

## LAND USE APPLICATION SUMMARY

*Property Location:* 2806 and 2810 Park Ave  
*Project Name:* Park Ave Flats  
*Prepared By:* Shanna Sether, Principal City Planner, (612) 673-2307  
*Applicant:* Valarian, LLC  
*Project Contact:* Michael Margulies  
*Request:* To construct a new three-story, forty-unit multiple-family dwelling.  
*Required Applications:*

<b>Variance</b>	To reduce the required front yard setback along Park Ave from 17 ft. 9 in. to 15 ft. for the proposed structure.
<b>Site Plan Review</b>	For a new three-story, forty-unit multiple-family dwelling.

## SITE DATA

<b>Existing Zoning</b>	R5 Multiple-Family District
<b>Lot Area</b>	11,830 square feet / .27 acres
<b>Ward(s)</b>	6
<b>Neighborhood(s)</b>	Phillips West
<b>Future Land Use</b>	Urban Neighborhood
<b>Goods and Services Corridor</b>	Chicago Ave (two blocks east)
<b>Built Form</b>	Transit 10

Date Application Deemed Complete	May 7, 2020	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	July 6, 2020	End of 120-Day Decision Period	Not applicable



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## BACKGROUND

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**SITE DESCRIPTION AND PRESENT USE.** The properties located at 2806 and 2810 Park Ave S are presently vacant. There is a shared driveway along the south property line of 2810 Park Ave S that allows for access to the adjacent dwelling to the south.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a generous mix of uses in the immediate area. The 2800-blocks of Penn Ave are a mix of low-high density residential. The property is two blocks west of the Abbott Northwestern campus along Chicago Ave and one block north of the Midtown Greenway. Midtown Exchange is located two blocks southeast of the site.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a new three-story, multiple-family dwelling with 40 units. The proposed project qualifies for the transit incentive due to proximity to the MetTransit #5 High-Frequency Bus and the applicant is not proposing off-street vehicle parking. The existing shared driveway along the south property line of 2810 Park Ave will be improved and provide access for trash pick-up and bicycles, as well as, serve the adjacent property at 2812 Park Ave.

The property at 2806 Park Ave is presently owned by the City of Minneapolis – Community Planning and Economic Development Department. The property is completing a land sale to the applicant through the City process. Due to the disposition, 20% of the dwelling units, 8 are required to be provided at an affordable rate of 60% of the Area Median Income.

**PUBLIC COMMENTS.** No public comments have been received at the time of preparing the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

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## ANALYSIS

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### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard setback from 17 ft. 9 in. to 15 ft. based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Staff finds that practical difficulties exist in complying with the minimum front yard setback due to circumstances unique to the parcel, including the location of the adjacent dwellings, the irregular platting of the block, existing easements at the NW corner of the property and the shared driveway along the south property line. The minimum front yard setback in the R5 District is 15 ft., however, the front yard is increased when the adjacent dwellings are set back further from the front property line. In this case, the location of the adjacent dwellings increases the front yard setback from 15 ft. to 17 ft. 9 in. Further, the block was platted at only 250 ft. and is absent a public alley. The previous property owners have had to work together to create shared driveways and easements to allow access to off-street parking at the rear of the properties. In addition, the lots are platted irregularly and vary in depth from 135 ft. to 125 ft. adding to the complexity in placing the structure on the property. Finally, the property has existing easements at the northwest corner of the property and a shared driveway along the south property line. These encumbrances reduce the area to build on the existing properties. These circumstances were not created by the applicant.



2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Minimum yard requirements are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. Staff finds that the proposed location of the new multiple-family dwelling is reasonable and consistent with the required minimum front yard setback in the R5 District of 15 ft. The front yard will be landscaped with new trees and shrubs. *Minneapolis 2040* guides the site for Urban Neighborhood and a built form of Transit 10, which would significantly increase the development potential of the site.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance to reduce the minimum front yard setback from 17 ft. 9 in. to 15 ft. will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The minimum side and rear yards are maintained for the proposed three-story building, offering separation between uses. Park Ave has a general character of greater required front yards north of the property, but the 2800-block on both sides of Park Ave have reduced front yards. If the proposed setback variance is granted, it will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties. The area between the proposed structure and the public sidewalk will be landscaped with new trees and shrubs.

## **SITE PLAN REVIEW**

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

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### **Applicable Standards of Chapter 530, Site Plan Review**

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#### ***BUILDING PLACEMENT AND DESIGN***

##### **Building placement – Requires variance(s)**

- The first floor of the building is located 15 feet from the front lot line abutting Park Ave, which requires a variance to reduce the front yard setback.
- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The area between the building and lot line includes landscaping.

##### **Principal entrances – Meets requirements**

- The building is oriented so that at least one principal entrance faces the front property line.
- All principal entrances are clearly defined and emphasized through the use of a metal canopy and signage.

##### **Visual interest – Requires alternative compliance**

- The building walls provide architectural detail and contain windows in order to create visual interest.
- There is one blank wall facing west, 33 ft. in length and the applicant is seeking alternative compliance.

##### **Exterior materials – Meets requirements**



- The applicant is proposing brick, fiber-cement panel, and wood siding as the building's primary exterior materials. Each elevation would comply with the City's durability standards for exterior materials. Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City's policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

**Percentage of Exterior Materials per Elevation**

Material	Allowed Max	North	South	East	West
Brick (face)	100%	15%	18%	33%	48%
Glass	100%	31%	27.5%	25%	10%
Fiber Cement ( $\geq 5/8"$ )	75%	32%	32%	16%	25%
Fiber Cement ( $<5/8"$ )	30%	22%	22.5%	26%	17%

**Windows – Meets requirements**

- For residential uses, the zoning code requires that no less than 20 percent of the walls on the first floor, and no less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway shall be windows. The project is in compliance with the minimum window requirement.
- All windows are vertical in proportion and are evenly distributed along the building walls.

**Window Requirements for Residential Uses**

Floor	Code		Proposed	
1st floor	20% minimum	123 sq. ft.	30.5%	190 sq. ft.
2nd floor and above	10% minimum	62 sq. ft.	30.5%	190 sq. ft.

**Ground floor active functions – Meets requirements**

- The ground floor facing Park Ave contains 82 percent (57 ft. 8 in.) active functions. At least 70 percent of the first-floor building frontage facing the public street, public sidewalk, or public walkway contains active functions.

**Roof line – Meets requirements**

- The principal roof line of the building will be flat, which is similar to surrounding buildings.

**Parking garages – Not applicable**

- There are no parking garages proposed as part of this project.

**ACCESS AND CIRCULATION****Pedestrian access – Meets requirements**

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk.



**Transit access – Not applicable**

- No transit shelters are proposed as part of this development.

**Vehicular access – Meets requirements**

- Vehicular access and circulation have been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. The applicant is proposing to improve an existing shared driveway along the south property line to access the trash and enclosed bicycle storage. The shared driveway will also continue to serve the adjacent property to the south at 2812 Park Ave.
- Curb cuts have been consolidated.
- There are no public alleys adjacent to the site.
- Service vehicle access does not conflict with pedestrian traffic.
- The proposed site plan minimizes the use of impervious surfaces.

**LANDSCAPING AND SCREENING****General landscaping and screening – Requires alternative compliance**

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 3,155 square feet of landscaping on site, or approximately 66.5 percent of the site not occupied by buildings.
- The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 2 and the applicant is proposing a total of 3 trees, but only one meets the definition of canopy tree. The applicant is seeking alternative compliance.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 10 and the applicant is proposing 22 shrubs.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

**Landscaping and Screening Requirements**

Requirement	Code	Proposed
Lot Area	--	11,840 sq. ft.
Building Footprint	--	7,097 sq. ft.
Remaining Lot Area	--	4,743 sq. ft.
Landscaping Required	948.6 sq. ft.	3,155 sq. ft.
Canopy Trees (1:500 sq. ft.)	2 trees	2 trees
Shrubs (1:100 sq. ft.)	10 shrubs	22 shrubs

**Parking and loading landscaping and screening – Not applicable**

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.

**Additional landscaping requirements – Meets requirements**



- Information included in the landscape plan indicates that the plant materials, and installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

#### **ADDITIONAL STANDARDS**

##### **Concrete curbs and wheel stops – Meets requirements**

- The driveway is designed with discontinuous curbing to provide on-site retention and filtration of stormwater.

##### **Site context – Meets requirements**

- There are no important elements of the city, such as parks, greenways and significant buildings near the site that will be obstructed by the proposed building.
- This building should have minimal shadowing effects on public spaces and adjacent properties.
- This building has been designed to minimize the generation of wind currents at ground level.

##### **Crime prevention through environmental design – Meets requirements**

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

##### **Historic preservation – Not applicable**

- This site is neither historically designated or located in a designated historic district, nor has it been determined to be eligible for designation.

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#### **Applicable Regulations of the Zoning Ordinance**

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The proposed use is permitted in the R5 District.

##### **Off-street Parking and Loading – Meets requirements**

- The off-street vehicle parking requirement is one off-street parking space per dwelling for residential uses. The project, however, qualifies for the transit incentive due to proximity to the MetroTransit #5 high-frequency bus on Chicago Ave. This reduces the off-street parking requirement to 0.
- The minimum bicycle parking requirement is one space per two dwellings, or 20 bicycle spaces for the proposed 40-unit multiple-family dwelling. The applicant is proposing a bicycle storage room, accessed via the shared driveway. The bicycle storage room will store up to 36 bicycles within the enclosed building.
- There is no minimum off-street loading requirement for a multiple-family dwelling with 40 dwellings.



**Vehicle Parking Requirements Per Use (Chapter 541)**

Use	Minimum	Reductions	Minimum	Maximum	Proposed
Residential Dwellings	40	Transit Incentives (40)	0	--	0

**Bicycle Parking Requirements (Chapter 541)**

Use	Minimum	Short-Term	Long-Term	Proposed
Residential Dwellings	20	--	Not less than 90%	36 long-term spaces

**Loading Requirements (Chapter 541)**

Use	Loading Requirement	Loading Spaces	Proposed
Residential Dwellings	None	None	None

**Building Bulk and Height – Meets requirements**

- The applicant is proposing a new three-story, forty-unit multiple-family dwelling. The proposed structure complies with the building bulk and height requirements for a multiple-family dwelling in the R5 District.

**Building Bulk and Height Requirements**

Requirement	Code	Bonuses	Total	Proposed
Lot Area	--	--	--	11,830 sq. ft. / .27 acres
Gross Floor Area	--	--	--	21,214 sq. ft.
Max. Floor Area Ratio	2.0	+.4 affordable housing	2.4	1.8
Max. Building Height	4 stories or 56 feet, whichever is less			3 stories, 37 ft.

**Lot and Residential Unit Requirements – Meets requirements**

- The proposed project complies with the lot and residential unit requirements in the R5 District.
- The proposed dwelling units meet the minimum gross floor area requirement of 350 sq. ft. per efficiency unit. The applicant is proposing to construct a new residential building with 40 studio dwelling units. They range in areas of 406 sq. ft. to 541 sq. ft.
- Inclusionary housing is not required. The applicant has purchased one of the properties from CPED and will be required to comply with any affordable housing requirements as a condition of the purchase.

**Lot and Residential Unit Requirements Summary**

Requirement	Code	Proposed
Min. Lot Area	5,000 sq. ft.	11,830 sq. ft.



<b>Min. Lot Width</b>	40 ft.	88 ft. 9 in.
<b>Max. Impervious Surface Area</b>	85%	73.3%
<b>Max. Lot Coverage</b>	70%	60%
<b>Dwelling Units (DU)</b>	--	40 DUs
<b>Density (DU/acre)</b>	--	148 DU/acre

**Yard Requirements – Requires variance(s)**

- The applicant is seeking a variance to reduce the minimum front yard setback along Park Ave from 17 ft. 9 in. to 15 ft. for the proposed structure.

**Minimum Yard Requirements**

<b>Setback</b>	<b>Zoning District</b>	<b>Overriding Regulations</b>	<b>Total Requirement</b>	<b>Proposed</b>
<b>Front (East)</b>	15 ft.	17 ft. 9 in.	17 ft. 9 in.	15 ft.
<b>Interior Side (North)</b>	9 ft.	--	9 ft.	9.5 ft.
<b>Interior Side (South)</b>	9 ft.	--	9 ft.	9.5 ft.
<b>Rear (West)</b>	9 ft.	--	9 ft.	9.6 ft.

**Signs – Meets requirements**

- All signs are subject to Chapter 543, On-Premise Signs.
- The applicant is proposing an awning sign. The applicant will be required to submit a separate sign permit application for any signage that is proposed. A multiple-family dwelling in the R5 District is limited to one (1) nonilluminated wall identification sign not exceeding thirty-two (32) sq. ft. and a maximum height of twenty (20) ft. or top of wall, whichever is less.

**Signage Summary**

<b>Type</b>	<b>Max. Size Allocation</b>	<b>Max. Area Per Sign</b>	<b>Proposed Area</b>	<b>Max. Height</b>	<b>Proposed Height</b>
<b>Attached</b>	--	32 sq. ft.	12 sq. ft.	20 ft.	10 ft. 6 in.

**Screening of Mechanical Equipment – Meets requirements**

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements, including:

535.70. Screening of mechanical equipment.

- In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact on all sides of the equipment from adjacent streets, public paths, and adjacent properties as observed from ground level using one (1) of the following methods. All screening shall be at least sixty (60) percent opaque and shall be at least as tall as the equipment it is intended to screen. All screening shall be kept in good repair and in a proper state of maintenance. Exterior mechanical equipment, including ductwork but not exhaust vents, shall not be located on street-facing building facades.



- 1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
    - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building Codes.
    - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
    - c. Off-premise advertising signs and billboards shall not be considered required screening.
  - b) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
  - c) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
  - d) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.
  - e) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:
    - 1) Minor equipment not exceeding one (1) foot in height.
    - 2) Mechanical equipment accessory to a single or two-family dwelling.
    - 3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.
- All mechanical equipment is enclosed within the building.

**Refuse Screening – Meets requirements**

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535: 535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- All refuse and recycling storage containers are located within the building.

**Lighting – Meets requirements with Conditions of Approval**

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including: 535.590. Lighting.
  - a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
  - b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
    - 1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.



- 2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
  - 3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
  - 4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
  - 5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- Staff is recommending that the applicant provide a lighting plan showing compliance with section 535.590 of the zoning code.

