
LAND USE APPLICATION SUMMARY

Property Location: 4207 Nicollet Avenue
Project Name: 4207 Nicollet Avenue Apartments
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Applicant: Evan Jacobsen with Tushie Montgomery Architects
Project Contact: Alex Gese
Request: To construct a new five-story, 82-unit residential building

Dwelling Units	82 dwelling units
Non-Residential Uses	Not applicable

Required Applications:

Conditional Use Permit	To increase the maximum height of the building from 4 stories/56 feet to 5 stories/57 feet.
Variance	To increase the Floor Area Ratio (FAR) of the building from the maximum 2.04 allowed to 3.82.
Variance	To reduce the minimum off-street parking requirement from 41 spaces to 37 spaces.
Variance	To reduce the front yard setback from the required 15 feet for the first 25 feet north of the south interior property line to 23 feet for the building and to 17 feet for the air intake vent.
Variance	To reduce the south interior side yard setback from the required 13 feet to five feet for entrance landings, stairs and mechanical equipment.
Site Plan Review	To allow a new five-story, 82-unit residential building.

SITE DATA

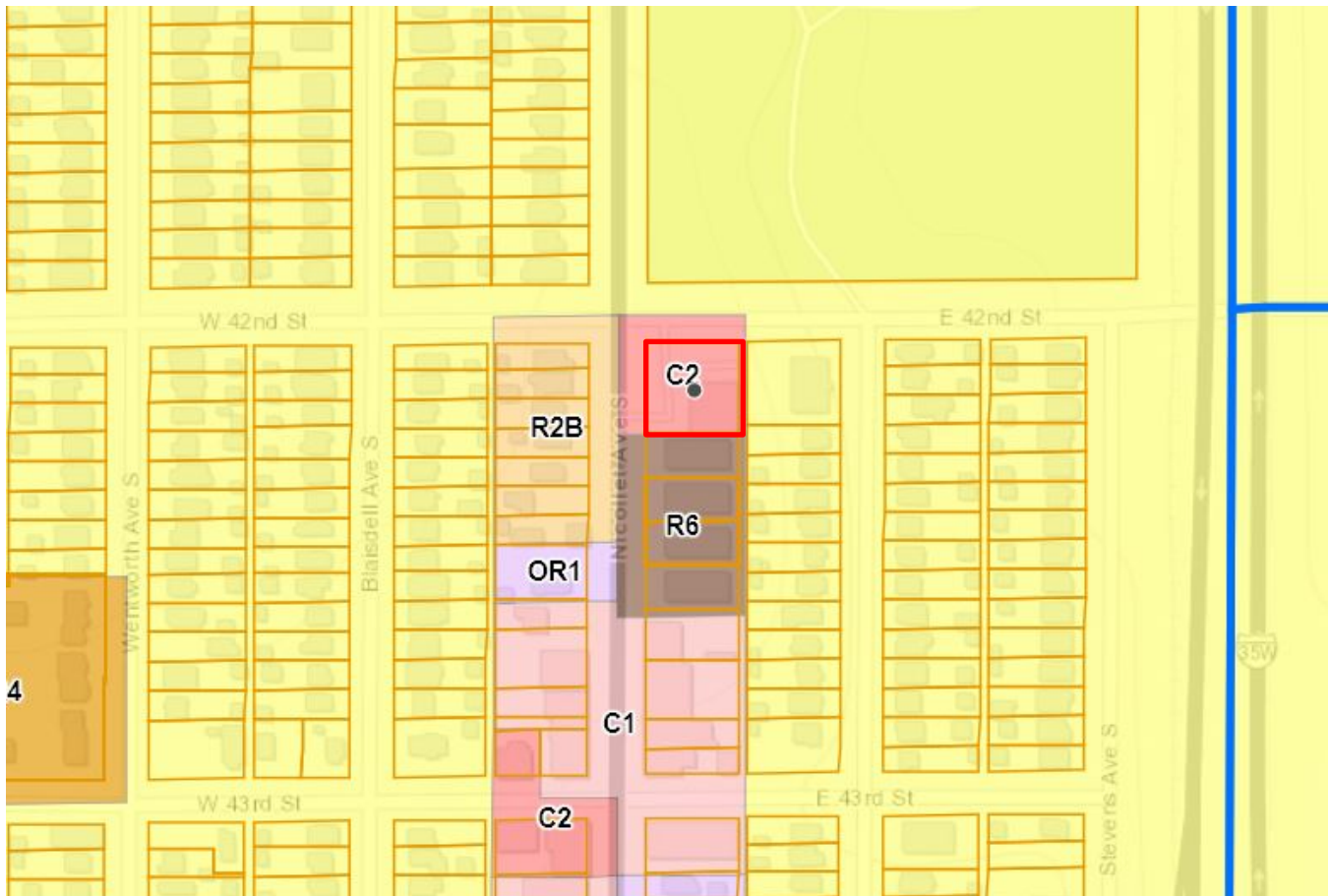
Existing Zoning	C2 Neighborhood Corridor Commercial District
Lot Area	15,844 square feet / .36 acres
Ward(s)	8
Neighborhood(s)	King Field
Future Land Use	Corridor Mixed Use
Goods and Services Corridor	Nicollet Mall/Nicollet Avenue
Built Form	Corridor 6

Date Application Deemed Complete	September 9, 2020	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 8, 2019	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located on the southeast corner of Nicollet Avenue and East 42nd Street. The site is currently occupied by the Curran's restaurant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by residential developments of varying densities and a public park. There are also small-scale commercial uses scattered up and down Nicollet Avenue. The site is located in the Kingfield neighborhood.



