

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
DATE: June 30, 2016
SUBJECT: 1501 Como Ave Apartments

SITE DATA

Existing Zoning	CI Neighborhood Commercial District UA University Area Overlay District
Lot Area	10,565 square feet / 0.24 acres
Ward(s)	2
Neighborhood(s)	Como
Designated Future Land Use	Mixed Use
Land Use Features	Community Corridor Commercial Node
Small Area Plan(s)	The Como Blueprint (pending City Council approval)

The subject property is currently occupied by an auto repair use. The existing structure would be demolished to allow for redevelopment. The site is located in a mixed use area. Low to medium-density residential uses are located to the north and west. Commercial uses are located the east. Van Cleve Park is located across Como Avenue.

PROJECT DESCRIPTION

A new three-story multiple-family dwelling with 30 units is proposed at the property of 1501 Como Avenue Southeast. On the ground floor, the lobby and residential units would front Como Avenue. Access to the 12 enclosed parking spaces at grade level would be from 15th Avenue. Primary exterior materials would be Nichiha, fiber cement panels, and burnished concrete masonry units.

APPLICATIONS

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

- Conditional use permit to increase the maximum building height from 2.5 stories, 35 feet to 3 stories, 35 feet.
- Variance to reduce the minimum front yard requirement adjacent to 15th Avenue from 20 feet to 0 feet.
- Variance to reduce the minimum parking requirement from 15 spaces to 12 spaces.
- Site plan review, including alternative compliance requests for blank walls on the ground floor north and east building elevations, ground floor active uses fronting 15th Avenue, and percentage allowed of fiber cement panels.

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

APPLICABLE POLICIES

The small area plan supports mixed-use and medium density residential development in Transitional Industrial areas and along the neighborhood's Community Corridors. The plan also strongly supports ground floor commercial uses in the node. Incorporation of CPTED principals is encouraged. Where sites front Como Avenue, the plan calls for the following:

- Buildings facing Como Ave SE, rather than the north-south side streets.
- Buildings interacting appropriately with the pedestrian environment.
- Paying particular attention to the design of the back of buildings, as they will be the transition to the existing lower density residential properties.



PROJECT DESCRIPTION:

The project site is on Como Avenue S.E. at 15th Street. The site is currently an auto repair shop. The site is a prominent one being at the north end of 15th Street where it jogs at Como Avenue.

The proposed building will be a 3 story 30 unit apartment building. The First Floor will have an enclosed garage with parking for 12 cars, common spaces and 4 units with entries directly on the street. Second and Third floors will have 13 units on each floor. Units in the proposed project are primarily one bedroom units (with 4 studios and 4 one bedroom dens). These unit types will be marketed to graduate students and staff of the University of Minnesota, which is a goal of the Southeast Como Neighborhood Organization housing strategy.

SITE AREA	10,565 sf
F.A.R	1.7 Allowed
10,565 x 1.7 = 17,960 x 1.2 density bonus = 21,552 allowed	
20,308 proposed	
BUILDING GROSS AREA	
MAIN LEVEL PLAN (including garage)	7,918 sf
2ND FLOOR:	8,410 sf
3RD FLOOR:	8,410 sf
BUILDING GROSS AREA GRAND TOTAL:	24,738 sf
BUILDING RENTABLE AREA	
FIRST FLOOR:	2,159 sf
2ND FLOOR:	7,538 sf
3RD FLOOR:	7,538 sf
BUILDING RENTABLE AREA:	17,235 sf
1% RENTABLE SF ADJUSTMENT	172 sf
RENTABLE AREA GRAND TOTAL:	17,063 sf

UNIT DATA	1st	2nd	3rd	
STUDIO	0	2	2	4
1 BDRM	4	9	9	22
1 BR DEN	0	2	2	4
TOTAL:	4	13	13	30 units

BEDROOM COUNT: 30 bdrms

PARKING:

PARKING PROVIDED:	12 stalls
BIKES RACKS:	31 Bikes

BUILDING DATA:

TOTAL SQ FT (W/O GARAGE)	20,308 sf
GARAGE	4,430 sf
TOTAL BUILDING SQ. FT	24,738 gsf
RENTABLE AREA	17,063 sf

7,538 / 8,410 = 90 % EFFICIENT

UNIT RENTABLE AREAS		
Unit Type	Rentable Area	Units
LEVEL 1		
1BR	542 SF	1
1BR-1	891 SF	2
		1,433 SF
LEVEL 2		
1BR	4,121 SF	7
1BR DEN	1,324 SF	2
STUDIO	1,881 SF	4
		7,326 SF
LEVEL 3		
1BR	4,121 SF	7
1BR DEN	1,324 SF	2
STUDIO	1,881 SF	4
		7,326 SF
TOTAL:	16,085 SF	

GROSS SQUARE FEET BY FLOOR	
Usage	Area (GSF)
LEVEL 1	
1BR	542
1BR-1	891
ACCESSORY	633
AMENITY	846
CIRCULATION	418
LOBBY	230
PARKING	4,777
8,336	
LEVEL 2	
1BR	4,121
1BR DEN	1,324
CIRCULATION	905
STUDIO	1,881
8,231	
LEVEL 3	
1BR	4,121
1BR DEN	1,324
CIRCULATION	905
STUDIO	1,881
8,231	
TOTAL:	24,798 GSF

1501 COMO AVE. APARTMENTS

Minneapolis, MN

June 20, 2016

Cover Sheet

16-026.0



1501 COMO AVE. APARTMENTS

Minneapolis, MN

June 20, 2016

Site Context

16-026.0



EXISTING SITE



VIEW LOOKING SW FROM SITE



VIEW LOOKING SE FROM SITE

1501 COMO AVE. APARTMENTS

Minneapolis, MN

June 20, 2016

Street View Context

16-026.0



Google

VIEW FROM EAST LOOKING AT SITE



Google

BUILDING WEST OF SITE



Google

BUILDING SOUTH OF SITE

1501 COMO AVE. APARTMENTS

Minneapolis, MN

June 20, 2016

Street View Context

16-026.0



1501 COMO AVE. APARTMENTS

Minneapolis, MN

June 20, 2016

Overall Site Plan

16-026.0



SCALE: 1/16" = 1'-0"

