
LAND USE APPLICATION SUMMARY

Property Location: 635 Van Buren St NE
Project Name: 635 Van Buren Apartments
Prepared By: Shanna Sether, Principal City Planner, (612) 673-2307
Applicant: 635 Van Buren LLC
Project Contact: Cody Fischer
Request: To allow for a new four-story residential building with 23 dwelling units.

Dwelling Units	23 dwelling units
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Required Applications:

Rezoning	Petition to rezone the property located at 635 Van Buren St NE from the R1A Multiple-Family District to the R3 Multiple-Family District, retaining the BFC6 Corridor 6 Built Form Overlay District.
Site Plan Review	For a new four-story residential building with 23 dwelling units.

SITE DATA

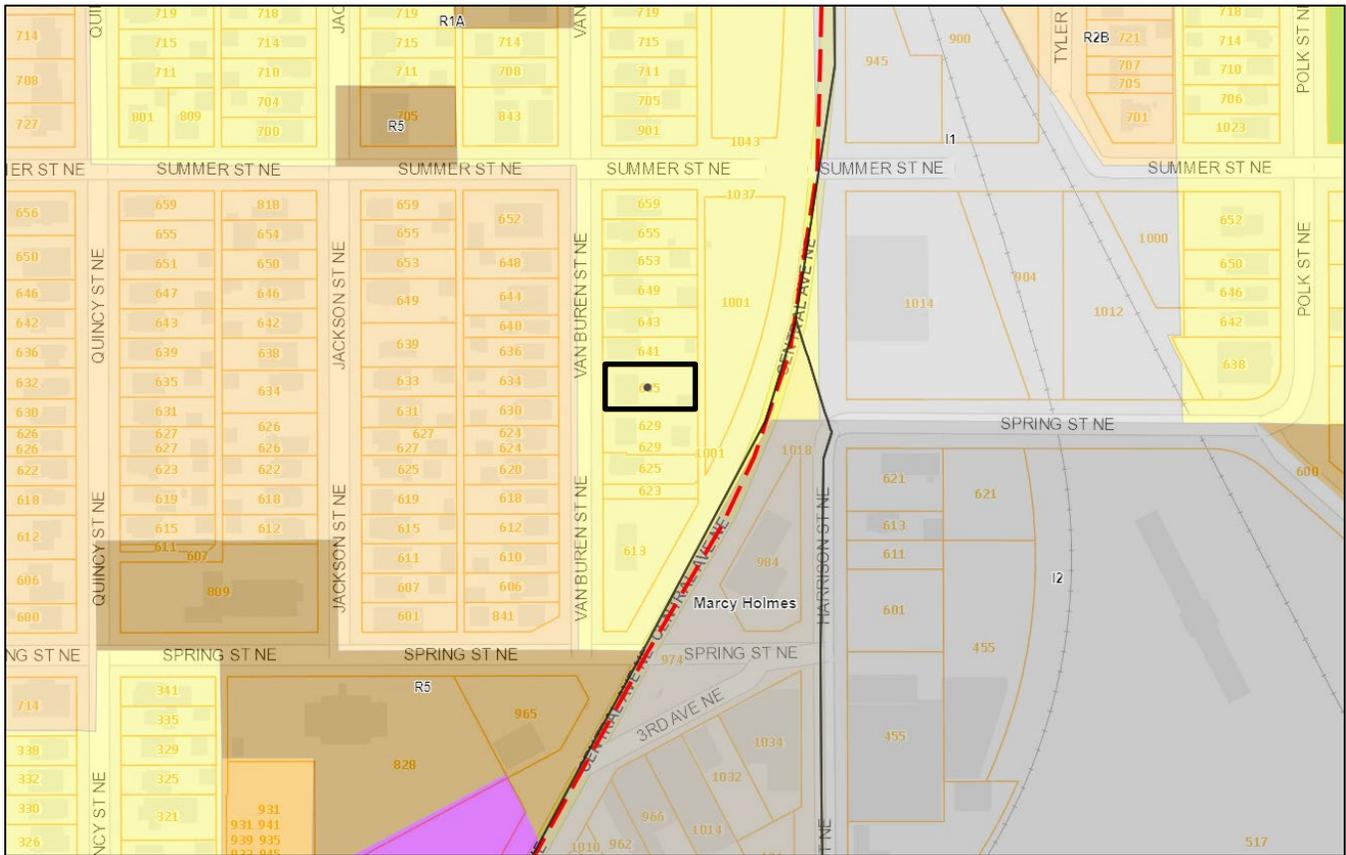
Existing Zoning	R1A Multiple-Family District BFC6 Corridor 6 Built Form Overlay District
Lot Area	7,780 square feet / 0.18 acres
Ward(s)	Ward 3
Neighborhood(s)	Saint Anthony East Neighborhood Association; adjacent to Marcy Holmes Neighborhood Association
Future Land Use	Urban Neighborhood
Goods and Services Corridor	Central Ave NE, one-half block east Broadway St NE, two blocks north
Built Form	Corridor 6