#### **Fences – Not applicable**

- Fences must comply with the requirements in Chapter 535. The applicant is not proposing fencing.

#### **Applicable Policies of the Comprehensive Plan**

The proposed use would be consistent with the applicable guidance and policies of *Minneapolis 2040 (2020)*:

<b>Future Land Use</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Urban Neighborhood</b>	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The proposed residential use is consistent with the guidance in the Urban Neighborhood future land use category. The applicant is proposing to add forty new dwelling units to an area well-served by transit and density rich. The immediate area has access to goods and services for future residents.
<b>Built Form</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Transit 10</b>	New and remodeled buildings in the Transit 10 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 10 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 10 district. Requests to exceed 10 stories will be evaluated on the basis of whether or not a taller building is a	The proposed dwelling is three stories in height, which is consistent with the built form guidance.



	reasonable means for further achieving Comprehensive Plan goals.	
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The following policies and action steps from *Minneapolis 2040 (2020)* apply to this proposal:

**Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.**

- a. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
- b. Allow the highest-density housing in and near Downtown.
- c. Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.
- d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.
- e. In neighborhood interiors farthest from downtown that today contain primarily single-family homes, achieve greater housing supply and diversity by allowing small-scale residential structures with up to three dwelling units on an individual lot.
- f. Encourage inclusion of units that can accommodate families in new and rehabilitated multifamily housing developments.

The applicant is proposing to add forty new dwelling units to an area well-served by transit and density rich. The immediate area provides convenient access to goods and services for future residents.

### Alternative Compliance

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Blank wall.** There is a 33-ft. long blank wall on the rear elevation, at the north end of the structure. There is a dwelling unit and stairs within the 33 ft. wall and staff finds that there are opportunities to break up the blank wall with windows or other architectural features. Staff does not recommend granting alternative compliance.
- **Canopy trees.** The applicant is seeking alternative compliance to provide one canopy tree, where two are required. The applicant is proposing a total of 3 trees, one maple, one crimson spire oak and one crimson Japanese maple. The crimson spire oak reaches the appropriate height, but does not provide a canopy. Staff is recommending that the planning commission grant alternative compliance based on the amount of area near the boulevard trees and that there is a total of three trees proposed.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Valarian LLC for the properties located at 2806 and 2810 Park Ave:

**A. Variance to decrease the front yard setback.**

Recommended motion: **Approve** the variance to reduce the minimum front yard setback along Park Ave from 17 ft. 9 in. to 15 ft.

**B. Site Plan Review.**



Recommended motion: **Approve** the site plan review for a new forty-unit, multiple-family dwelling, subject to the following conditions:

1. All site improvements shall be completed by June 1, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. The applicant shall provide architectural feature, recesses, projects, material changes, windows or similar to break up the blank wall facing east, in compliance with section 530.120 of the zoning code.
6. The applicant shall provide a lighting plan showing compliance with section 535.590 of the zoning code.

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## ATTACHMENTS

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1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Site plan
6. Plans
7. Building elevations
8. Renderings
9. Photos
10. PDR report

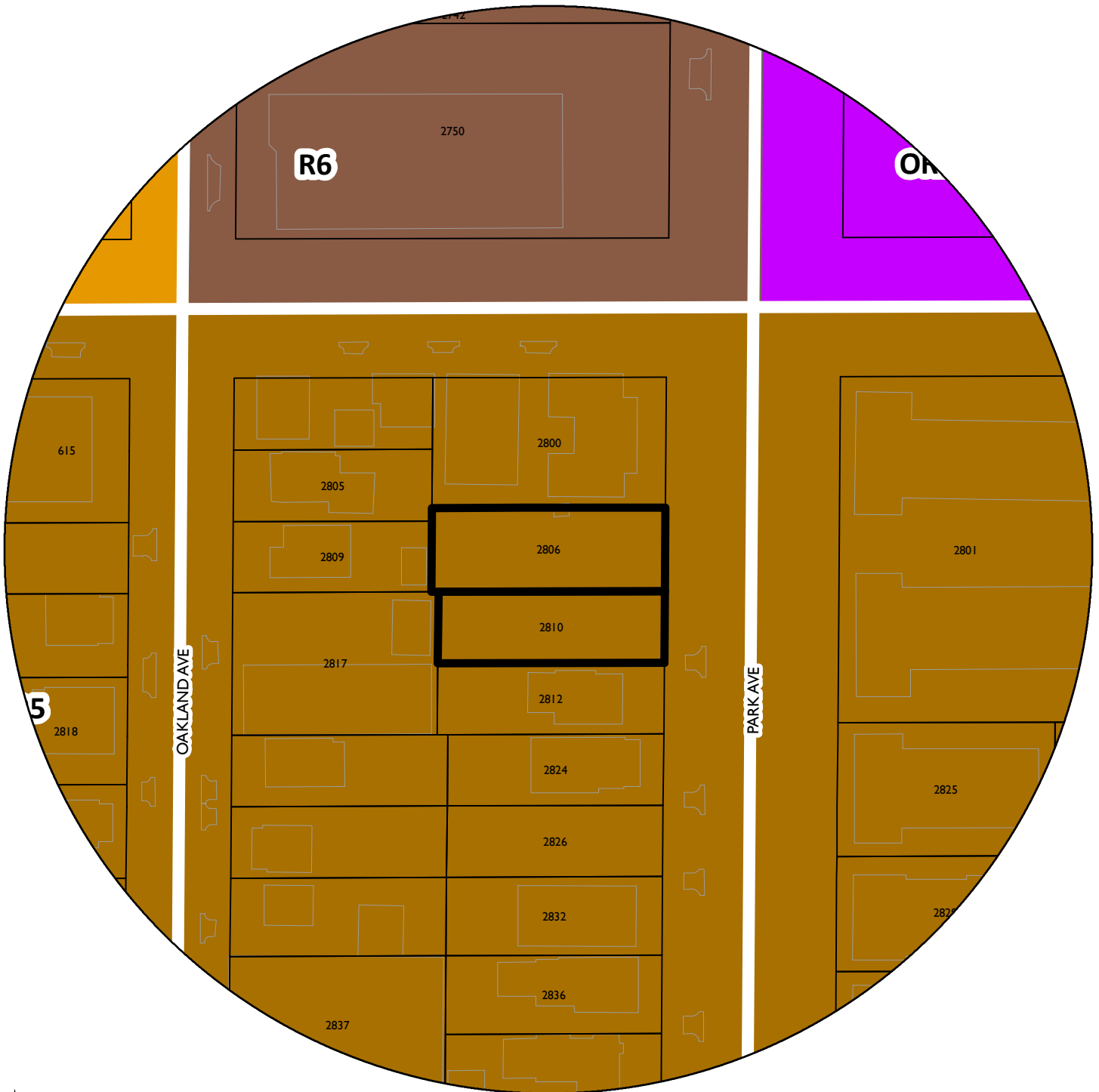


Valarian LLC

6th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2806 and 2810 Park Ave

FILE NUMBER

PLAN10862



# **PARK AVENUE FLATS**

## **Project Description**

The project is the development of a 40 unit multifamily residential building on a double lot located at 2806-2810 Park Avenue South in the Phillips West Neighborhood. The site is currently unimproved.. The Property is zoned RS, and is not located in any overlay district. This site is designated an urban neighborhood and lies within a Transit 10 area on the Built Form map included within the 2040 Comprehensive Plan.

The proposed 40 unit multifamily residential building consists of stories (37'-0" in height) with no parking spaces. The building provides 36 bicycle stalls that can be accessed directly from the inside, or by the paved drive south of the site.

The residential units encompass almost the entirety of each building level. The units are accessed directly from a central hallway on each floor. This hallway is reached by two stairwells. One of these stairwells exits directly to the rear of the building, while the other exits to Park Avenue South through a small lobby space. The trash and mechanical space are accessed from the driveway located on the south part of the site. The first floor consists of 12 studio apartments and comprise the entirety of the common spaces except for the hallway Floors two and three each contain 14 studio apartments. There is a locked hatch for roof top access in the west stairwell.

The primary exterior materials are cementitious lap / vertical siding, and brick. The brick is used to add a vertical accent through both the East & West facades. Compact HVAC systems within each unit vent to the outside in a visually unobtrusive manner.

The development seeks no rezonings, variances or conditional use permits. The Land Use Application for the project requests Site Plan Review.



## Findings of Fact

### Supporting Front Yard Set-Back Variance Requested for 2810 Park Avenue South

Applicant requests a variance to reduce the minimum the front yard setback on the East side of the Property from 17.9 feet to 15.0 feet based on the following:

*1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the front yard setback requirements due to circumstances unique to the parcel. The district minimum for front yards in this R5 zoned district is 15 feet. The front yard requirement is increased to 17' 9" in this case due to the established front yard setback of the adjacent single-family home. Complying with the minimum established setback in this location would create a discontinuity in the established street wall and would impede the project's ability to blend with surrounding urban character. Developing a small-scale multi-family building on a relatively narrow lot while maintaining all other required setbacks as well as providing functional space for the shared driveway on the South creates a practical difficulty for complying with the established front yard setback. Additional practical difficulties exist in complying with the minimum yard requirements while developing a multi-story multiple family structure with reasonably sized units and enclosed circulation. Multiple family buildings of this size typically require a double-loaded corridor with units on either side. Complying with yard requirements on a lot of this scale would require separate primary entrances and/or un-reasonably narrow unit sizes. This is a practical difficulty not created by the applicant. The proposed front setback is consistent with the established development pattern in the area.

*2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposed reduction in the minimum front yard setback is reasonable as the proposed setback will be compatible with surrounding development and will not create conflicts with surrounding properties or uses. The placement of the building will not interfere with access to adequate light, air and open space for surrounding uses. The proposed setback serves the intent of the ordinance and the City's land use policies, specifically the Minneapolis 2040 Plan guidance of this property as a Transit 10 built form area in a Neighborhood Mixed Use land use. The Comprehensive Plan envisions this as one in which higher density residential uses will replace lower density residential uses.



*3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting the variance would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The proposed variance will not alter the character of the surrounding area and will not be injurious to the use or enjoyment of nearby property. The proposed reduction would establish a setback that are materially consistent with the setbacks to the North and South. The surrounding area, fronting on and near high transit zones, is developed with a wide variety of uses, including commercial and multiple-family dwellings. As noted above, the redevelopment of the property with a new multiple-family dwelling would be consistent with the City's Transit 10/Neighborhood Mixed Use guidance for the property, replacing low density residential uses with residential uses of a much higher density. As proposed, the project will not negatively impact adjacent properties. The proposed variance would have no impact on public health, safety, or welfare.



VALERIAN LLC  
2007 W. Franklin  
Minneapolis MN 55405

April 17, 2020

Ward 6 Councilmember  
Minneapolis City Council  
350 South 5th Street, Room 307  
Minneapolis, MN 5541

**Re: Park Avenue Flats—2806-2810 Park Avenue South**

Dear Councilmember

Valerian LLC is the project representative for the contract purchaser of the property located at 2806-2810 Park Avenue Grand Avenue South. The property is unimproved with two residences located on a lot consisting of approximately 10,650 square feet. The property is zoned R5.

The developer intends to construct a new three story apartment building comprised of 40 studio sized units and is more fully described in the Project Description included in this letter.

Enclosed for your consideration are the following materials submitted to the City of Minneapolis as part of the Land Use and Site Plan Review Application for this project:

- Project Description
- Site Plan;
- Building Elevations and data sheet;
- Colored renderings;
- Floor Plans;

Other than Site Plan Review, the project seeks no rezonings, variances or conditional use permits

Once land use approvals are obtained, the owner intends to proceed with construction this year



Please review this material and let me know if you have questions or comments. We would be happy to meet with staff if you have any questions regarding this project or would like to discuss it further

In the meantime, if you have any questions or comments, please feel free to contact me at the phone number or email address below.

Thank you very much.

*Michael S. Margulies*

Michael S. Margulies, for  
Valerian, LLC

Phone: (612) 205-0521

Email: [michaelmargulies7@gmail.com](mailto:michaelmargulies7@gmail.com)





## PROJECT DESCRIPTION & SITE BACKGROUND

The project is the development of a 40 unit multifamily residential building on a double lot located at 2806-2810 Park Avenue South in the Phillips West Neighborhood. The site is currently unimproved. The property is zoned R5, and is not located in any overlay district. This site is designated an urban neighborhood and lies within a Transit 10 area on the Built Form map included within the 2040 Comprehensive Plan. The proposed 40 unit multifamily residential building is 3 stories (37'-0" in height), with no parking spaces. The building will provide 36 bicycle stalls that can be accessed directly from the inside, or by the paved drive south of the site.

The residential units encompass almost the entirety of each building level. The units are accessed directly from a central hallway on each floor. This hallway is reached by two stairwells. One of these stairwells exits directly to the rear of the building, while the other exits to Park Avenue South through a small lobby space. The trash and mechanical space are accessed from the driveway located on the south part of the site. The first floor consists of 12 studio apartments, and the common use spaces of the building. Floors two and three each contain 14 studio apartments. There is a locked hatch for roof top access in the west stairwell.

The primary exterior materials are cementitious vertical siding, LP smart siding, and brick. The brick is used to add a vertical accent through both the East & West facades. Compact HVAC systems within each unit vent to the outside in a visually unobtrusive manner.