PROJECT DESCRIPTION. The applicant is proposing to construct a new five-story, 82-unit residential building on the site. There will be a lobby, club room and fitness room on the first floor of the building and a dog wash room in the parking garage level of the building. There will be a total of 37 enclosed parking spaces on the site. Access to the parking garage would be from the public alley on the block.

In the C2 Neighborhood Corridor Commercial District, the height limitation is 4 stories or 56 feet. The applicant is proposing to construct a building that is five stories or 57 feet in height. A conditional use permit is required to increase the height of the building. It should be noted that, due to the grade change on the site, the lowest level of the building is partially exposed but does not meet the definition of a story.

The maximum Floor Area Ratio (FAR) in the C2 Neighborhood Corridor Commercial District is 1.7. The development qualifies for the 20 percent density bonus for enclosed parking, which brings the as-of-right FAR to 2.04. The applicant is proposing to construct a building with a FAR of 3.82. A variance is required to increase the FAR of the building.

The parking requirement for the development is one space per dwelling unit. However, the site is located within a quarter-mile from a bus transit stop with midday service headways of 15 minutes or less. Given this, the development qualifies for a 50 percent parking reduction. The parking requirement for the development is 41 spaces. The applicant is proposing to provide 37 parking spaces within the building. A variance is required to reduce the minimum off-street parking requirement from 41 spaces to 37 spaces.

Where a street frontage includes property zoned as a residence or office residence district and property zoned as a commercial district, or where a street frontage includes structures used only for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided in the commercial district for the first 25 feet from such residence or office residence district boundary or residential property. The adjacent property to the south is zoned R6 Multiple-family District and is a residential structure. The front yard setback requirement in the R6 Multiple-family District is 15 feet. The adjacent residential structure is set back 25 feet from the front property line. The required front yard setback is 15 feet for the first 25 feet north of the south interior side yard property line. A portion of the proposed building will be located in the required front yard setback. A variance is required to reduce the front yard setback from the required 15 feet for the first 25 feet north of the south interior property line to 23 feet for the building and to 17 feet for the air intake vent.

The south interior side yard setback is $5+2x$, where x equals the number of stories above the first floor. The required south interior side yard setback is 13 feet. The applicant is proposing to construct the building 13 feet from the south interior side property line. However, there will be entrance landings, stairs and mechanical equipment located five feet from the south interior side property line. A variance is required to reduce the south interior side yard setback from the required 13 feet to five feet.

Site plan review is also required as the proposed development contains more than 10 dwelling units.

After the notice went out for the project, it was discovered that a variance for the amount of compact spaces on the site is required. CPED is recommending that the applications be continued for one cycle, to the October 19, 2020, City Planning Commission meeting.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. No public comment letters have been received for this development. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Alex Gese for the property located at 4207 Nicollet Avenue:

A. Conditional Use Permit to increase height.

Recommended motion: **Continue** the conditional use permit to increase the maximum height of the building from 4 stories/56 feet to 5 stories/57 feet for one cycle, to the October 19, 2020, City Planning Commission meeting.

B. Variance to increase FAR.

Recommended motion: **Continue** the variance to increase the Floor Area Ratio (FAR) of the building from the maximum 2.04 allowed to 3.82 for one cycle, to the October 19, 2020, City Planning Commission meeting.

C. Variance to reduce the off-street parking requirement.

Recommended motion: **Continue** the variance to reduce the minimum off-street parking requirement from 41 spaces to 37 spaces for one cycle, to the October 19, 2020, City Planning Commission meeting.

D. Variance to reduce the front yard setback.

Recommended motion: **Continue** the variance to reduce the front yard setback from the required 15 feet for the first 25 feet north of the south interior property line to 23 feet for the building and to 17 feet for the air intake vent for one cycle, to the October 19, 2020, City Planning Commission meeting.

E. Variance to reduce the south interior side yard setback.

Recommended motion: **Continue** the variance to reduce the south interior side yard setback from the required 13 feet to five feet for entrance landings, stairs and mechanical equipment for one cycle, to the October 19, 2020, City Planning Commission meeting.

F. Site Plan Review.

Recommended motion: **Continue** the site plan review for a new five-story, 82-unit residential building for one cycle, to the October 19, 2020, City Planning Commission meeting.