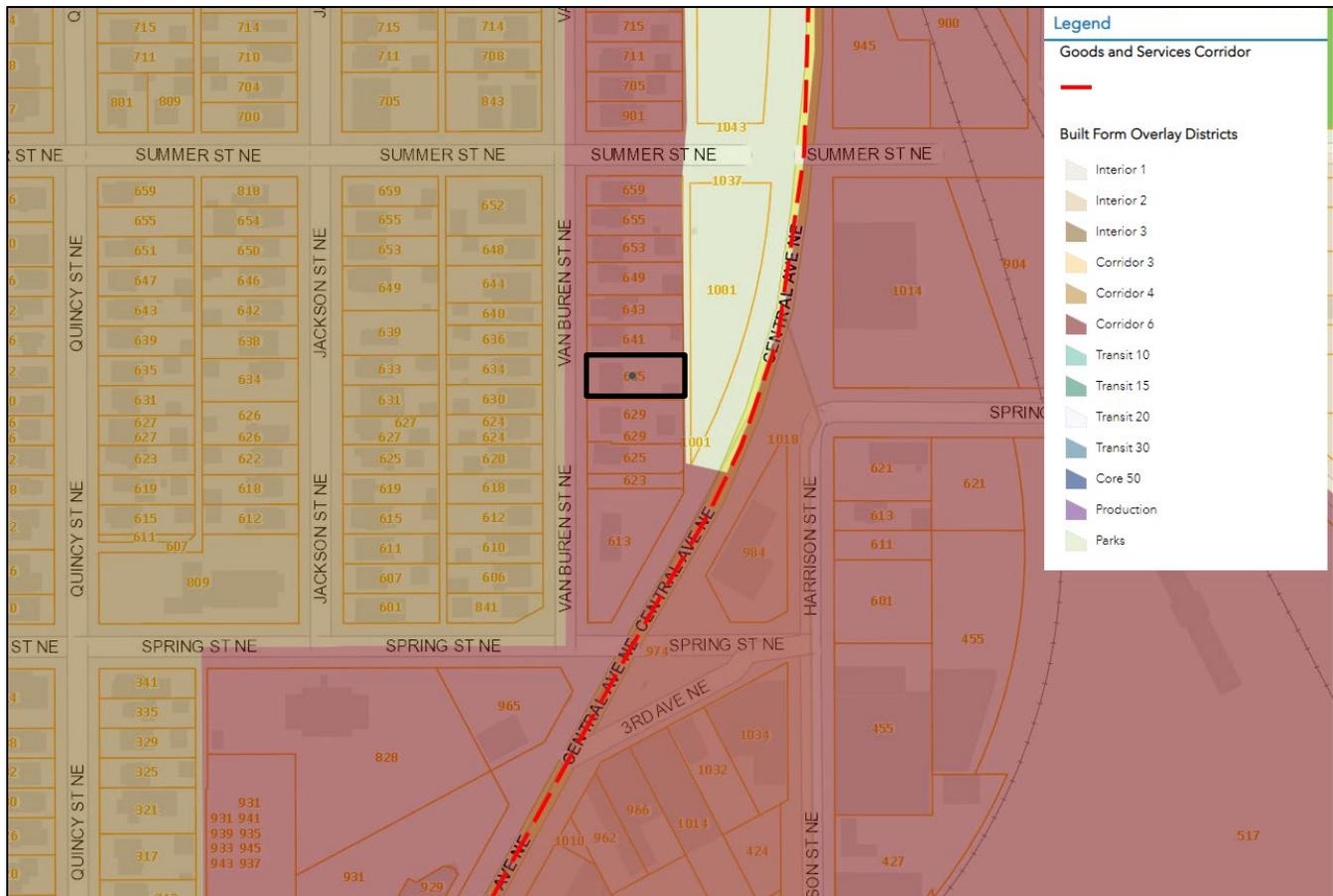
Date Application Deemed Complete	February 25, 2022	Date Extension Letter Sent	March 2, 2022
End of 60-Day Decision Period	April 26, 2022	End of 120-Day Decision Period	June 25, 2022