## PROJECT DATA

Address:	2806 & 2810 Park Avenue S Minneapolis, MN 55407	<b>Bicycle Parking Required</b>	
		Total Required:	.5 / unit = 20 racks
		Total Provided:	36 racks
<b>Site</b>		<b>Building Areas</b>	
Site Area:	11,830 sf or 0.2716 acres	Level 1 Gross Area:	7,098 sf
<b>Zoning</b>		Level 2 Gross Area:	7,058 sf
Current Zoning District:	R5	Level 3 Gross Area:	7,058 sf
<b>Building Height</b>		<b>Total Gross Area:</b>	21,214 gsf
Required Height:	4 Stories - Not to Exceed 56'-0"		
Proposed Height:	3 Stories ~ 37'-0"		
<b>Floor-Area Ratio</b>			
FAR R5 Allowed (Multifamily):	2.0 (23,660 sf)		
FAR Proposed:	1.50 (17,687 sf / 11,830 sf)		
<b>Parking Required</b>			
Total Required:	0 Spaces (within ¼ mile of high frequency transit)		
Total Provided:	0 Spaces		

**HL**  
Architects

VALERIAN  
LLC

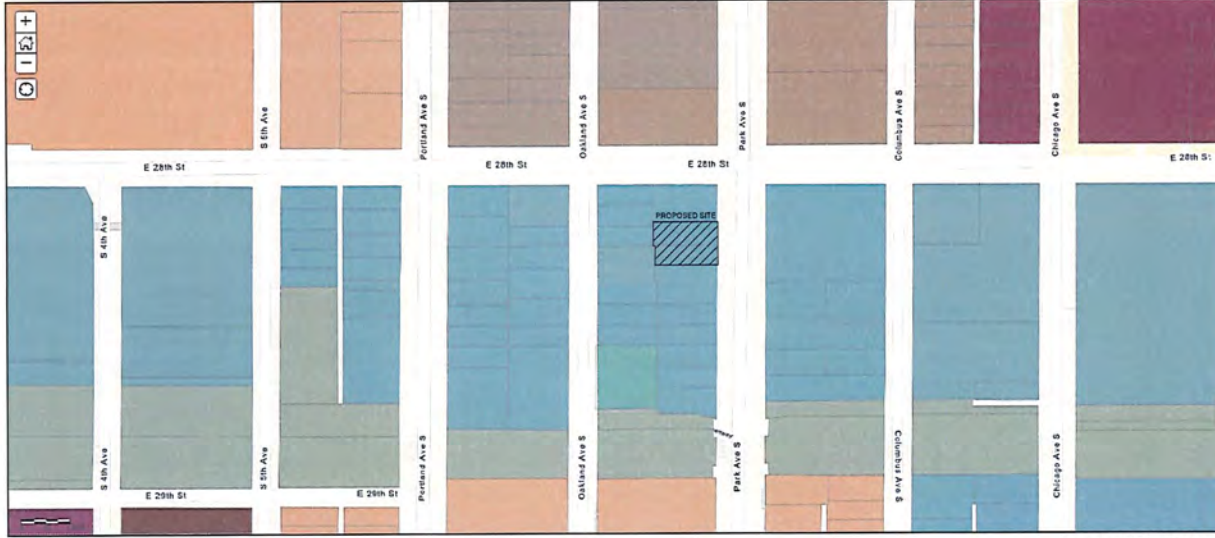
LUA SUBMITTAL  
PACKAGE  
April 17th, 2020

PARK AVENUE FLATS  
2806 & 2810 PARK AVENUE S.E. - PHILLIPS WEST, MN  
© 2020 HL Architects

COVER SHEET

001





2040 BUILT FORM MAP

2040 BUILT FORM KEY

- Interior 1
- Interior 2
- Interior 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15
- Transit 20
- Transit 30
- Cove 30
- Production
- Marine
- Transportation



2040 LAND USE MAP

2040 LAND USE KEY

- Community Mixed Use
- Corridor Mixed Use
- Destination Mixed Use
- Neighborhood Mixed Use
- Neighborhood Office and Services
- Park and Open Space
- Production Mixed Use
- Production and Processing
- Public, Office, and Institutional
- Transportation
- Urban Neighborhood

**HL**  
Architects

**VALERIAN**  
LLC

LUA SUBMITTAL  
PACKAGE  
April 17th, 2020

PARK AVENUE FLATS  
2040 LAND USE & BUILT FORM MAPS

2040 LAND USE & BUILT FORM MAPS

002



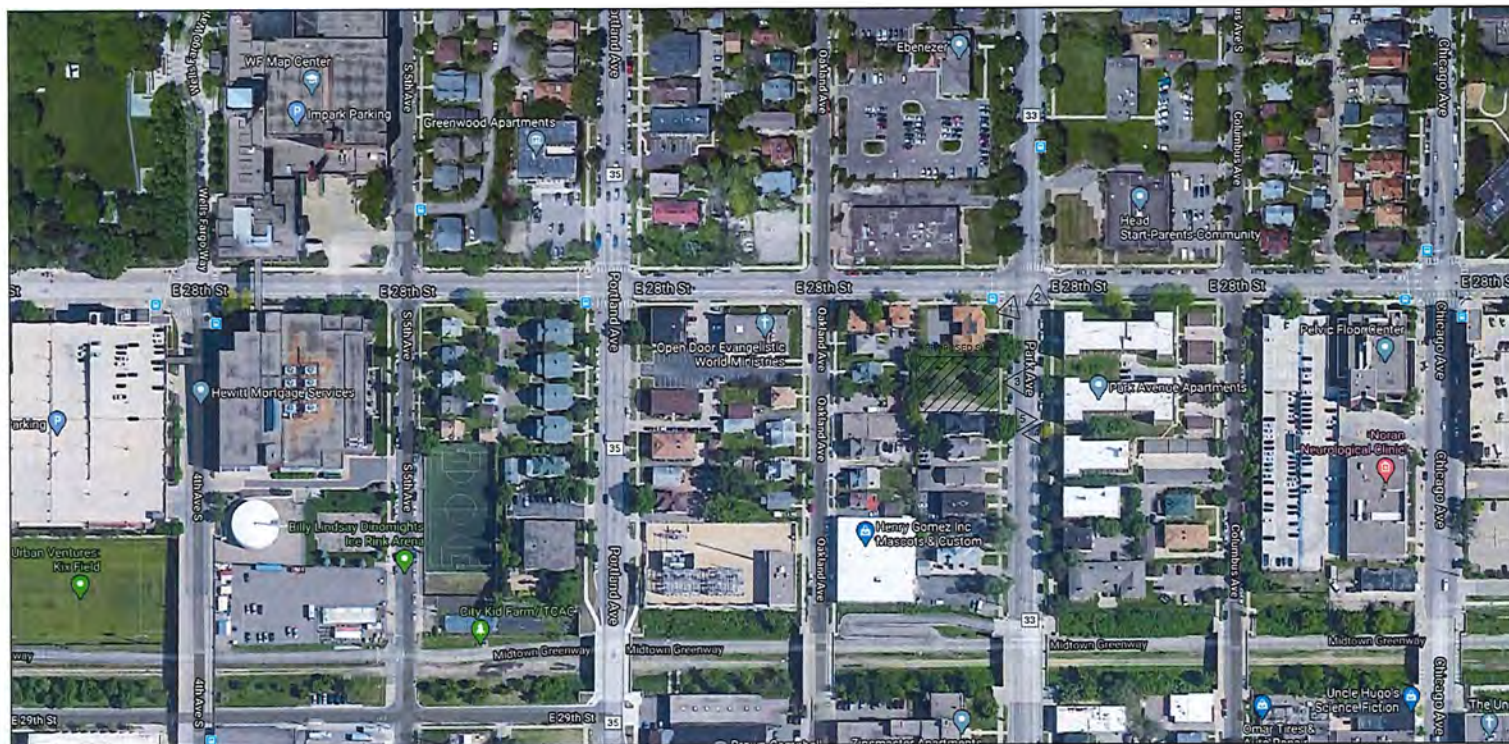


**H L**  
Architects

VALERIAN  
LLC

LUA SUBMITTAL  
PACKAGE

April 17th, 2020



PARK AVENUE FLATS

MANUSCRIPT ACCEPTED

## EXISTING SITE CONTEXT



KEMPER & ASSOCIATES INC.  
PROFESSIONAL LAND SURVEYORS  
721 OLD HIGHWAY 8 N.W.  
NEW BRIGHTON, MINNESOTA 55112  
651-631-0351  
FAX 651-631-8805  
email: kemper@pro-ns.net  
www.kempersurveys.com

**ZONING REQUIREMENTS**

ZONED R-5 - MULTIPLE FAMILY DISTRICT

MINIMUM LOT AREA - 5,000 SQ. FT.

MINIMUM LOT WIDTH - 40 FEET

MAX. FLOOR AREA RATIO - 0.5 OR 2,500 SQ. FT. OF GFA, WHICHEVER IS GREATER

MAXIMUM BUILDING HEIGHT - 2.5 STORIES NOT TO EXCEED 30 FEET

BUILDING SETBACKS:  
FRONT - 15 FEET  
SIDE - 5 FEET  
REAR - 5 FEET

(AS PER CITY OF MINNEAPOLIS ZONING CODE, CONTRACTOR TO VERIFY BEFORE ANY CONSTRUCTION OR DEMOLITION)

**LOT AREAS**

2806 PARK AVENUE  
LOT 30 = 6,494 SQ. FT. OR  
0.1491 ACRES

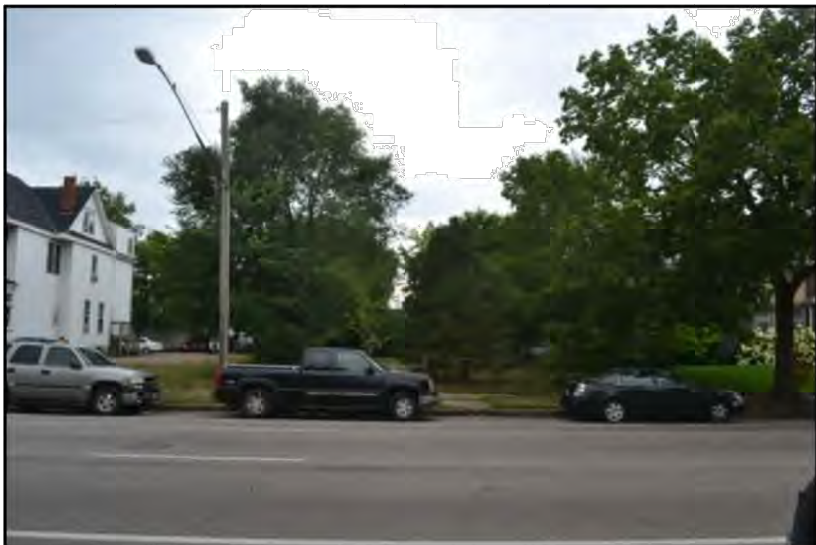
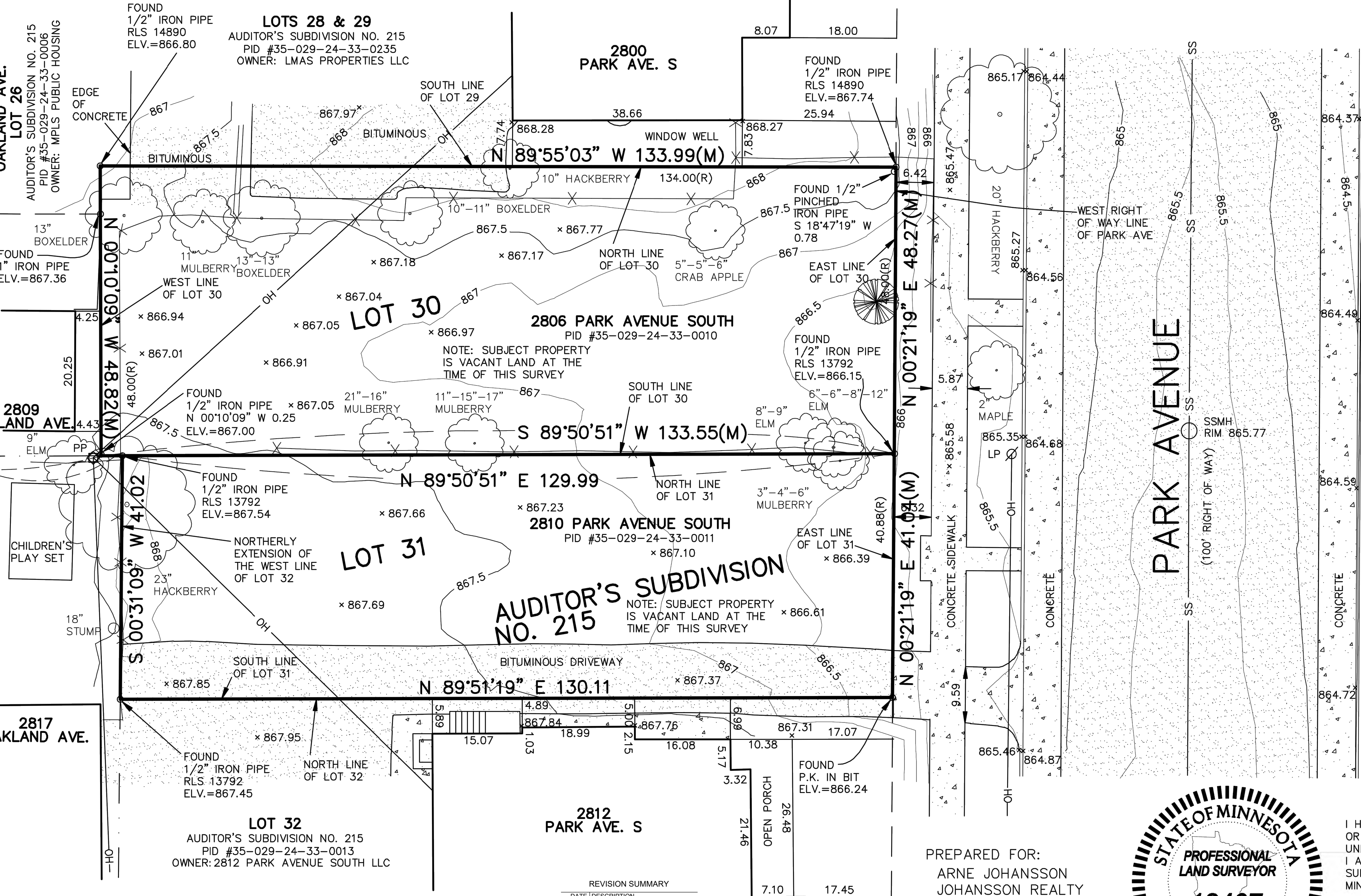
2810 PARK AVENUE  
PART OF LOT 31 = 5,336 SQ. FT. OR  
0.1225 ACRES

# CERTIFICATE OF SURVEY

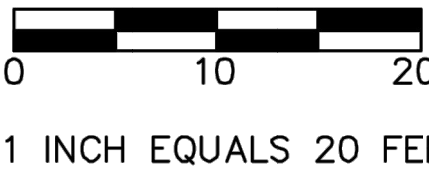
18126 (18126.DWG) D.B. DOUG POULIOT

## 2806 & 2810 PARK AVENUE SOUTH

CITY OF MINNEAPOLIS HENNEPIN COUNTY, MINNESOTA  
(EXISTING CONDITIONS)



2806 & 2810 PARK AVENUE



BASIS FOR BEARINGS:  
HENNEPIN COUNTY  
COORDINATE SYSTEM  
(NAD 83, 1996)

BASIS FOR ELEVATION:  
CITY OF MINNEAPOLIS  
MONUMENT NO. 330  
ELEV.=845.75 (NGVD 29)

(VIA REAL TIME GPS  
MEASUREMENTS UTILIZING  
MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
VRS NETWORK)  
CONTOUR INTERVAL=1/2 FOOT

### LEGAL DESCRIPTIONS

2806 PARK AVENUE  
DOC. NO. 6418896  
Lot 30, Auditor's Subdivision No. 215

2810 PARK AVENUE  
DOC. NO. A10513108  
That part of Lot 31, Auditor's  
Subdivision No. 215, Hennepin  
County, Minnesota, lying East of the  
West line of Lot 32, extended North

### LEGEND

- 867— EXISTING CONTOUR LINE
- × 867.23 EXISTING SPOT ELEVATION
- SSMH ○ SANITARY SEWER MANHOLE
- PP ⚙ POWER POLE
- GM □ GAS METER
- EM □ ELECTRIC METER
- X— CHAIN LINK FENCE
- LP ⊗ LIGHT POLE
- WV ⊗ WATER VALVE
- OH— OVERHEAD UTILITY LINES
- SS— SANITARY SEWER
- W— WATER MAIN/SERVICE
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER PLAT
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"



PREPARED FOR:  
ARNE JOHANSSON  
JOHANSSON REALTY  
5913 PLEASANT AVE. S,  
SUITE 105  
MINNEAPOLIS, MN 55419  
(612)-423-0202

I HEREBY CERTIFY THAT THIS SURVEY, PLAN,  
OR REPORT WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT  
I AM A DULY LICENSED PROFESSIONAL LAND  
SURVEYOR UNDER THE LAWS OF THE STATE  
MINNESOTA.