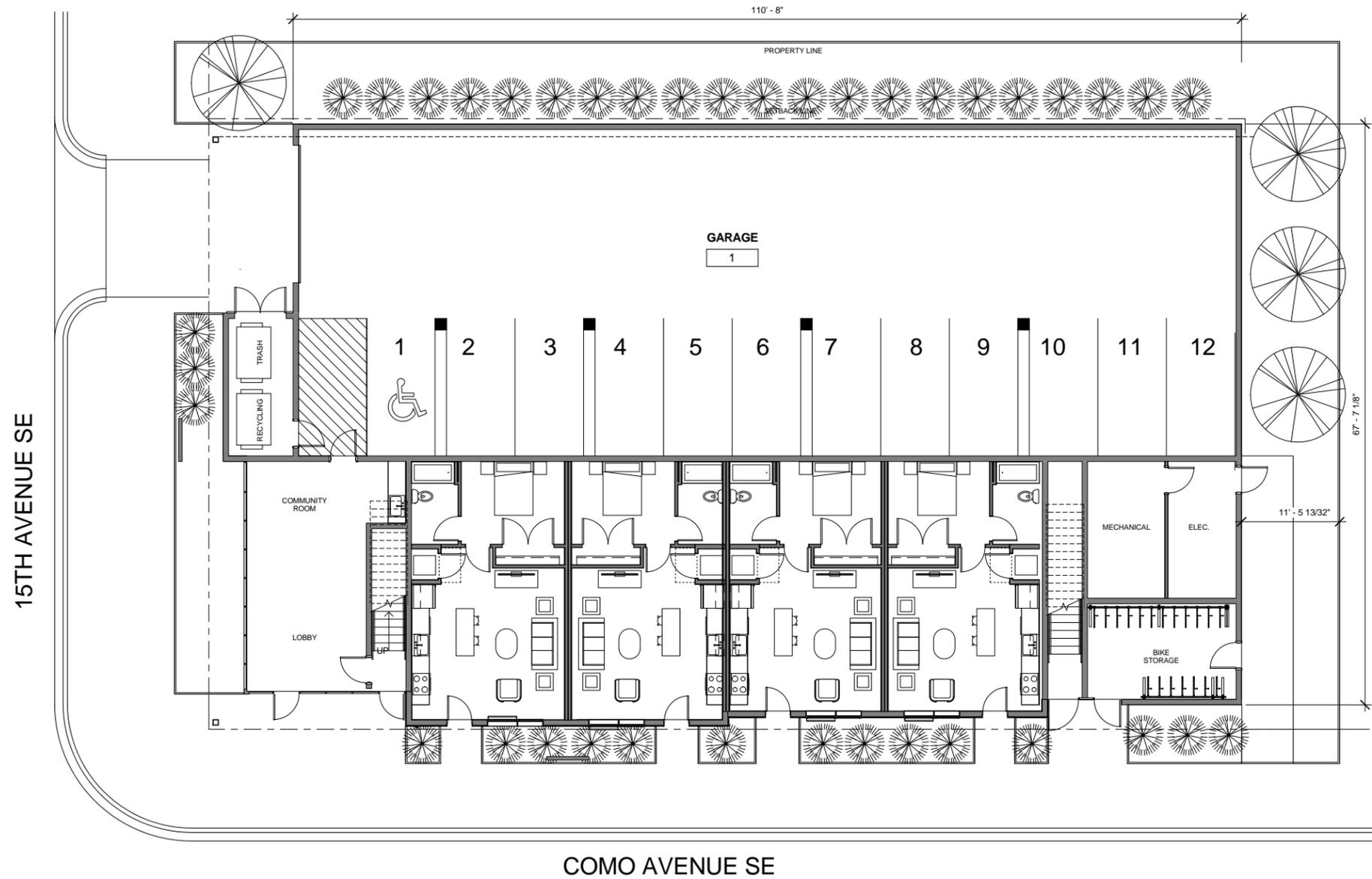
1501 COMO AVE. APARTMENTS

Minneapolis, MN

June 20, 2016

Site Plan

16-026.0