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The first structure on the property was built as a single-family dwelling in 1893. The original structure was later converted to a two-family dwelling and then was demolished in 1974. The existing single-family dwelling on the property was constructed in 1976.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The properties in the immediate area, south of Broadway St NE, north of Spring St NE, and west of Central Ave NE are predominately single- and two-family dwellings. Properties north of Broadway St NE and east of Central Ave NE are a mix of commercial, industrial, and low-density residential. The properties immediately adjacent to the subject property along Van Buren St NE are single-family dwellings and Community Commons Park is across the public alley to the north and east.





PROJECT DESCRIPTION. The applicant is proposing to demolish the existing single-family dwelling to construct a new four-story, multiple-family dwelling with 23 units. The project will have a combination of one-bedroom and one-bedroom + den unit types. The applicant is providing a bicycle room on the first floor with 36 bicycle spaces. The proposed building will not be serviced by natural gas, and will be powered, heated, and cooled by electricity. The applicant is also proposing a 30-40 kWh rooftop solar array.

The existing property is zoned R1A Multiple-Family District and BFC6 Corridor 6 Built Form Overlay District. The R1A District allows up to three dwelling units in a single-residential structure. Therefore, the applicant is proposing to rezone the property from R1A to R3 Multiple-Family District to allow for the proposed 23-unit building. In addition to the rezoning application, the applicant has applied for site plan review.

PUBLIC COMMENTS. Staff have received several comments from the public. Public comments received up until the publication of the staff report are attached. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 635 Van Buren St NE from R1A Multiple-Family District to R3 Multiple-Family District, retaining the BFC6 Corridor 6 Built Form Overlay District based on the following findings:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

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

Future Land Use	Guidance	Staff Comment
Urban Neighborhood	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 subject property is designated as Urban Neighborhood. The Urban Neighborhood designation would support a variety of uses, including residential.
Goods and Services Corridor	Guidance	Staff Comment
Central Ave NE (one-half block east)	Goods and Services Corridors serve two purposes: 1) To indicate where commercial uses should front in relation to properties guided for commercial future land uses, and 2) In addition to the guidance for the mixed use land use categories found in this section, Goods and Services Corridors identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.	Good and Services Corridors encourage greater residential density to support nearby commercial uses.
Built Form Guidance	Guidance	Staff Comment
Corridor 6	New and remodeled buildings in the Corridor 6 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 6 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 Corridor 6 district. Requests to exceed 6 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for	The proposed building would be four stories, which exceeds the minimum height of two stories and is less than the maximum height of six stories.

	further achieving Comprehensive Plan goals.	
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The following goal from *Minneapolis 2040 (2020)* apply to this proposal:

Goal 1. Eliminate disparities: In 2040, Minneapolis will see all communities fully thrive regardless of race, ethnicity, gender, country of origin, religion, or zip code having eliminated deep-rooted disparities in wealth, opportunity, housing, safety, and health.