*Mark D. Kemper*  
MARK D. KEMPER, PLS 18407

DATED THIS 18TH DAY OF SEPTEMBER, 2018

REVISION SUMMARY	
DATE	DESCRIPTION

SITE SURVEY

V1.0



2806 & 2810 PARK AVE S, MINNEAPOLIS, MN 55407

**PARK PLACE APARTMENTS INC.**

5840 EMERSON AVE S, MINNEAPOLIS MN 55419

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.

ISSUE/SUBMITTAL SUMMARY

03/27/20	PDR SUBMITTAL
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[illegible]


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DRAWN BY:                           REVIEWED BY:                     

REVISION SUMMARY

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## REFERENCES

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

010


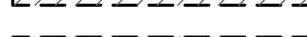



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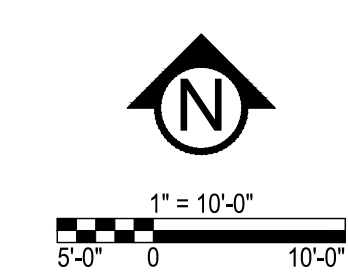
1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS, AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
17. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-232-1156) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE

## REMOVALS LEGEND:

REMOVALS LEGEND:	
	<p>EX. 1' CONTOUR ELEVATION INTERVAL</p> <p>REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PYMTS.</p>
	<p>REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.</p>
	<p>REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.</p>
	<p>TREE PROTECTION</p>
	<p>TREE REMOVAL - INCLUDING ROOTS AND STUMPS</p>



Know what's below.



4/17/2020 1:47 PM

C10

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CITY OF MINNEAPOLIS REMOVAL NOTES

1. ALL EXISTING AND PROPOSED UNDERGROUND PUBLIC UTILITIES (WATER, SANITARY, AND STORM DRAIN) SHALL BE SHOWN ON THE SITE PLAN WITH CORRESPONDING PIPE SIZES AND TYPES. FOR PUBLIC WATERMAIN INFRASTRUCTURE RECORDS CALL (612)673-2865. ANY EXISTING WATER SERVICE CONNECTIONS TO THE SITE SHALL BE NOTED ON THE PLANS FOR REMOVAL, AND SHALL BE REMOVED PER THE REQUIREMENTS OF THE UTILITY CONNECTIONS DEPARTMENT BEFORE ANY NEW SERVICES LINES CAN BE INSTALLED. CALL (612)673-2451 FOR MORE INFORMATION.
2. ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS EITHER CURRENTLY DEFECTIVE OR THAT IS DAMAGED DURING THE TIME OF SITE RE-DEVELOPMENT, MUST BE REMOVED AND REPLACED AT THE TIME OF

## EROSION CONTROL NOTES:

**EROSION CONTROL NUMBER**

## OWNER INFORMATION

**OWNER:** PARK PLACE APARTMENTS INC  
5840 EMERSON AVE S  
MINNEAPOLIS MN 55419

## OWNER DEVELOPER CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN. SIGNED BY PARTIES BELOW:

OWNER: \_\_\_\_\_

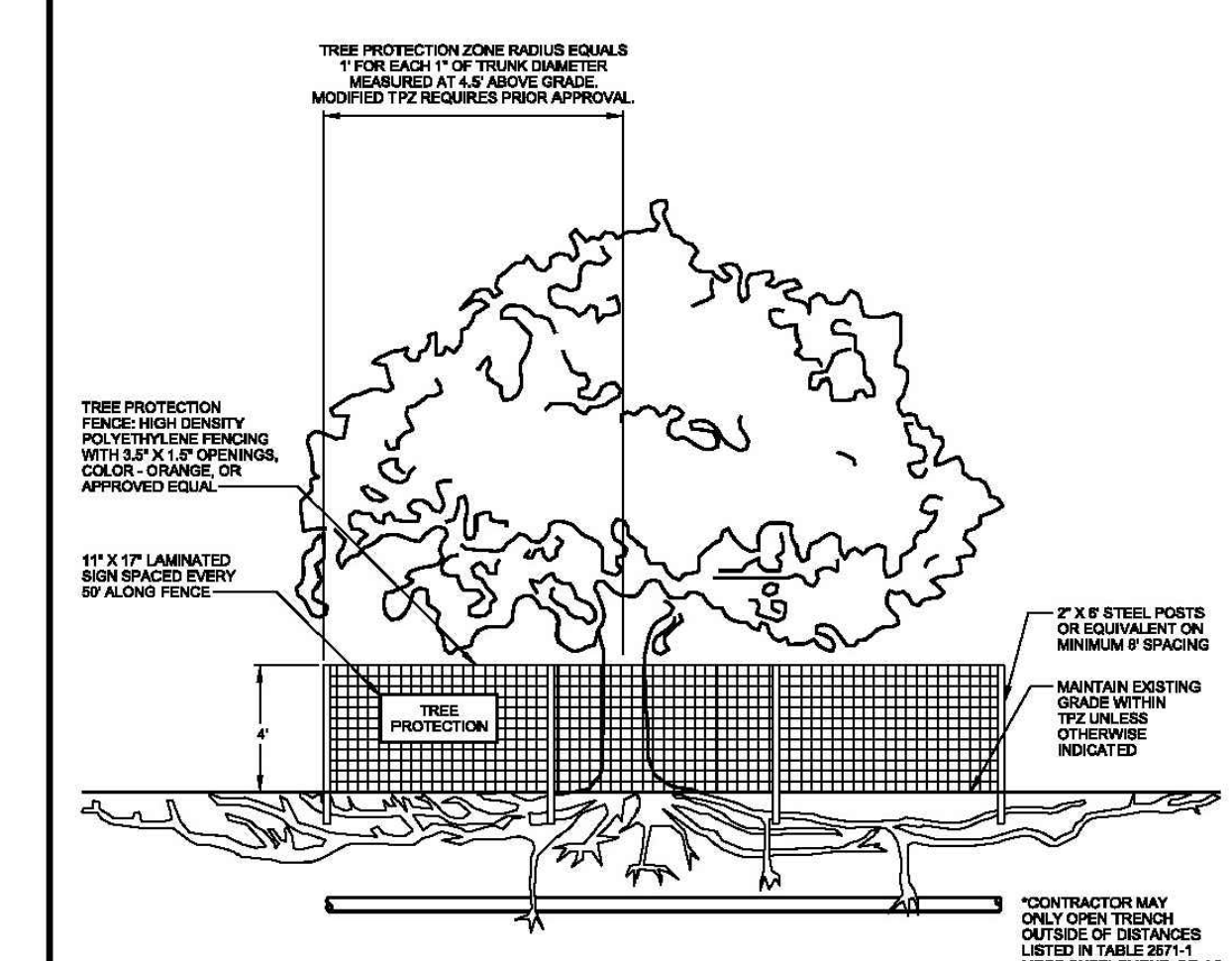
DEVELOPER:


20170001 270

CONTRACTOR: \_\_\_\_\_

**NOTES:**

- ① SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
- ② TREE PROTECTION FENCE MUST BE MAINTAINED UNTIL COMPLETION OF WORK.
- ③ NO TREE PRUNING SHALL BE DONE EXCEPT BY MPRB PRUNING PERMIT.
- ④ NO STORAGE OF MATERIALS OR OPERATION OF

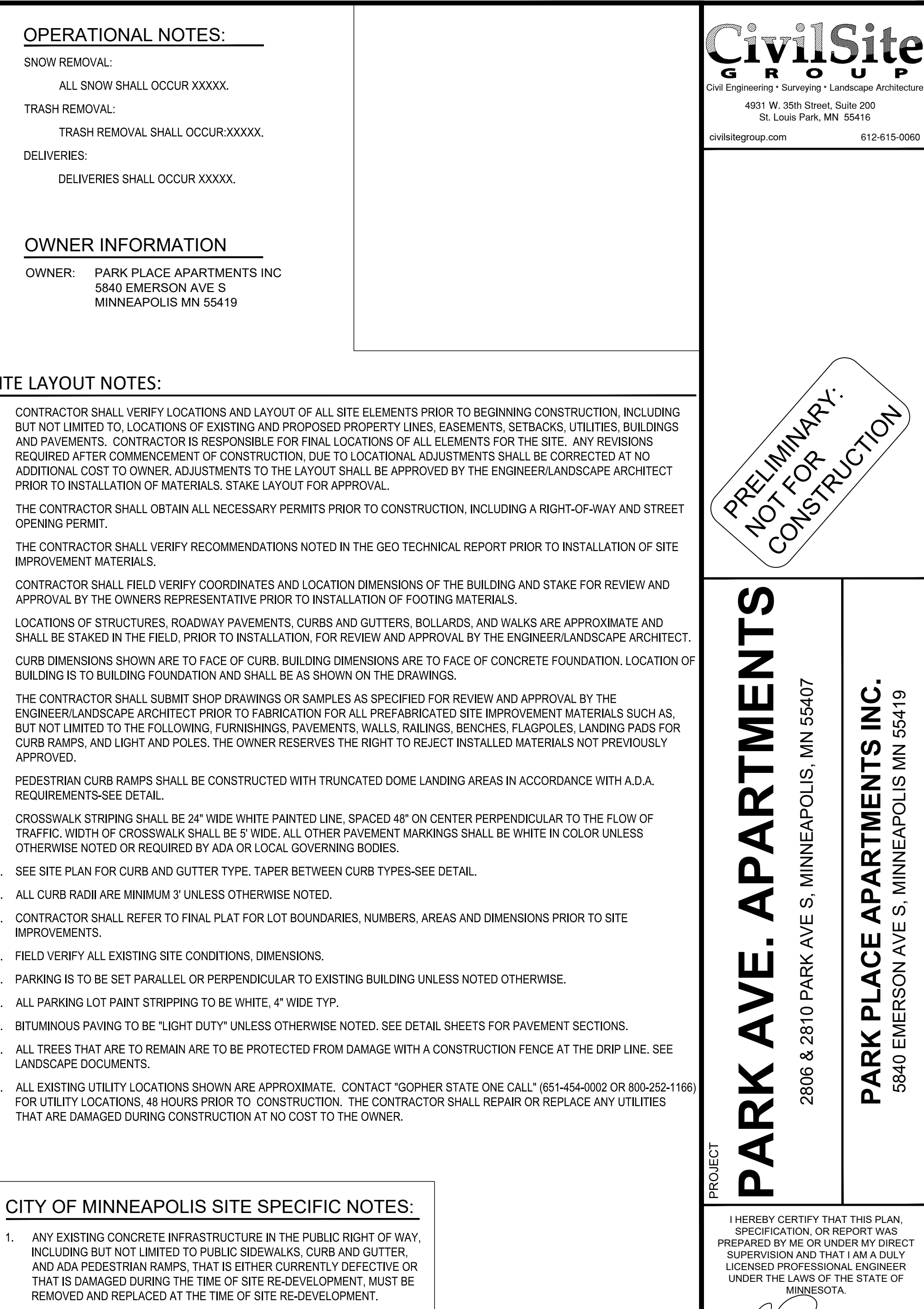


	DRW: CP	DATE: 2/19/16	<p align="center"><b>TREE PROTECTION ZONE (TPZ)</b></p>	<p align="center"><b>STANDARD PLATE NO. FORE-1001</b></p>
	APP: BCS	DATE: 2/19/16		

TREE PROTECTION ZONE (TPZ)

STANDARD  
PLATE  
NO.  
FORE-1001





SITE AREA TABLE:

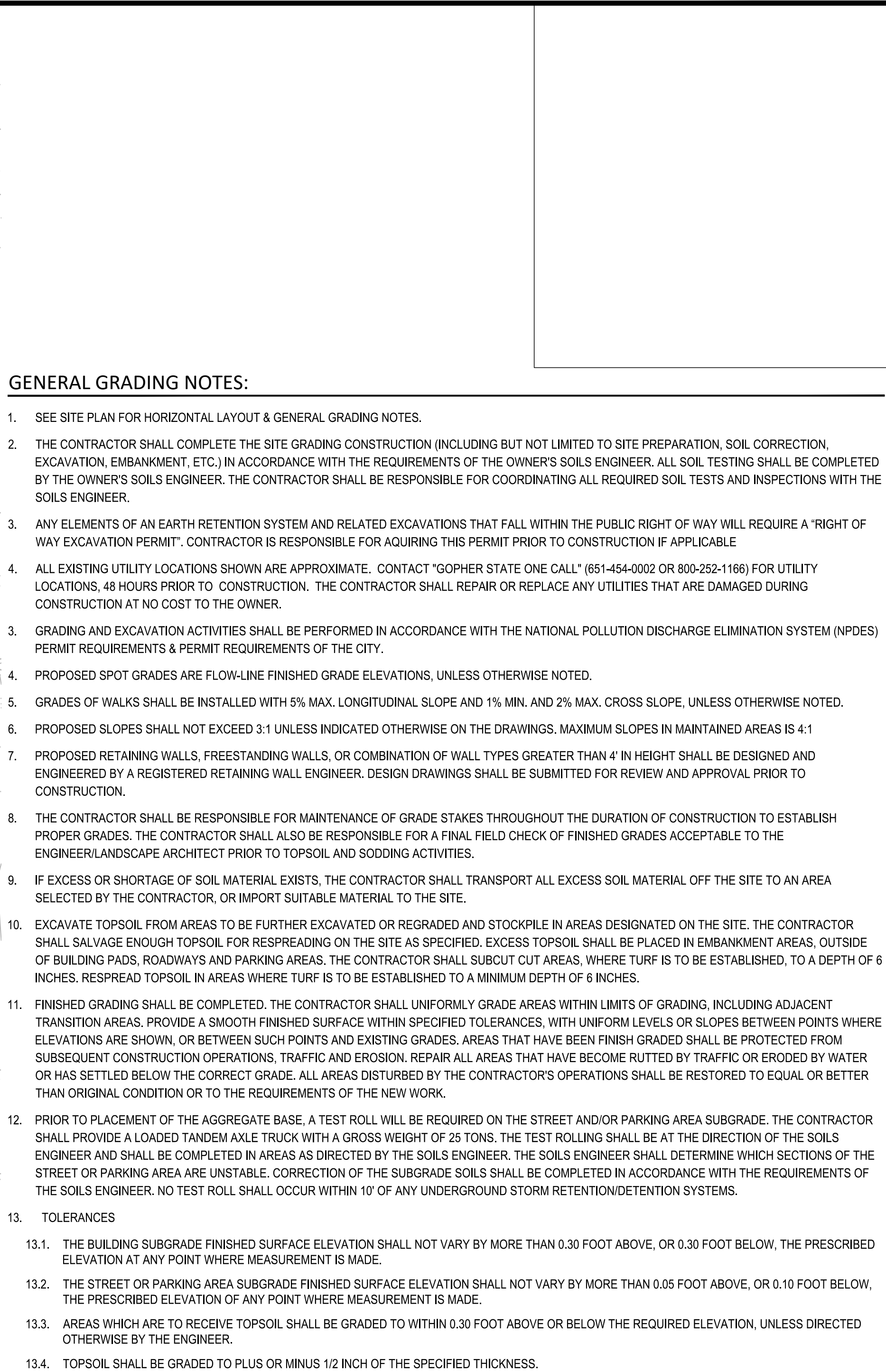
IMPERVIOUS SURFACE		
EXISTING CONDITION	1,484 SF	12.5%
PROPOSED CONDITION	8,685 SF	73.4%
DIFFERENCE (EX. VS PROP.)	7,201 SF	60.8%
IMPERVIOUS TOTAL	8,685 SF	73.4%

SITE PLAN

C2.0

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- OWNERS AND OPERATORS ARE RESPONSIBLE FOR COMPLYING WITH REGULATIONS AND OBTAINING ANY NECESSARY COVERAGE UNDER THE MPCA'S GENERAL PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. MN R100001).

SEE SWPPP ON SHEETS SW1.0 - SW1.3

THERE ARE NO KNOWN NON-STORM WATER DISCHARGES ON THE EXISTING SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.

THIS PROJECT DOES NOT PROPOSE ANY PERMANENT GROUNDWATER DISCHARGE TO THE STORM WATER SYSTEM.

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE  
PURSUANT TO THE PLAN. SIGNED BY PARTIES BELOW:

OWNER: \_\_\_\_\_

DEVELOPER: \_\_\_\_\_


CONTRACTOR: \_\_\_\_\_

- |                  |  |
|------------------|--|
| ----- 1125 ----- | EX. 1' CONTOUR ELEVATION INTERVAL                              |
| ----- 1137 ----- | 1.0' CONTOUR ELEVATION INTERVAL                                |
| ↘ 41.26          | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) |
| 891.00 G         | SPOT GRADE ELEVATION GUTTER                                    |
| 891.00 TC        | SPOT GRADE ELEVATION TOP OF CURB                               |
| 891.00 BS/TS     | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS            |
| 891.00 ME        | SPOT GRADE ELEVATION MATCH EXISTING                            |
| ----- (CB) ----- | GRADE BREAK - HIGH POINTS                                      |
| =====            | CURB AND GUTTER (T.O. = TIP OUT)                               |
| ----- 70 -----   |  |
| ➡                | EMERGENCY OVERTFLOW  |
| EOF=1135.52      |  |

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

<p>PROJECT</p>	<p><b>PARK AVE. APARTMENTS</b></p> <p>2806 &amp; 2810 PARK AVE S, MINNEAPOLIS, MN 55407</p>
	<p><b>PARK PLACE APARTMENTS INC.</b></p> <p>5840 EMERSON AVE S, MINNEAPOLIS MN 55419</p>

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.

  
Matthew R. Pavek  
DATE 03/27/20 LICENSE NO. 44263

DATE	DESCRIPTION
03/27/20	PDR SUBMITTAL

[illegible]

DRAWN BY: MW, PS      REVIEWED BY: PS  
PROJECT NUMBER: 20085

DATE	DESCRIPTION
-	.

1	2	
3	4	
5	6	
7	8	
9	0	

## GRADING PLAN



2806 & 2810 PARK AVE S, MINNEAPOLIS, MN 55407

**PARK PLACE APARTMENTS INC.**

5840 EMERSON AVE S, MINNEAPOLIS MN 55419

  
Matthew R. Pavek  
DATE 03/27/20 LICENSE NO. 44263

DATE	DESCRIPTION
03/27/20	PDR SUBMITTAL

A blank coordinate plane with x and y axes. The x-axis is labeled from -3 to 3, and the y-axis is labeled from -3 to 3. The origin is labeled (0,0). The grid lines are spaced at intervals of 1 unit.

A blank coordinate plane with x and y axes. The x-axis is labeled from -3 to 3, and the y-axis is labeled from -3 to 3. The origin is labeled (0,0). The grid lines are spaced at intervals of 1 unit.

## A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

## A blank coordinate plane with x and y axes. The x-axis is horizontal and the y-axis is vertical, intersecting at the origin. There are tick marks on both axes, but no numerical labels are present.

PROJECT NUMBER: 20085

REVISION SUMMARY

DATE	DESCRIPTION
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-	.

0	1
0	1

## UTILITY PLAN

1000

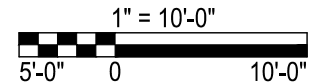
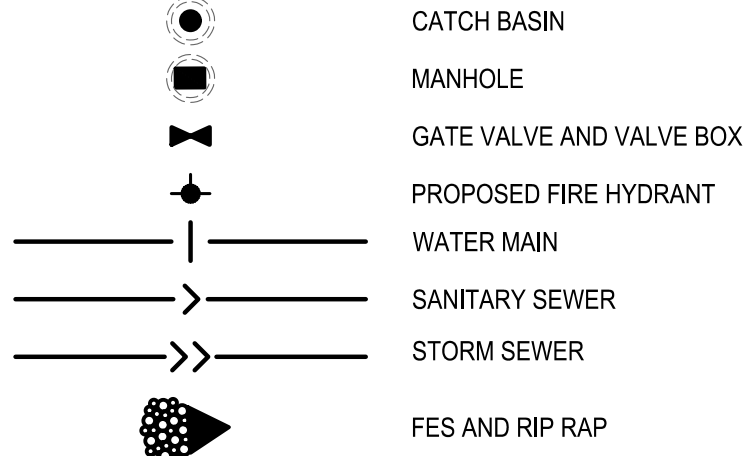
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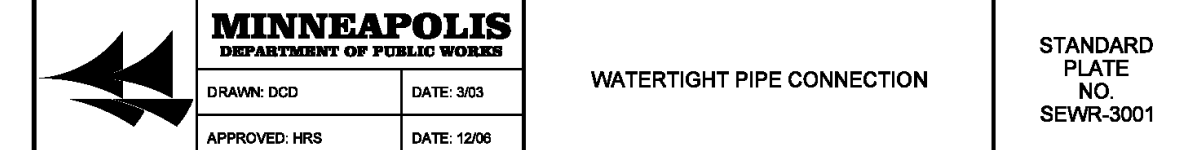
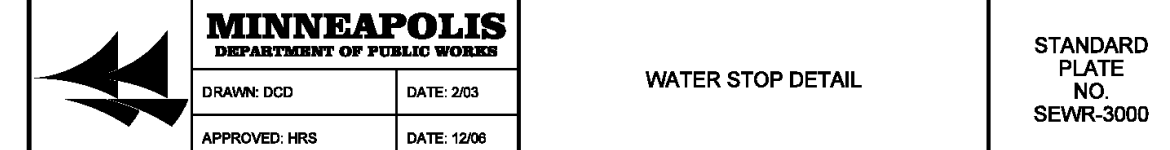
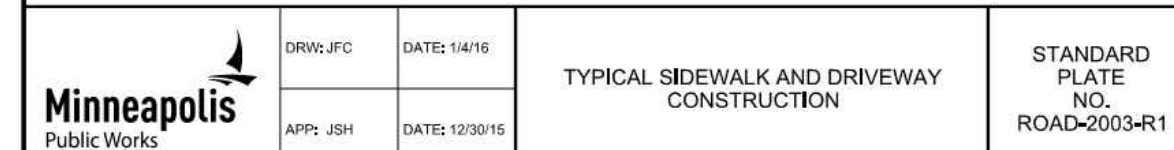
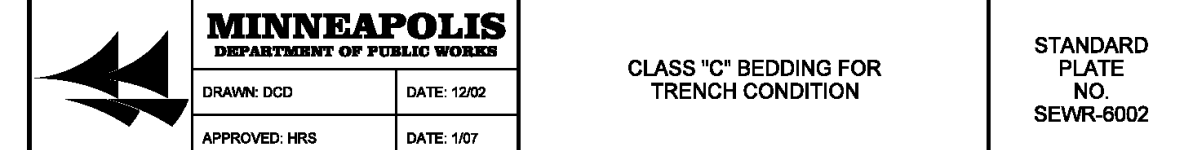
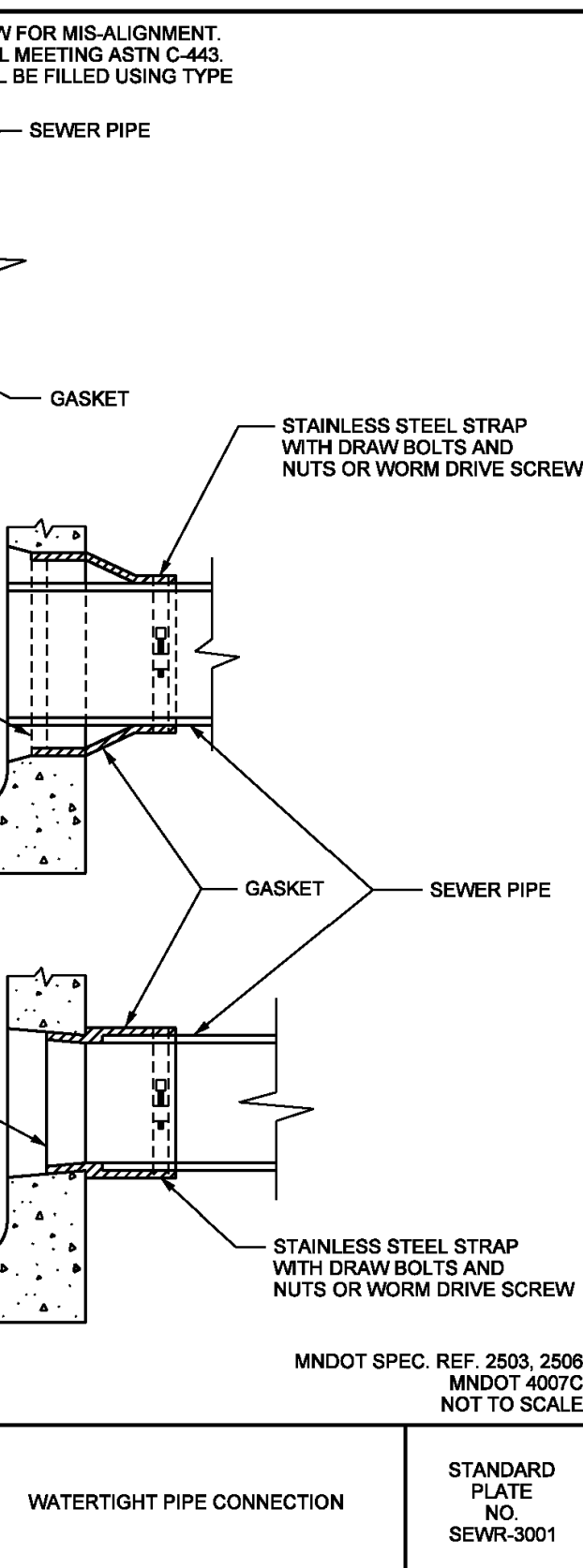