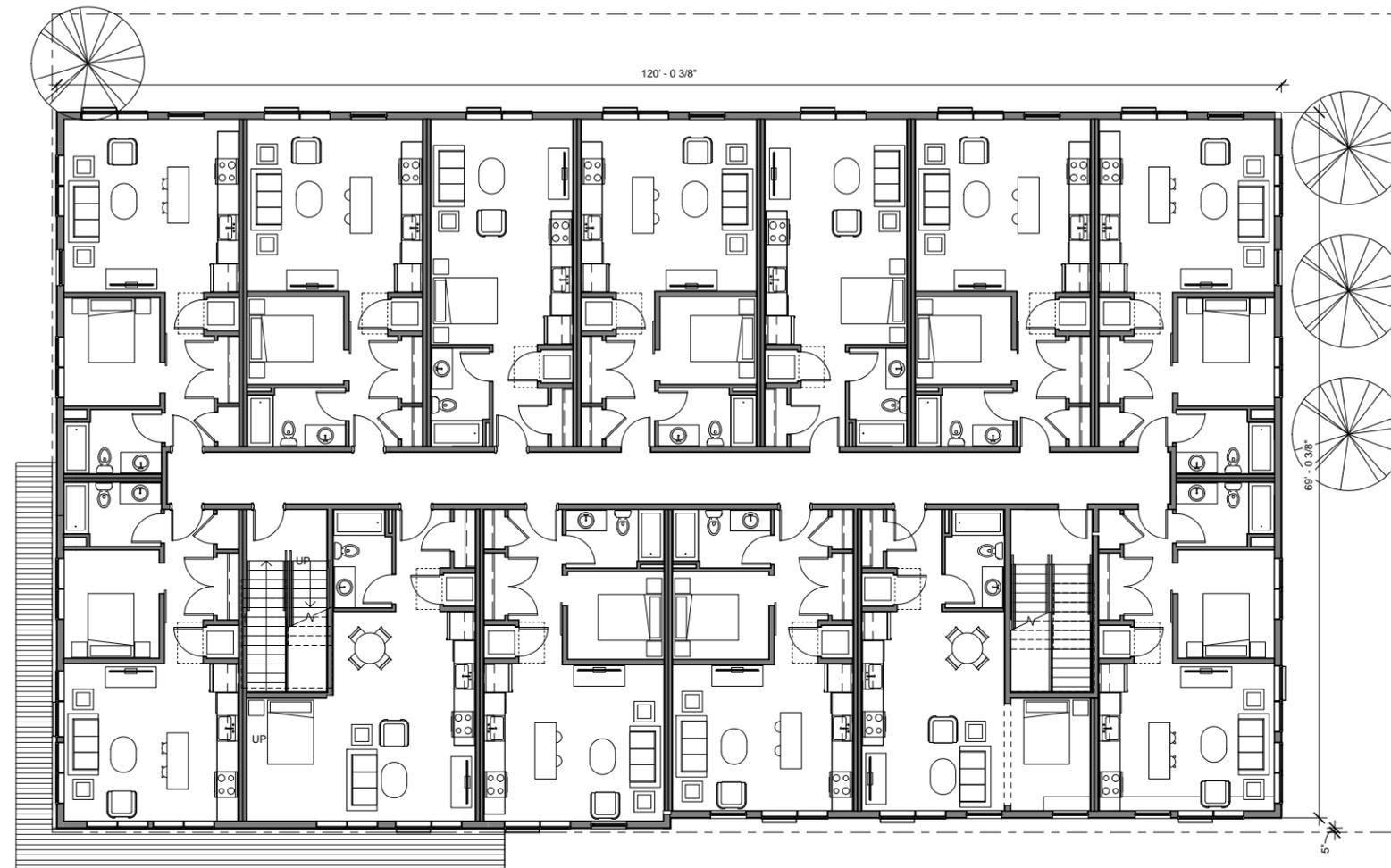
1501 COMO AVE. APARTMENTS

Minneapolis, MN

June 20, 2016

Floor Plan

16-026.0



SCALE: 1/16" = 1'-0"