To achieve the goal of eliminating disparities, the City of Minneapolis will work to undo the legacy that remains from racially discriminatory housing policies by increasing access to opportunity through a greater diversity of housing types, especially in areas that lack housing options as a result of discriminatory housing policy.

Goal 2. More residents and jobs: In 2040, Minneapolis will have more residents and jobs, and all people will equitably benefit from that growth.

To achieve the goal equitably benefiting from that growth, the City of Minneapolis will create new opportunities for people to live throughout the city by allowing and encouraging the development of new multifamily housing of various sizes and affordability levels, including in areas that today contain primarily single-family homes.

Goal 9. Complete neighborhoods: In 2040, all Minneapolis residents will have access to employment, retail services, healthy food, parks, and other daily needs via walking, biking, and public transit.

To achieve the goal of access to daily needs via walking, biking and public transit, the City of Minneapolis will allow more housing to be built in places close to transit, retail services and employment areas.

Goal 10. Climate change resilience: In 2040, Minneapolis will be resilient to the effects of climate change and diminishing natural resources and will be on track to achieve an 80% reduction in greenhouse gas emissions by 2050.

To achieve the goal of climate change resilience, the City of Minneapolis will strive to substantially increase the energy efficiency of buildings by retrofitting existing buildings and improving the design of new buildings. It will also work to accelerate the transition to renewable energy in buildings and transportation. Minneapolis will establish a pattern of development and a transportation network that prioritizes pedestrians, bicyclers and transit users.

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.

Policy 6. Pedestrian-Oriented Building and Site Design: Regulate land uses, building design, and site design of new development consistent with a transportation system that prioritizes walking first, followed by bicycling and transit use, and lastly motor vehicle use.

- a. Orient buildings and building entrances to the street. Encourage multiple entrances to multi-family residential buildings. The number of entrances in non-residential uses should increase in proportion to the length of the building and be located along main corridors or at the street corner.
- c. Require windows and window treatments on buildings that allow clear views into and out of the building.
- d. Ensure that buildings incorporate design elements that eliminate long stretches of blank, inactive exterior walls through provision of windows, multiple entrance doors, green walls, and architectural details.
- e. Integrate components in building designs that offer seasonal protection to pedestrians, such as awnings and canopies, to encourage pedestrian activity along the street.
- g. Encourage building placement that where possible enables solar access and allows light and air into the site and surrounding properties and supports energy efficient lighting.
- k. Implement and expand regulations and incentives that promote bicycling, such as the provision of secured storage for bikes near building entrances, storage lockers, and changing and shower facilities.
- l. Eliminate the requirement for off-street parking minimums throughout the city, acknowledging that demand for parking will still result in new supply being built, and re-evaluate established parking maximums to better align with City goals.

Policy 68. Energy Efficient and Sustainable Buildings: Achieve steep increases in energy efficiency of buildings through retrofits, design of new buildings, and decarbonization options while promoting sustainable building practices for new and existing construction.

- c. Investigate heating in buildings and industrial energy needs and decarbonization options.
- e. Identify and implement ways to encourage, incentivize, or require sustainable design practices and principles for privately funded projects.
- g. Encourage use of environmentally responsible building materials and construction practices.
- i. Create and implement site plan review requirements to show how development applications align with the Minneapolis Climate Action Plan.
- j. Pursue benchmarking and/or disclosure of energy performance of all residential and commercial buildings.

Policy 80. Development Near METRO Stations: Support development and public realm improvements near existing and planned METRO stations that result in walkable districts for living, working, shopping, and recreating.

- a. Allow and encourage a dense mix of housing, employment, and commercial goods and services near METRO stations.
- c. Require a minimum level of development near METRO stations to ensure that land is used efficiently near major transit investments.
- d. Ensure that METRO stations are accessible via sidewalks and bicycle facilities including to those with mobility challenges.
- e. Identify and implement strategic investments to increase connectivity and support development.