1. FOR COMMENTS OR QUESTIONS ON PUBLIC WORKS SURFACE WATER & SEWER DIVISION RELATED REQUIREMENTS PLEASE CONTACT JEREMY STREHLO, (PROFESSIONAL ENGINEER) AT (612) 673-3970, OR JEREMY.STREHLO@MINNEAPOLISMN.GOV.
2. THE CITY OF MINNEAPOLIS WATER TREATMENT & DISTRIBUTION SERVICES DIVISION (WTD) REQUIRES THAT POTABLE WATER SUPPLY SERVICE LINES SHALL BE SIZED BASED UPON THE TOTAL DEMAND AND SHALL BE DETERMINED IN ACCORDANCE WITH RECOGNIZED ENGINEERING METHODS AND PROCEDURES. THE APPLICANT (AND ENGINEER) SHALL BE RESPONSIBLE FOR DESIGNING POTABLE WATER SYSTEMS THAT ARE NOT OVERSIZED FOR THEIR INTENDED USE SO THAT TURNOVER IS SUFFICIENT TO MAINTAIN WATER QUALITY. PLEASE CONTACT ROCK ROGERS AT (612) 673-2286, TO CONFIRM DOMESTIC AND FIRE SERVICE DESIGN, CONNECTIONS, AND SIZES. THE APPLICANT SHALL PROVIDE A CONFIRMATION OF DOMESTIC AND FIRE SERVICE DESIGN METHODS BEFORE SITE PLAN APPROVAL CAN BE GRANTED. (NOTE: REFERS TO THE REQUIREMENT THAT LINES BE SIZED AND INCLUDE MECHANICAL ENGINEER CALCULATIONS).
3. THE CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BMP (CONTACT PAUL CHELSEN 612-673-2406).
4. UPON THE PROJECTS COMPLETION, THE GENERAL CONTRACTOR, PROPERTY OWNER, OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

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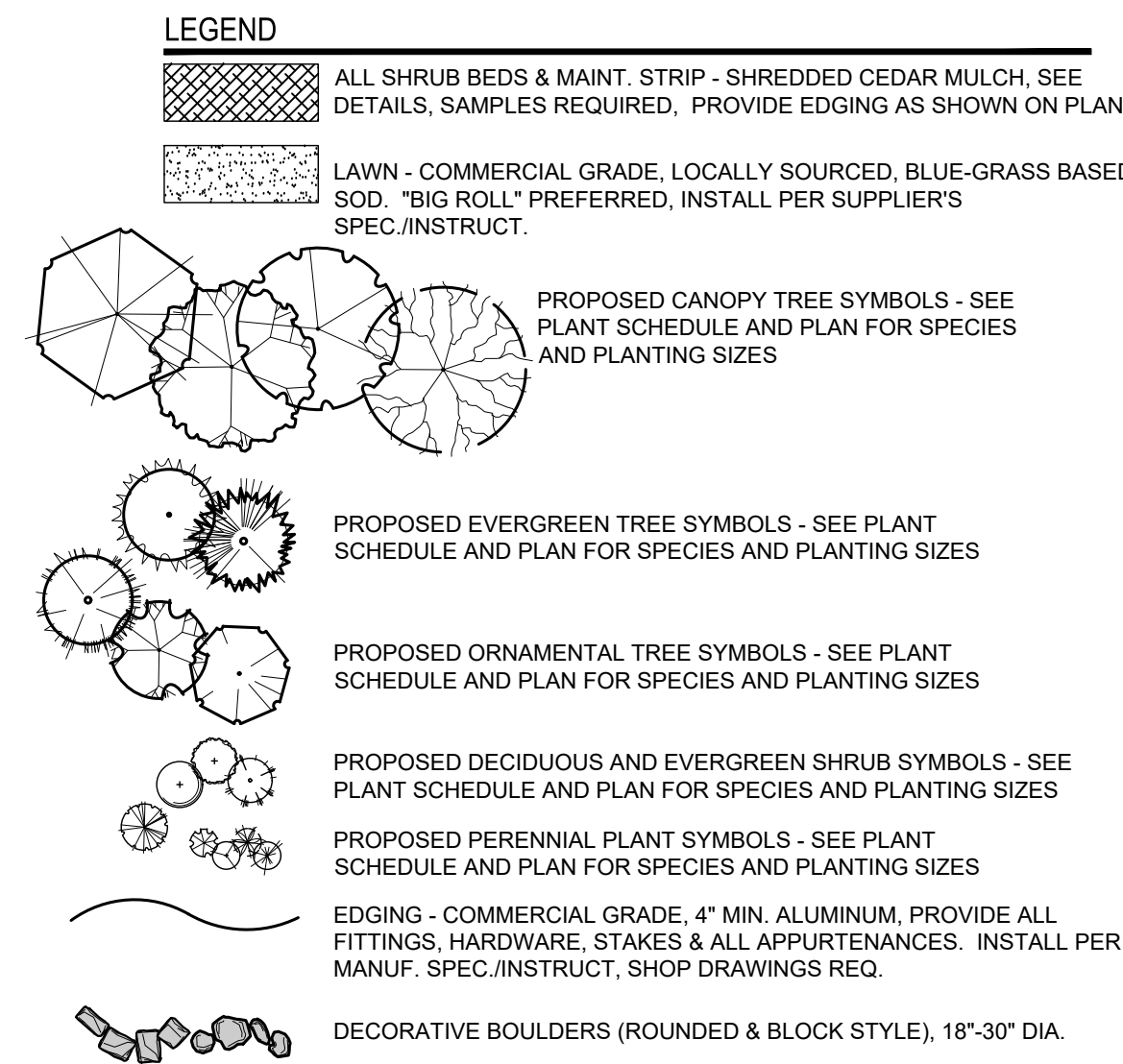
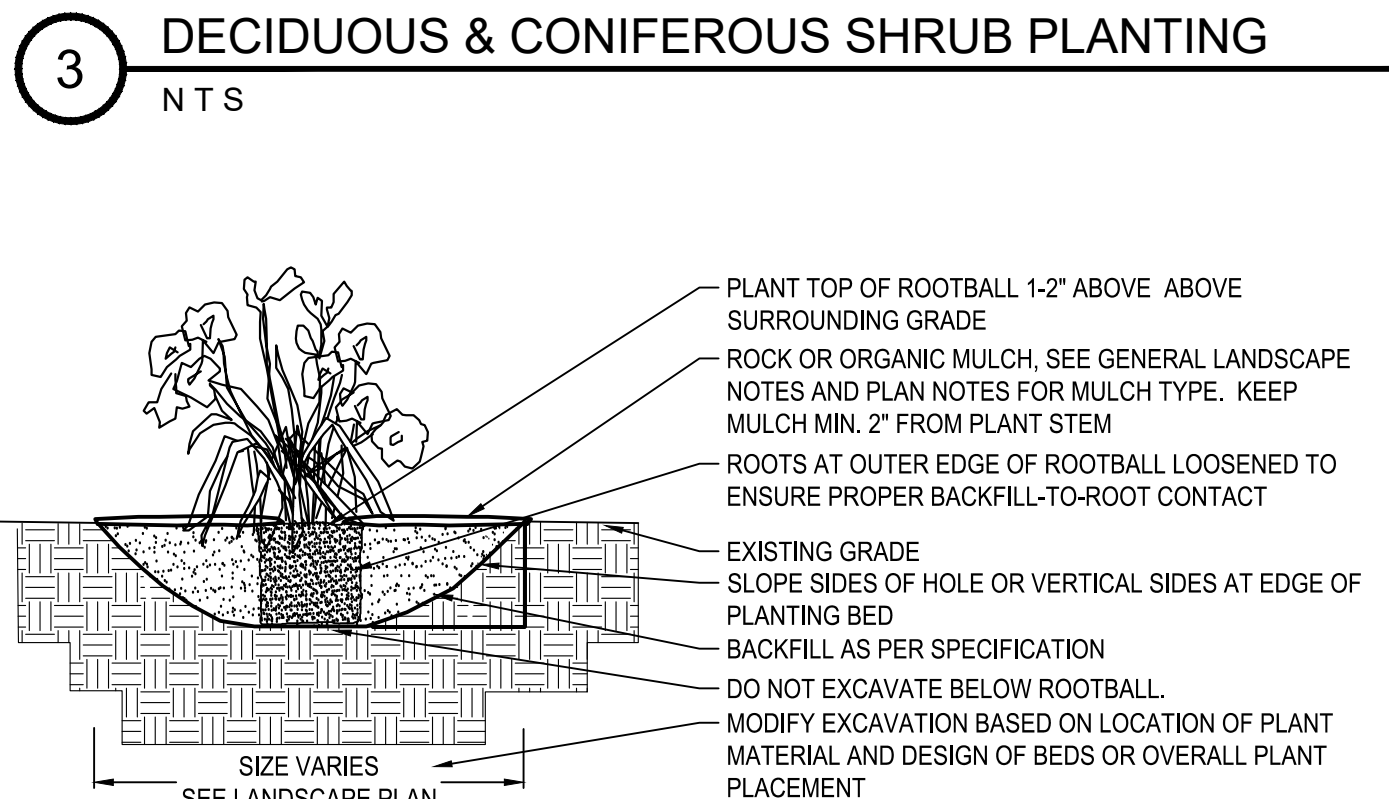
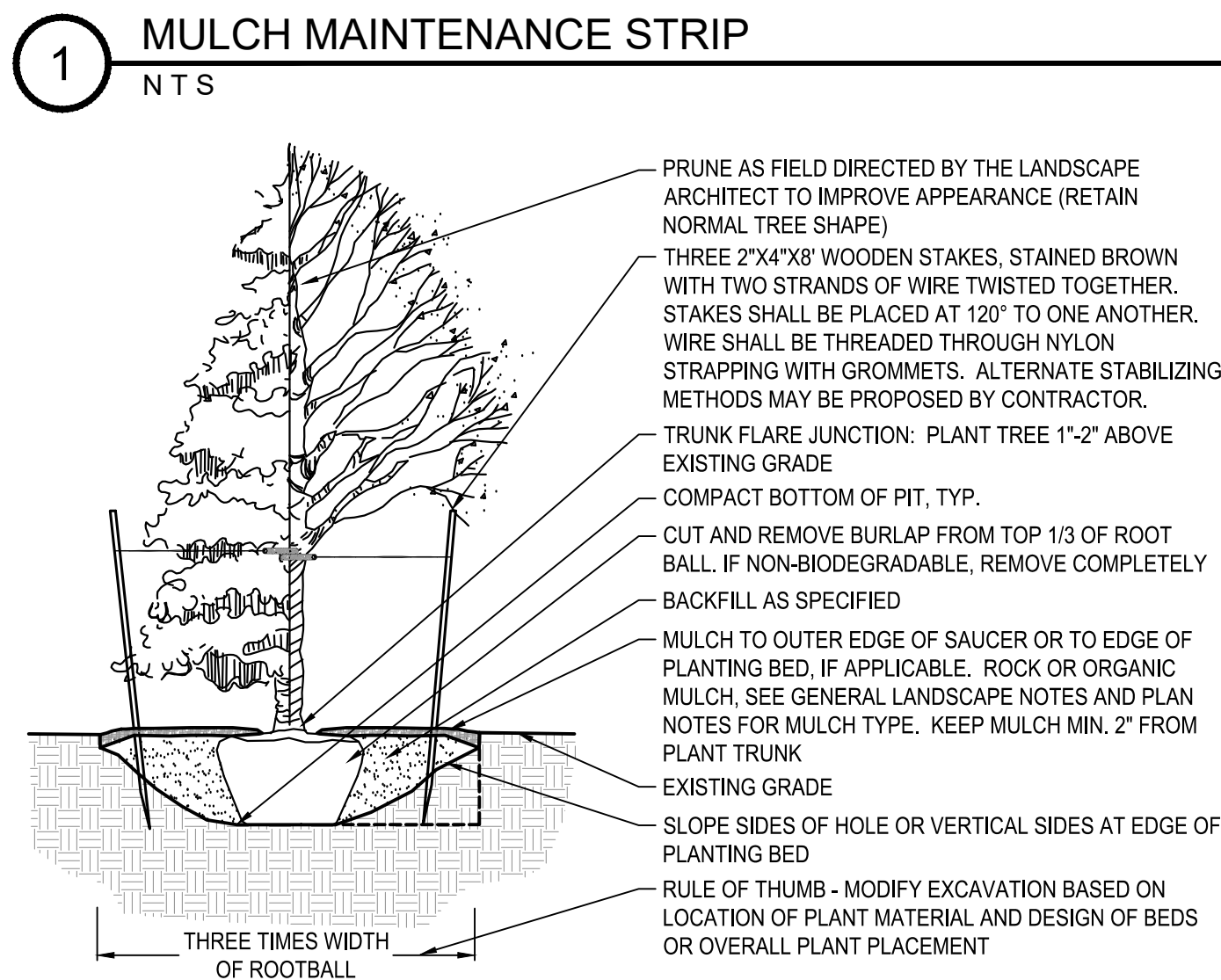






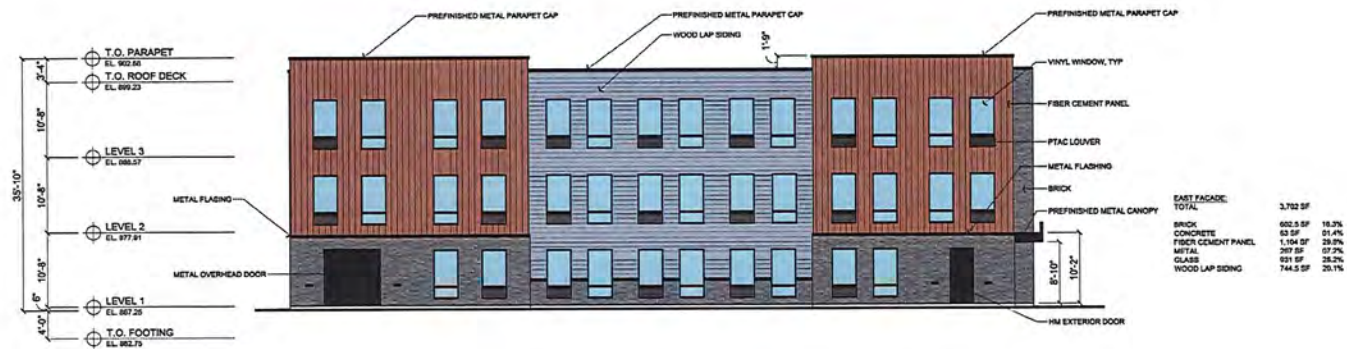


SYM	QUANT. ON-SITE	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POLLINATOR FRIENDLY	NATIVE	COMMENTS
DECIDUOUS TREES								
CSO	1	Crimson Spire Oak	Quercus 'Crimson Spire'	2.5" CAL.	B&B			STRAIGHT LEADER. FULL FORM
ABM	1	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'					
	2	TOTAL						
ORNAMENTAL TREES								
CQJM	1	Crimson Queen Japanese Maple	Acer palmatum 'Crimson Queen'	1.5" CAL.	B&B			STRAIGHT LEADER. FULL FORM
	1	TOTAL						
SHRUBS - CONIFEROUS & EVERGREEN								
AH	9	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT.	CONT.			
SGJ	13	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.	CONT.			
	22	TOTAL						
PERENNIALS & GRASSES								
KFG	13	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.			
LSRS	27	Little Spire Russian Sage	Perovskia 'Little Spire'	#1	CONT.			
	40	TOTAL						

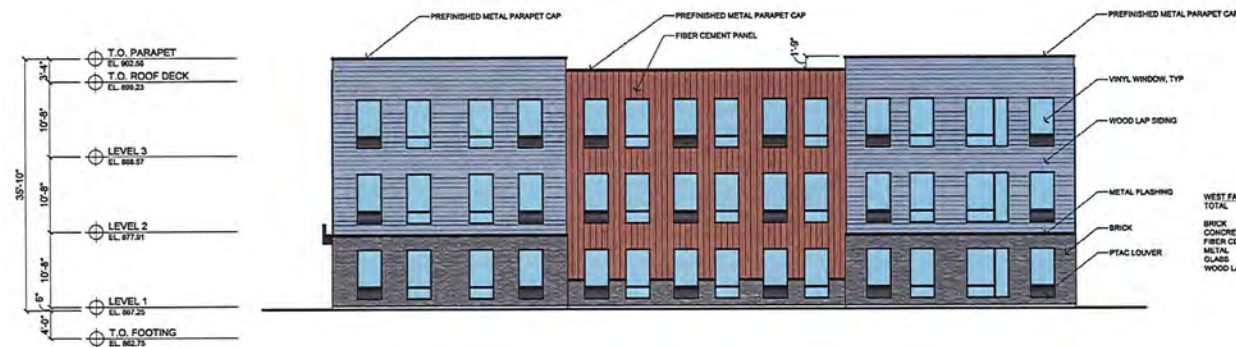
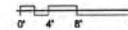


1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS/COVERAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.





