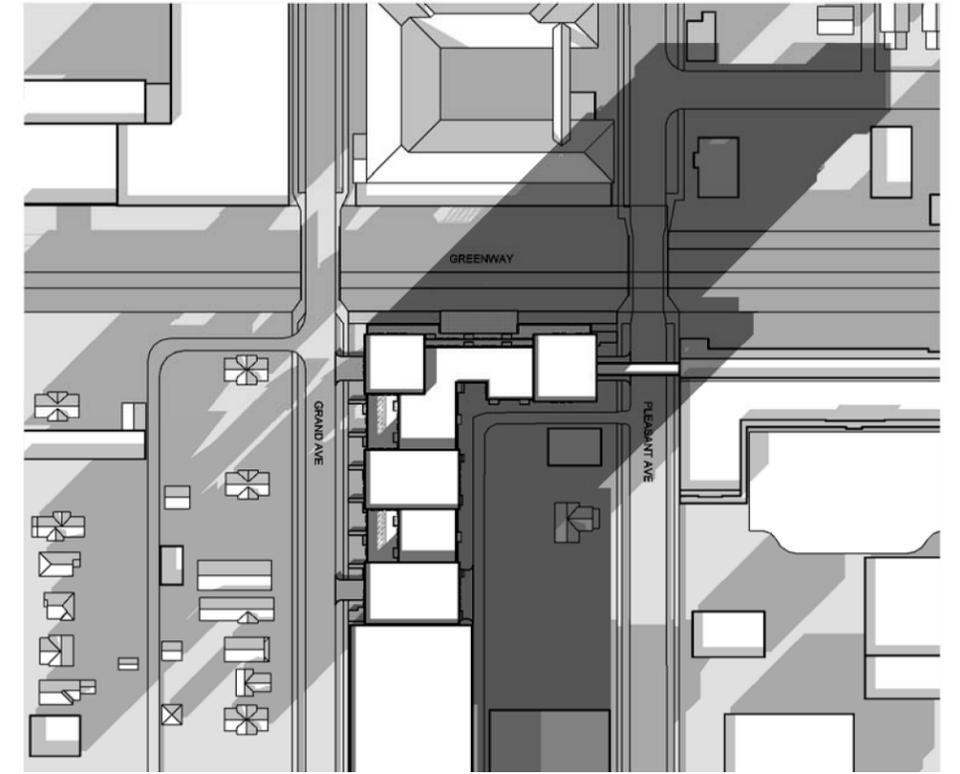
15-071



8:49 am (hour after sunrise)



Noon



3:35pm (hour before sunset)



# RANA VILLAGE

Minneapolis, Minnesota

March 18, 2016

SHADOW STUDY - DECEMBER 22

15-071

**DJR**  
ARCHITECTURE INC.