Staff finds that the proposed rezoning is consistent with the goals and associated policies above. The future land use designation in *Minneapolis 2040*, for the property is Urban Neighborhood. This designation supports residential uses with a range of allowed building types. The Built Form Designation is Corridor 6 which supports a variety of building types on both moderate and large sized lots. Building heights are required to be at least

two stories to best take advantage of the access to transit, jobs, and goods and services. The applicant is proposing to construct a new four-story, residential building with 23 units. The property has access to high-frequency transit including the #10 Metro Transit bus on Central Ave NE and the #17 Metro Transit Bus on Monroe St NE, three blocks west. The #10 Metro Transit bus is scheduled for upgraded service to the METRO F Line, an Arterial Bus Rapid Transit line, and the line is planned to begin construction in 2025. The planned METRO Stations will be located along Central Ave NE at Spring St NE, which is one-half block south of the subject property. Staff finds that the proposed rezoning from R1A to R3 is consistent with the future land use and built form guidance and associated policies stated above.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The proposed rezoning is not solely for the interest of the property owner. Rezoning of the site to R3 will allow for redevelopment of a property in a manner consistent with policies from *Minneapolis 2040* that call for increased access to housing and transit-oriented development near a future METRO Station. The existing R1A Multiple-Family District does not allow for a multiple-family building with more than three units.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

The property is west of Central Ave NE and south of Broadway St NE; both streets are Goods and Services Corridors which include a combination of industrial, commercial, and low- to medium-density residential uses. Properties along on the east side of Central Ave NE are generally zoned for the I1 Light Industrial District and I2 Medium Industrial District. There are two properties northwest of the site at 718 Van Buren St NE and 705 Jackson St NE that are zoned R5 and are apartment buildings with 12 units each. The properties south of Spring St NE are also zoned R5; there is a 32-unit apartment building at 809 Spring St NE and a 189-unit apartment building at 828 Spring St NE. The properties in the immediate area to the subject property are predominately single- and two-family dwellings zoned R1A and R2B. The existing R1A District would only allow for up to three dwelling units, where more density is supported by the proximity to two Goods and Services Corridors and the built form designation of Corridor 6. The residential uses and very limited commercial and institutional uses which are permitted in the R3 District are highly compatible with the existing uses and zoning districts in the immediate area.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The R1A Multiple-family District allow for predominately low density single-, two-, and three-family dwellings and cluster developments. In addition to residential uses, institutional and public uses and public services and utilities may be allowed. However, the R1A District prohibits multiple-family dwelling with four or more units, even though the property is designed for Corridor 6 and near an existing Goods and Services Corridor. While there are reasonable uses of the property permitted under the existing zoning classification, the proposed rezoning to R3 is more consistent with the applicable land use guidance in *Minneapolis 2040*, the comprehensive plan.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

On December 18, 2020, the Minneapolis City Council adopted the built form overlay zoning districts and associated zoning code amendments to reflect the policies in *Minneapolis 2040*. As required by state law, the City has begun to review land uses and zoning districts to match the development guidelines that the City Council already approved with *Minneapolis 2040*. This process will take several years and will include updating the zoning classification of every property in the city to match the land use policies in *Minneapolis 2040*. The

future land use designation for this property is Urban Neighborhood with Corridor 6 built form guidance, which would support multiple-family zoning. Therefore, staff finds that the proposed rezoning to R3 is more consistent with *Minneapolis 2040*, the comprehensive plan.

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:

Applicable Standards of Chapter 530, Site Plan Review

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The proposed project would comply with the building placement standards.

Principal entrances – Meets requirements

- The proposed project would comply with the principal entrances standards.

Visual interest – Requires alternative compliance

- The proposed project would comply with the visual interest standards, except for the first floor/north elevation where a blank wall exceeds 25 feet in length. The applicant has requested alternative compliance.