2 EAST ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"



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PACKAGE

April 17th, 2020

PARK AVENUE FLATS

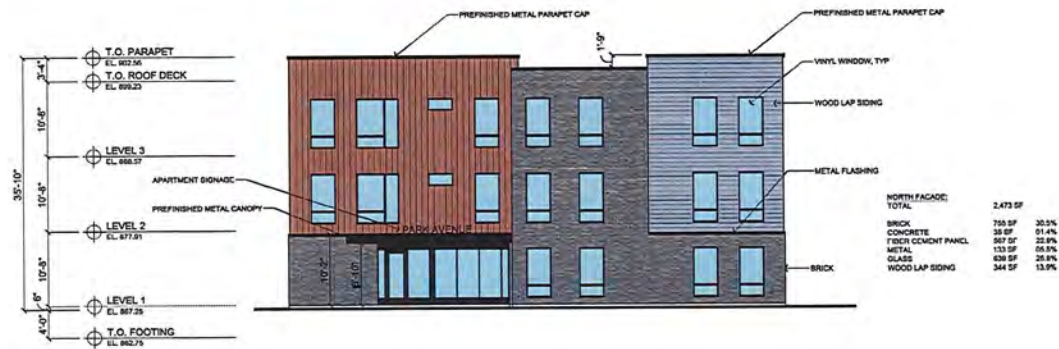
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Drawn by: [Name] / 11-11-2019

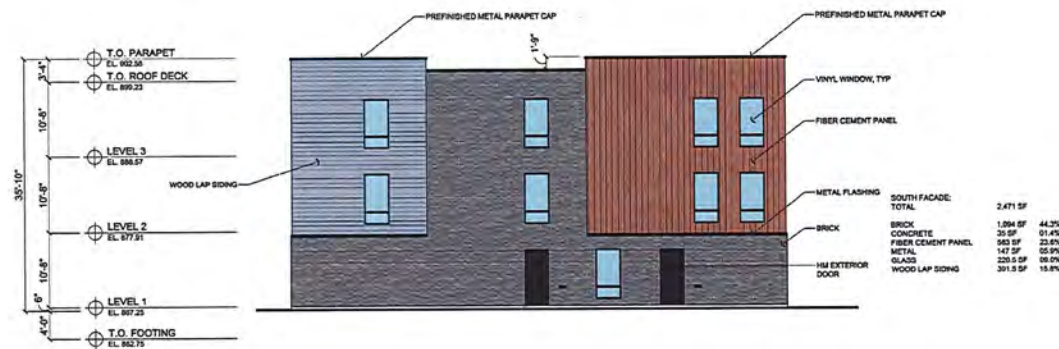
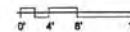
EXTERIOR ELEVATIONS

005

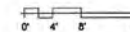




2 NORTH ELEVATION  
1/8" = 1'-0"



1 SOUTH ELEVATION  
1/8" = 1'-0"



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April 17th, 2020

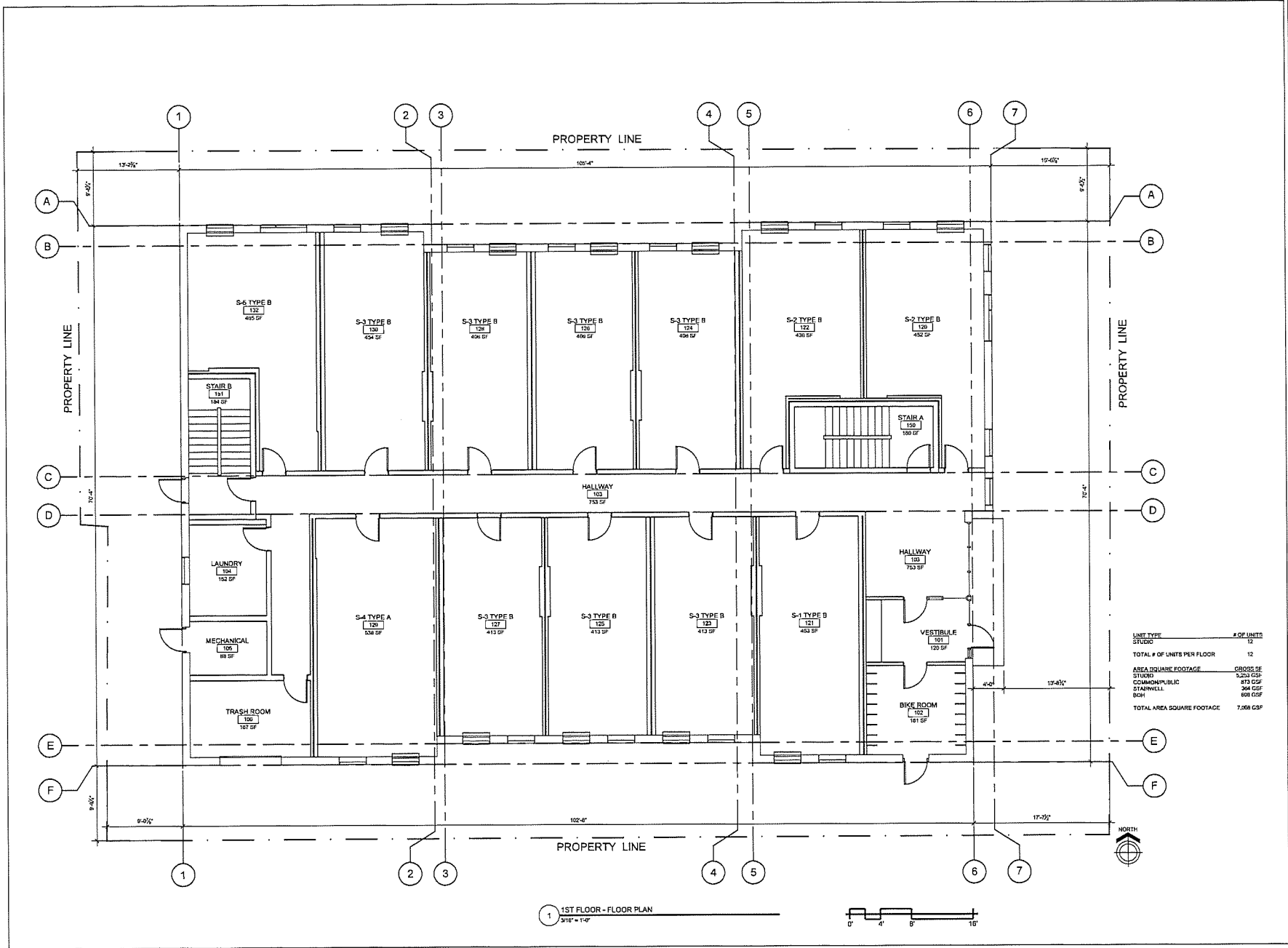
PARK AVENUE FLATS  
208 E 12TH AVENUE - ANCHORAGE, AK

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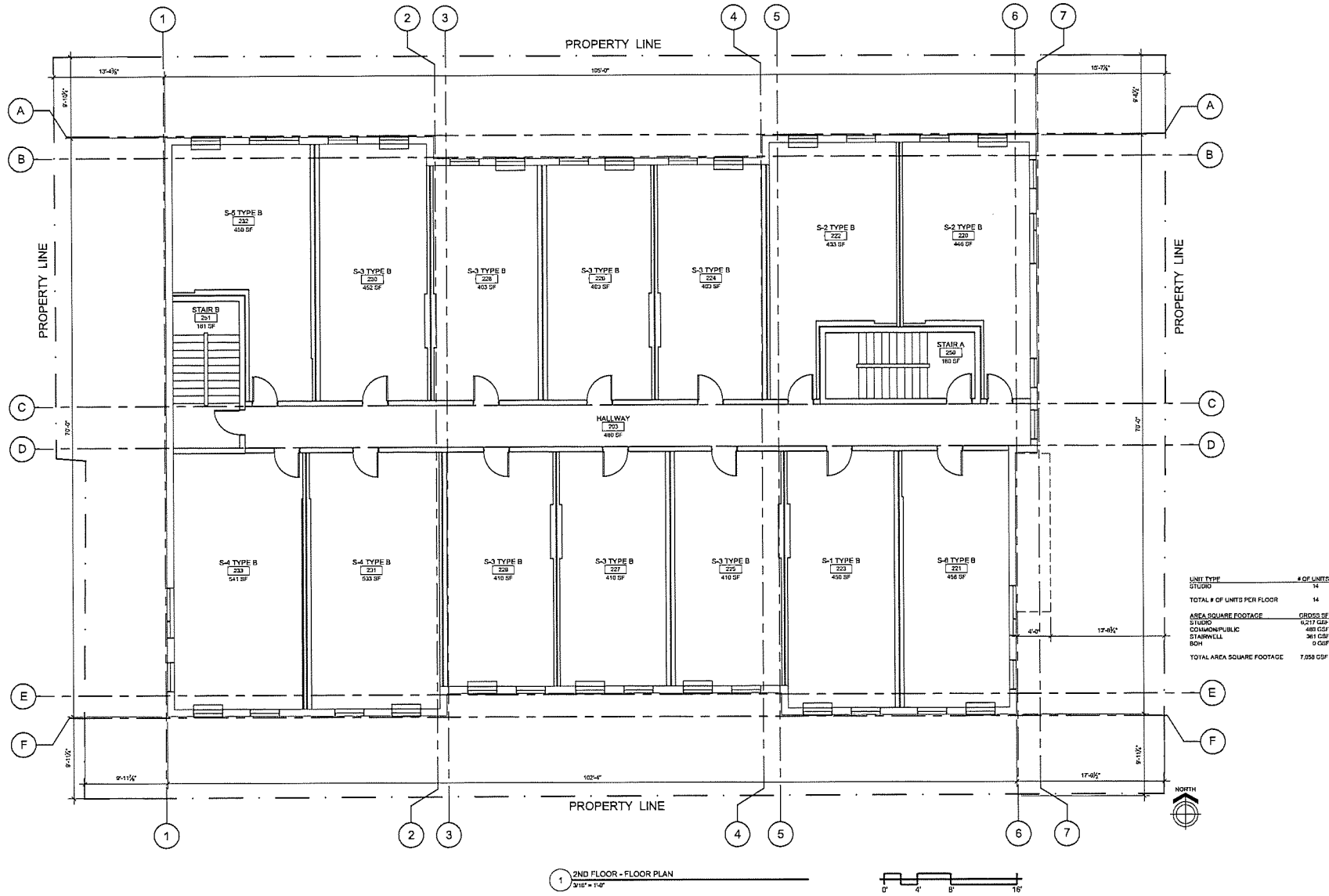
EXTERIOR ELEVATIONS