1501 COMO AVE. APARTMENTS

Minneapolis, MN

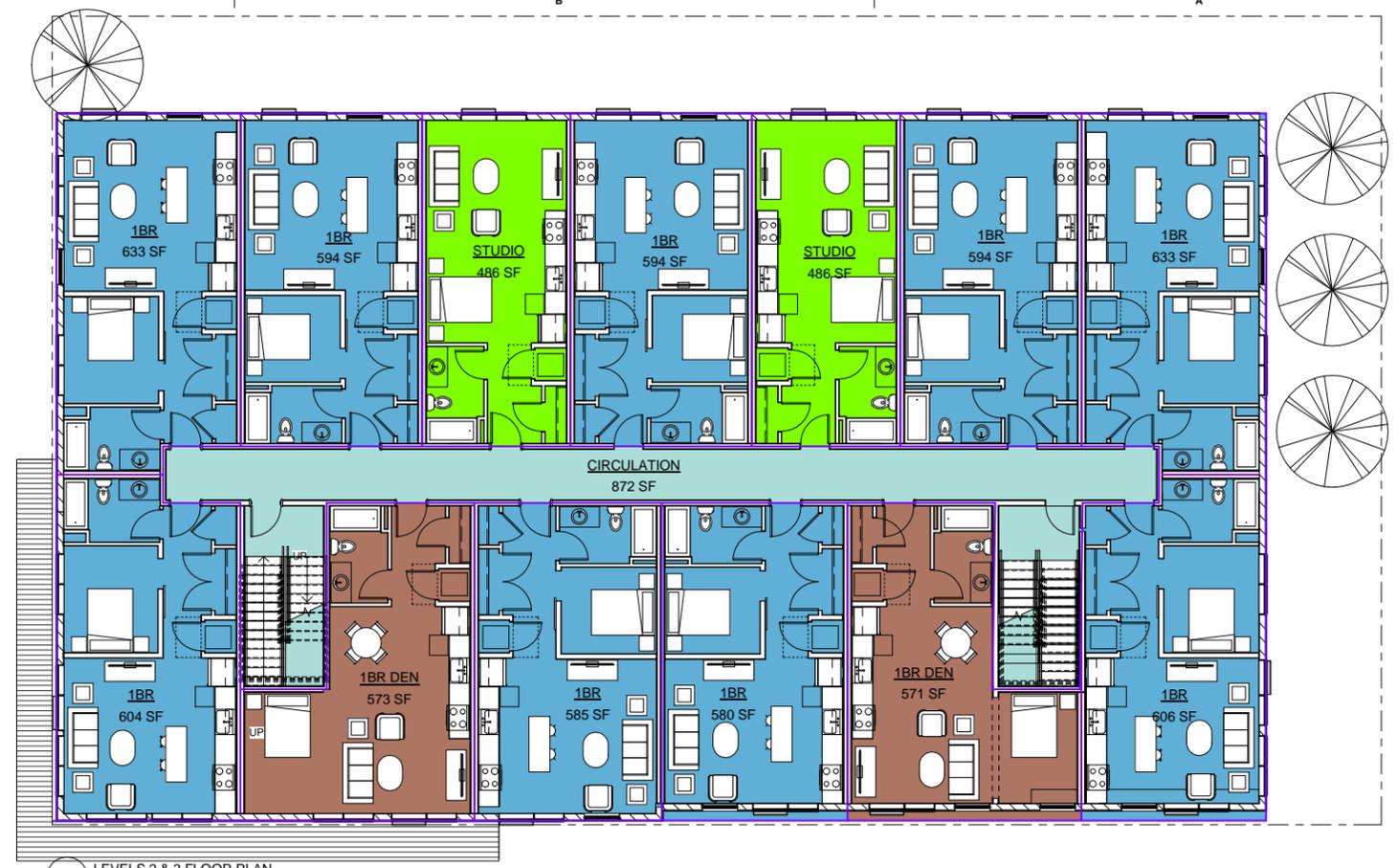
June 20, 2016

Floor Plan

16-026.0

Rentable Area Legend

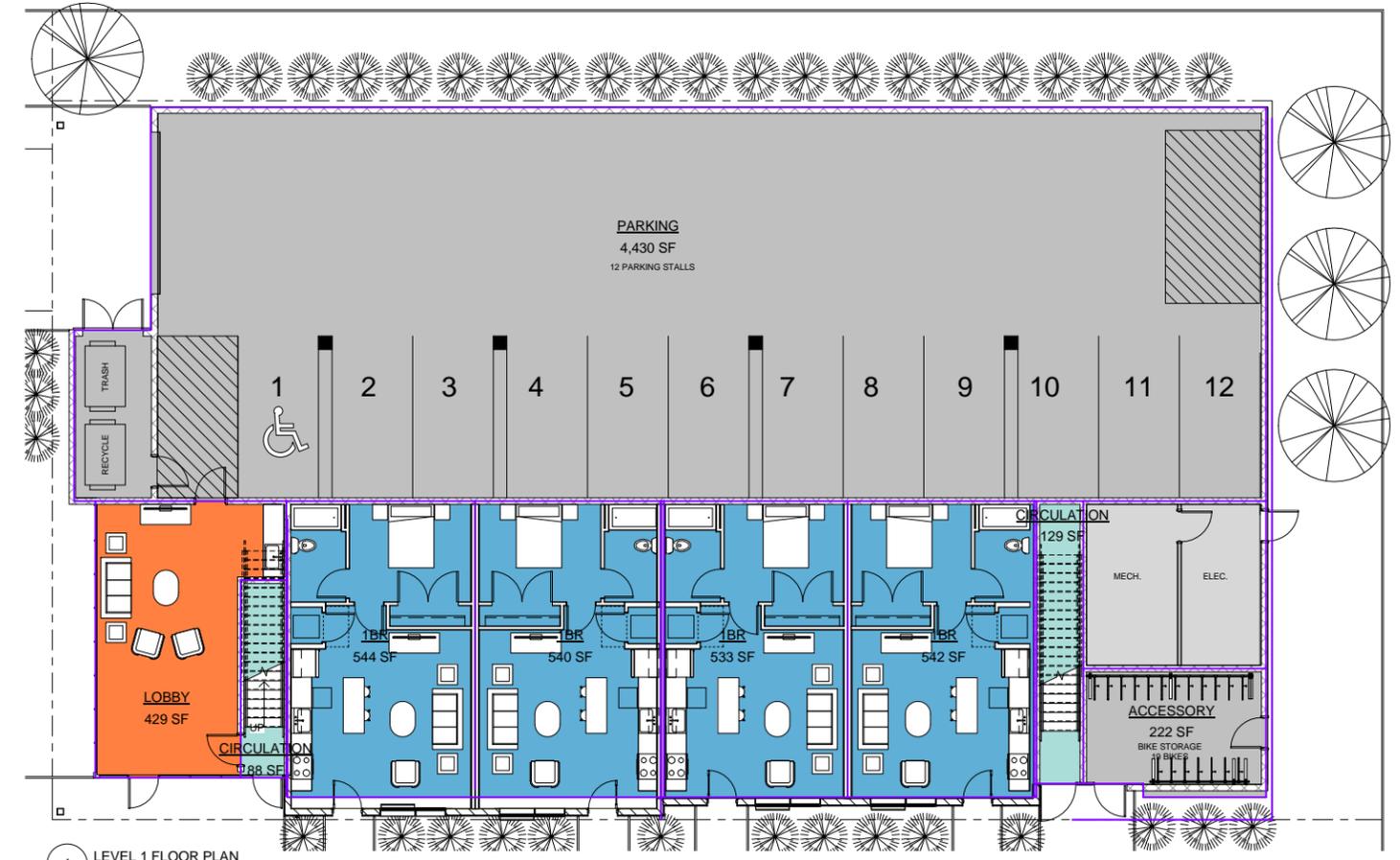
- 1BR
- 1BR DEN
- CIRCULATION
- STUDIO



2 LEVELS 2 & 3 FLOOR PLAN
1/8" = 1'-0"

Rentable Area Legend

- 1BR
- ACCESSORY
- CIRCULATION
- LOBBY
- PARKING



1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

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STRUCTURAL

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COMO APARTMENTS
1501 Como Avenue Minneapolis, MN

RENTABLE AREA PLANS

X000

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 in the State of Minnesota.

APPROVER: _____
FRONT NAME: _____
LICENSE NUMBER: _____
EXPIRES: 6/30/16

Project #: 16-026
Date: 6.20.16
Drawn by: TH
Checked by: SN



1501 COMO AVE. APARTMENTS

Minneapolis, MN

June 20, 2016

Rendering

16-026.0



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

1501 COMO AVE. APARTMENTS

Minneapolis, MN

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Elevations

16-026.0 SCALE: 1/16" = 1'-0"