Exterior materials – Meets requirements with Conditions of Approval

- The applicant is proposing LP Smartside and Pac-Clad aluminum wall panel as the building’s primary exterior materials. The applicant is proposing a thin stone veneer at the base wrapping from the front elevation to the first bay of windows on the side. Staff is recommending that the applicant provide a masonry base material for at least 24” above grade to ensure that the materials maintain durability. Further, the use of plain-faced concrete block shall not be permitted. Exterior material or balcony changes at a later date may require review by the Planning Commission and an amendment to the site plan review.

Windows – Requires alternative compliance

- The proposed project would comply with the minimum window requirements, except for the first floor facing Van Buren St NE.
- For residential uses, the zoning code requires that no less than 20 percent of the walls on the first floor shall be windows. The applicant is requesting alternative compliance.

Window Requirements for Residential Uses

Floor	Requirement		Proposed	
1st floor	20% minimum	80 sq. ft.	12%	47 sq. ft.
2nd floor and above	10% minimum	49 sq. ft.	14%	68 sq. ft.

Ground floor active functions – Requires alternative compliance

- The ground floor facing Van Buren St NE contains 62.7 percent (31 feet 1 inch) active functions. At least 70 percent of the first-floor building frontage facing the public street, public sidewalk, or public walkway is required to contain active functions. The applicant has requested alternative compliance.

Roof line – Meets requirements

- The principal roof line of the building is flat and similar to other nearby multiple-family buildings.

Parking garages – Not applicable

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

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- There would be clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

Transit access – Not applicable

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

Vehicular access – Not applicable

- The proposed project is located on a public street and a public alley. There is no off-street parking required or provided for the project.

Residential developments without off-street parking or loading – Requires alternative compliance

- The proposed project does not include at least one (1) temporary drop-off and pick-up space. The applicant has requested alternative compliance.

LANDSCAPING AND SCREENING

General landscaping and screening – Requires alternative compliance

- The proposed project would comply with the general landscaping and screening requirements, except as noted below.
- The applicant is not 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 canopy trees and the applicant is proposing 2 ornamental trees. The applicant has requested alternative compliance.

Landscaping and Screening Requirements

Requirement	Required	Proposed
Lot Area	--	7,780 sq. ft.
Building Footprint	--	4,760 sq. ft.
Area Not Covered by Buildings	--	3,020 sq. ft.
Landscaped Area	604 sq. ft.	2,659 sq. ft.
Canopy Trees (1:500 sq. ft.)	2 canopy trees	2 ornamental trees
Shrubs (1:100 sq. ft.)	6 shrubs	6 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 with Conditions of Approval

- The project appears to comply with the additional landscaping requirements in sections 530.180, 530.190, 530.200, and 530.210 of the zoning code.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – Not applicable

- There are no surface parking spaces proposed on the site.

Site context – Meets requirements

- The proposed project would comply with the site context requirements.

Crime prevention through environmental design – Requires alternative compliance

- The proposed project would comply with crime prevention through environmental design (CPTED) standards, except as noted below.
- The site plan shows opportunities to increase natural surveillance and visibility between the public and non-public spaces. The proposed project is not meeting the active functions provision or the minimum window requirement on the first floor facing Van Buren St NE and the applicant is seeking alternative compliance.
- The proposed site and buildings should promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks. The proposed project is not meeting the active functions provision or the minimum window requirement on the first floor facing Van Buren St NE and the applicant is seeking alternative compliance.

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.

Applicable Regulations of the Zoning Ordinance

Off-street Parking and Loading – Meets requirements

- The proposed project complies with the applicable vehicle parking, bicycle parking, and loading requirements.

Vehicle Parking Requirements Per Use (Chapter 541)

Use	Maximum	Proposed
Residential Dwellings (23 units)	46	0

Bicycle Parking Requirements (Chapter 541)

Use	Overall Minimum	Short-term Requirement	Short-term Spaces	Long-term Requirement	Long-term Spaces	Long-term Spaces Without Stairs or Elevator (≥ 50%)
Residential Dwellings	23	n/a	0	≥ 90%	21	11
Total Required	23		0		21	11

Total Provided	40		4		36	36
Wall-Mounted Maximum (≥ 75%)	17					
Wall-Mounted Provided	12					

Loading Requirements (Chapter 541)

Use	Loading Requirement	Loading Spaces	Proposed Spaces
Residential Dwellings	None	None	None

Building Bulk – Meets requirements

- The proposed project would meet the applicable floor area ratio requirements in the BFC6 district.