006

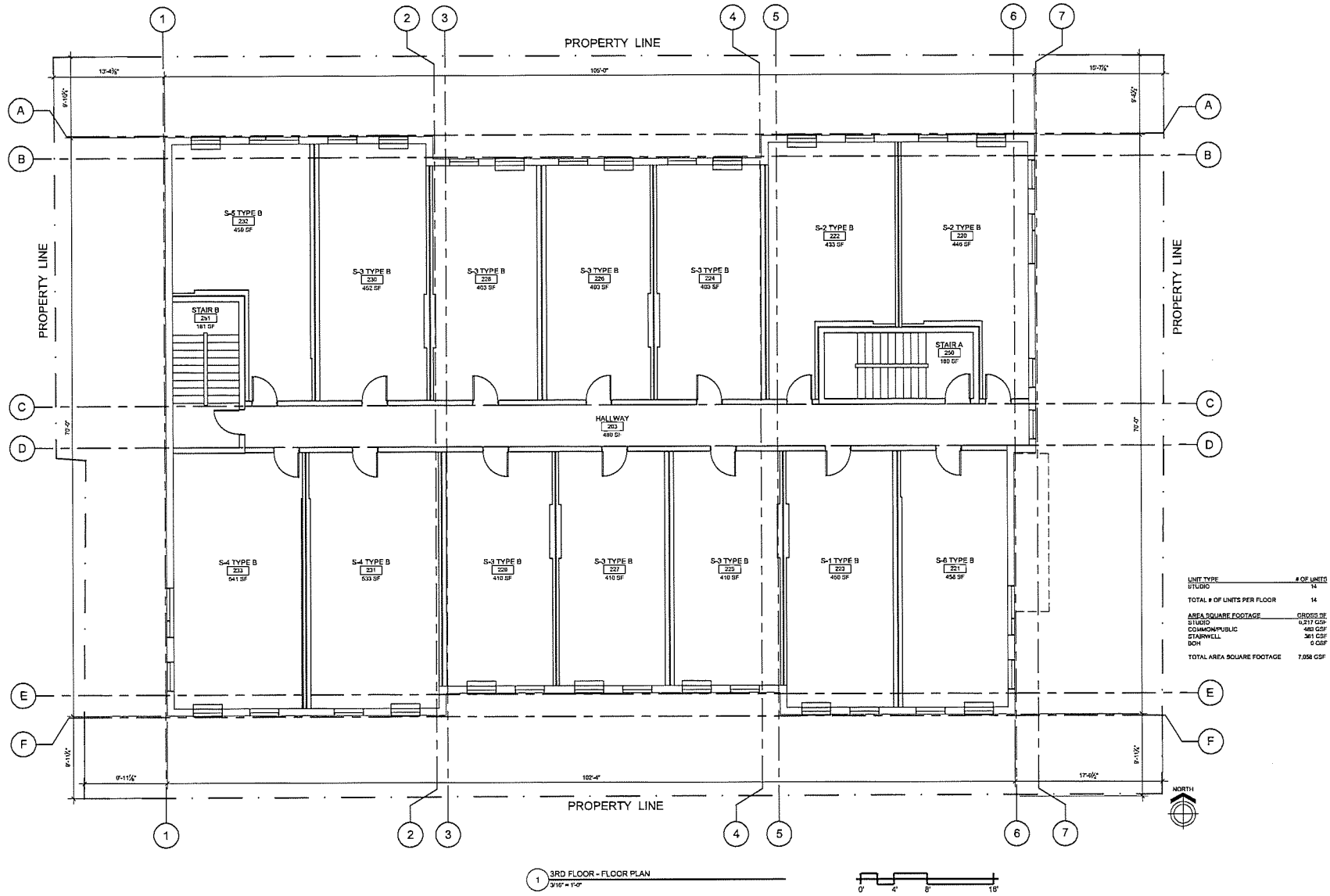




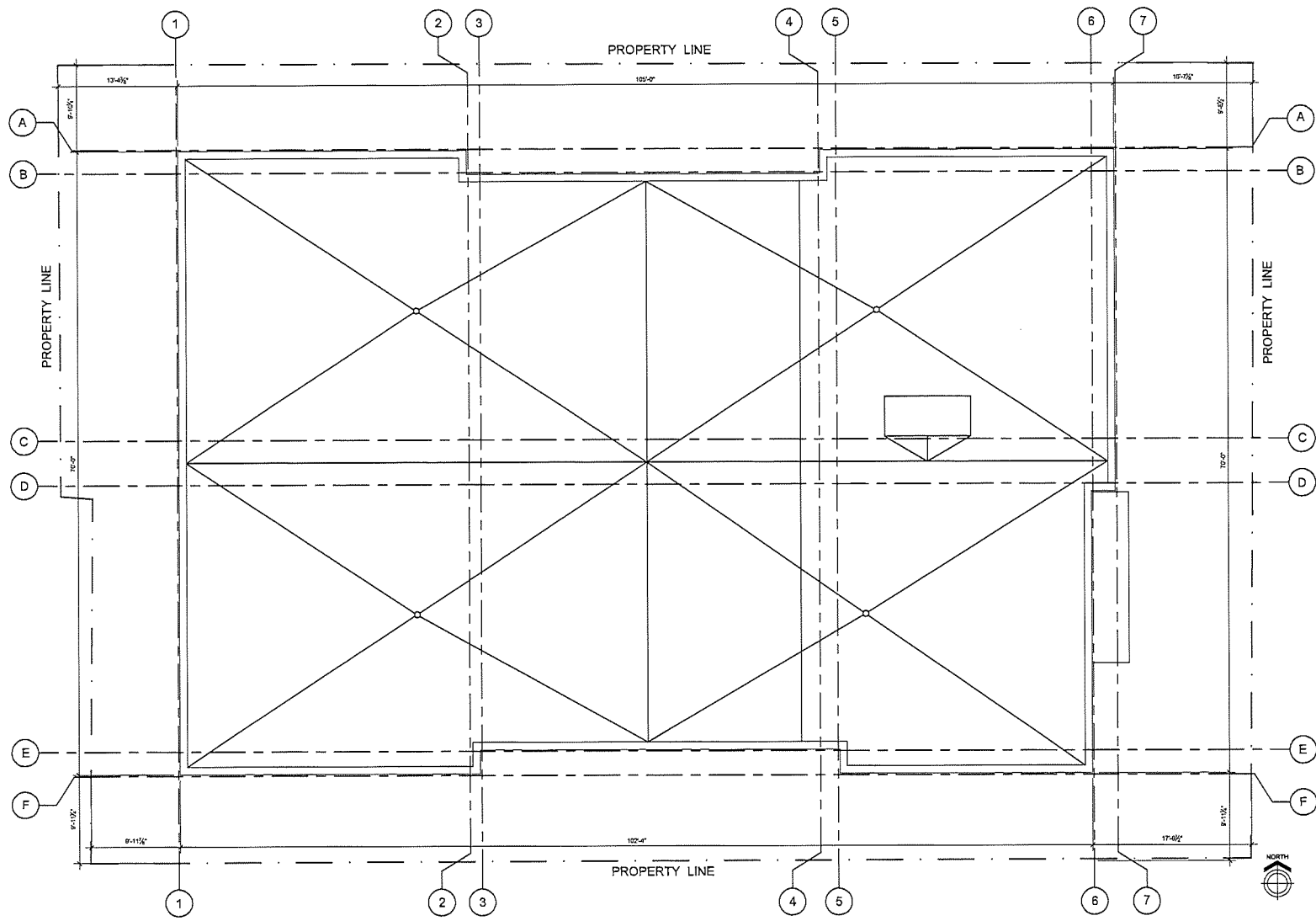




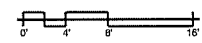








1 ROOF PLAN  
3/16" = 1'-0"



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PACKAGE  
April 17th, 2020

PARK AVENUE FLATS  
206 E 13TH AVENUE, NEW YORK, NY 10013

ROOF PLAN

010



NICHIHA  
VINTAGEWOOD -  
CEDAR



VINYL  
WINDOWS -  
MATTE BLACK



PREFINISHED  
METAL -  
MATTE BLACK



INTERSTATE  
BRICK - MODULAR  
IRONSTONE



LP SMART SIDE -  
COLOR -  
QUARRY GRAY



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PACKAGE

April 17th, 2020

PARK AVENUE FLATS  
500 E 2ND ST, SUITE 100, MINNEAPOLIS, MN

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MATERIAL BOARD

011



## PDR Comprehensive Report

<b>Project Name</b>	PDR-Park Ave Flats
<b>Site Address</b>	2806 PARK AVE
<b>PDR Meeting Date</b>	1/1/1900
<b>Development Coordinator Assigned:</b>	KESHA CAMPAGNA (612)673-2854 kesha.campagna@minneapolismn.gov
<b>Status</b>	<b>PDR Number:</b> PLAN10911
<b>Resubmission Required</b>	<b>Applicant</b> Michael S. Margulies St. Paul Development Company 2007 W FRANKLIN AVE MINNEAPOLIS, MN 55405

**DISCLAIMER:** *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification. Because of the nature of the process, resubmittals may result in additional or modified comments; note however, that efforts will be made to limit additional comments to only those areas that are subject to revision.*

You are required to resubmit a complete electronic copy of the updated plan for review by City staff to ensure that all comments below have been incorporated. The project cannot move forward to Formal Site Plan approvals and permitting until the PDR process is complete.

In addition to the revised site plan, please provide a written response to all comments (a Comment Response Sheet), which at a minimum, should include identification of the commenting City Department followed by the corresponding response and site plan page references. **The comment response sheet should be labeled and uploaded to the documents folder.**

As a general rule:

1. All comments shall be addressed.
2. Provide explanations as to how a particular comment was addressed; or
3. Why a comment was addressed differently than requested; or
4. Why a particular comment or request could not be accomplished.

Please submit your plans via the city e-planning online portal. You should have received an email with a link. Please provide a complete set of updated plans (to include site, civil, landscaping, elevation, floor plans, and all associated documents identified below) for review by City staff to ensure that all comments have been incorporated. The project cannot move forward to Formal Site Plan approvals and permitting until the PDR process is completed.



## Review Findings (by Discipline)

### Construction Review

A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information [SACprogram@metc.state.mn.us](mailto:SACprogram@metc.state.mn.us). or [http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert\\_281675.pdf](http://www.minneapolismn.gov/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf)

### Fire Safety Review

- provide automatic fire suppression and fire detection systems throughout building per building and fire codes
- fire department connection must be on the address side of the building and within 150 feet of a fire hydrant
- provide and maintain fire apparatus access at all times

### Park Board and Forestry

Removal of one boulevard tree is approved. Replacement planting in boulevard is required. Add replacement tree to landscape plan  
Recommend Autumn Gold Ginkgo

Contact Craig Pinkalla (612-499-9233 [cpinkalla@minneapolisarks.org](mailto:cpinkalla@minneapolisarks.org)) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.

Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:  
<http://library.municode.com/index.aspx?clientId=11490>

As adopted, the fee in lieu of dedication for new residential units is \$1614.00 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$215.00 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance.

There is also an administration fee that is 5% of the calculated park dedication fee.

As proposed, for your project, the calculated dedication fee is as follows:

Park Dedication Fee Calculation =

- Residential (XX units x \$1614.00 per unit) = \$XX
- Non-Residential Commercial Space = \$XX
- 5% of \$XX (Administration Fee max \$1,000.00) = \$XX
- Total Park Dedication Fee: \$XX

This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal. For further information, please contact DC II at #.



## **Right of Way Review**

An encroachment permit shall be required for all non-standard streetscape elements in the Public right-of-way such as: shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Matt Hanan at (612) 673-3607 for further information.

Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Matt Hanan at (612) 673-3607 for further information.

The site plan does not indicate locations of proposed electric utility transformers; it is recommended that the Applicant begin discussions with Xcel Energy as soon as possible in order to identify electric utility and transformer locations on the site plan. To the extent possible, transformers should be located on private property; it should not be assumed that the City will approve any proposed transformer location in the Public right-of-way.

The site plan appears to propose a shared use driveway with the adjacent property; the Applicant shall provide documentation of this shared use and its acceptability by the adjacent property owner.

## **Sewer Review**

### **Stormwater Management:**

(1) City of Minneapolis Utility Notes 3 and 4, Sheet C4.0, should be removed since no stormwater management BMPs are proposed.

### **Utility Connections:**

(1) The invert elevations of the proposed sanitary sewer connection should be completed on the plan, instead of having x's on the elevations. The invert of the proposed connection to the MH on the City main should be located between the spring line of the outgoing sewer main and no more than 2' above the crown of the outgoing sewer main.

## **Sidewalk Review**

Applicant shall provide for removal and replacement of all public sidewalks within project limits rather than partial removal of sidewalk sections.

Note to the Applicant: Any existing concrete infrastructure in the public right of way, including but not limited to public sidewalks, curb and gutter, and ADA pedestrian ramps, that is either currently defective or that is damaged during the time of site re-development, must be removed and replaced at the time of site re-development.

All proposed work in the Public right-of-way shall comply with the current edition of the City of Minneapolis Standard Supplemental Specifications for Construction and Minnesota Department of Transportation Standard Specifications for Construction, current edition and its attachments (refer to the following: <http://www.minneapolismn.gov/publicworks/plates/index.htm>).



## **Street Design Review**

The site plan clearly indicates removal of existing curb & gutter for utility connection purposes, however curb replacement is not indicated in the plans. Applicant shall provide for removal and replacement of all public curb & gutter within project limits rather than partial removal of sidewalk sections.

Note to the Applicant: Any existing concrete infrastructure in the public right of way, including but not limited to public sidewalks, curb and gutter, and ADA pedestrian ramps, that is either currently defective or that is damaged during the time of site re-development, must be removed and replaced at the time of site re-development.

All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. Please refer to the following: [http://www.minneapolismn.gov/publicworks/plates/public-works\\_road](http://www.minneapolismn.gov/publicworks/plates/public-works_road). Add the following details from the ROAD-2000 Series - Driveways to the plans: ROAD-2000-R1 (sheet 1 and sheet 2), ROAD-2001-R1, ROAD-2002, and ROAD-2003-R1.

All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following: [http://www.minneapolismn.gov/publicworks/plates/public-works\\_road](http://www.minneapolismn.gov/publicworks/plates/public-works_road). Add the following details from the ROAD-1000 Series - Curbs and Gutters to the plans: ROAD-1003 and ROAD-1010.

Top of Curb profiles shall be provided for any section of curb replacement in excess of 50 feet.

## **Traffic and Parking Review**

Current ordinance states that all maneuvers associated with vehicle circulation, loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all vehicle types that will be using the loading dock/parking entrance areas. Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.

All street lighting (existing and proposed) shall be shown clearly on the site plan. If City owned street lighting exists on the proposed site it must be preserved or replaced at existing levels. Prior to site plan approval, the Applicant shall contact Joseph Laurin at 612-673-5987 to determine street lighting requirements.

## **Water Review**

All existing and proposed underground Public Utilities (water, sanitary sewer, and storm drain) shall be shown on the site plan with corresponding pipe sizes and types. For Public watermain infrastructure records call (612) 673-2865. Any existing water service connections to the site shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department before any new service lines can be installed, call (612) 673-2451 for more information.

The City of Minneapolis Water Treatment & Distribution Services Division (WTDS) requires that domestic water and fire supply service lines shall be sized based upon the total demand and shall be determined in accordance with recognized engineering methods and procedures. The Applicant (and Engineer) shall be responsible for designing domestic water and fire supply systems that are not oversized for their intended use so that turnover is sufficient to maintain water quality. The Applicant shall confirm that the proposed fire supply service is sized correctly and fire flow capacity is available at the source for the buildings fire protection system. The Applicant shall either: provide a confirmation of domestic and fire service design methods prior to site plan approval or the contractor must submit this information at the time of permitting. Please contact Rock Rogers at (612) 673-2286, to review domestic and fire service design, connections, and sizes.

## **Zoning Review**

The proposed 40-unit, multiple-family dwelling requires review and approval by the City Planning Commission. The project is scheduled for the June 1, 2020, CPC meeting. Please refrain from resubmitting for PDR until all of the land use application decisions are final.