Building Bulk Requirements

	Required	Proposed
Lot Area	--	7,780 sq. ft.
Gross Floor Area	--	19,040 sq. ft.
Min. Floor Area Ratio	1.0	2.45
Max. Floor Area Ratio	3.0	

Building Height – Meets requirements

- The proposed project would meet the applicable height requirements in the BFC6 district.

Building Height Requirements

	Required	Applied Premium(s)	Premium Value	Total	Proposed
Min. Height	2 stories, 20 feet	--	--	--	--
Max. Height	6 stories or 84 feet, whichever is less	--	--	6 stories / 84 feet	4 stories / 39 feet

Lot and Residential Unit Requirements – Meets requirements

- The proposed project would meet the applicable lot and residential unit requirements.
- The application is subject to the delayed phase-in for smaller projects with 20-49 units and the project is not subject to the requirements of Inclusionary Zoning per section 535.90(c)(1) of the zoning code.

Lot and Residential Unit Requirements Summary

Requirement	Requirement	Proposed
Lot Area	5,000 sq. ft. min.	7,780 sq. ft.
Lot Width	40 ft. min.	60 ft.
Impervious Surface Area	85% max.	67.6%

Lot Coverage	70% max.	61.1%
Dwelling Units (DU)	--	23 DUs
Net Residential Area	--	14,223 sq. ft.

Yard Requirements – Meets requirements

- The project would meet the applicable yard requirements.

Minimum Yard Requirements

Setback	Requirement	Proposed
Front (West)	18 ft. 2 in.	18 ft. 7 in.
Interior Side (North)	5 ft.	5 ft. 1 in.
Interior Side (South)	5 ft.	5 ft. 2 in.
Rear (West)	5 ft.	14 ft.

Signs – Meets requirements with Conditions of Approval

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- The applicant has not proposed signage for the new building; however, all signage must comply with the ordinance, as no variances are allowed for signage in the Residence Districts.

Screening of Mechanical Equipment – Meets requirements

- Mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements.
- All mechanical equipment is enclosed within the building or is screened from the public street by the building itself.

Refuse Screening – Meets requirements with Conditions of Approval

- Refuse and recycling storage containers are subject to the screening requirements in Chapter 535.
- The refuse and recycling storage containers are located within an enclosure at the rear of the property. As conditioned, the enclosure shall be at least two feet higher than the storage containers.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code.
- The applicant shall provide a lighting plan showing compliance with Chapter 535 of the zoning code as a condition of approval.

Fences – Not applicable

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

Specific Development Standards – Meets requirements

- The applicant’s proposal meets the specific development standards for a multiple-family dwelling in Chapter 536.

Solar Energy System – Meets requirements

- The applicant’s proposal meets the requirements for a building-mounted solar energy system in Chapter 535.

Applicable Policies of the Comprehensive Plan

See Finding #1 under Rezoning.

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:

Standard	Description	Staff Recommendation
Blank Walls	There is a 31-foot blank wall on the first level of the north elevation.	The blank wall on the north elevation would be 5 feet from the shared property line with low-density residential use. The blank wall is near the front of the structure and would be visible from other properties and the public sidewalk. <u>Staff recommends that the applicant comply with this standard.</u>
Windows	The first-floor elevation shows 12 percent of the walls facing Van Buren St NE are windows where 20 percent is required.	The applicant is proposing a passive house construction type that maximizes energy efficiency. The front elevation shows two doors with glass inserts, which are not calculated towards the minimum window requirement. The minimum window requirement is to ensure that natural surveillance and visibility is maximized. The first floor includes a bike storage room, small entrance lobby, and one dwelling unit. <u>Staff finds that the minimum window requirement shall be met and recommends that the applicant comply with the minimum window standards.</u>
Active Functions	At least 70 percent of the first-floor building frontage facing the public street. The ground floor facing Van Buren St NE contains 62.7 percent active functions.	The first-floor elevation facing Van Buren St NE includes a bike storage room, small entrance lobby, and one dwelling unit; only 62.7 of the front elevation meets the active function provision. <u>Staff recommends that the minimum percentage of active functions</u>

		<u>shall be provided on the first floor facing Van Buren St NE.</u>
Drop-off Space	Where a newly constructed development with four (4) or more residential units provides zero (0) off-street parking or loading spaces, at least one (1) temporary drop-off and pick-space shall be provided and shall be clearly labeled as such. An accessible route shall be provided between the drop-off and pick-up space and the building. The applicant is not proposing a drop-off space.	The applicant is not providing any off-street vehicle parking. The subject property is adjacent to a public alley. The rear of the lot is proposed to have a trash enclosure, an ornamental tree, and transformer, but there is not sufficient area for a drop-off space. <u>Staff is recommending that the planning commission grant alternative compliance.</u>
Canopy Trees	The applicant is not 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 canopy trees and the applicant is proposing 2 ornamental trees.	The applicant is proposing two Eastern Redub trees on the site; one at the front of the lot and one at the rear. This tree species does not meet the minimum mature height of 35 feet. <u>Staff is recommending that the applicant provide the minimum required canopy trees for the site.</u>
CPTED	The floor plan does not employ best practices to increase natural surveillance and visibility. The proposed windows in the building do not promote natural observation and minimize opportunities for people to observe adjacent spaces and public sidewalks. The elevation along Van Buren St NE does not meet the active functions provision.	The applicant is proposing a passive house construction type that maximizes energy efficiency. The front elevation shows two doors with glass inserts, which are not calculated towards the minimum window requirement. The minimum window requirement is to ensure that natural surveillance and visibility is maximized. The first floor includes a bike storage room, small entrance lobby, and one dwelling unit; only 62.7 of the front elevation meets the active function provision. <u>Staff finds that the minimum window and active function requirements shall be met in order to comply with the CPTED standards.</u>

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 15

LEGAL DESCRIPTION. Lot 22 and the North 20 feet of Lot 23, Block 2, SIBLEY ADDITION TO ST. ANTHONY, Hennepin County, Minnesota

RECOMMENDATIONS

The Department of Community Planning and Economic Development (CPED) recommends that the City Planning Commission and/or City Council adopt staff findings for the applications by 635 Van Buren LLC for the property located at 635 Van Buren St NE:

A. Rezoning.

Recommended motion: The City Planning Commission recommends that the City Council **approve** the petition to rezone 635 Van Buren St NE from the R1A Multiple-Family District to the R3 Multiple-Family District, retaining the BFC6 Corridor 6 Built Form Overlay District.

B. Site Plan Review.

Recommended motion: The City Planning Commission **approves** the site plan review for a new four-story, multiple-family dwelling with 23 units, subject to the following conditions:

1. All site improvements shall be completed by March 21, 2024, 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. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty-five (25) feet in length, in compliance with section 530.120 of the zoning code.
4. At least 70 percent of the first-floor building frontage facing the public street, public sidewalk, or public walkway shall contain active functions in compliance with Section 530.120 of the zoning code.
5. To ensure the durability of the exterior materials the applicant shall provide a masonry base material for at least 24" above grade.
6. Concrete masonry units shall not be allowed.
7. Not less than 20 percent of the walls on the first floor facing Van Buren St NE shall be windows, in compliance with Section 530.120 of the zoning code.
8. The applicant shall provide at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards, in compliance with Section 530.160 of the zoning code.
9. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
10. The refuse and recycling screening shall be at least two feet higher than the storage containers.

ATTACHMENTS

1. Rezoning ordinance
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. Public comments