

MEMORANDUM

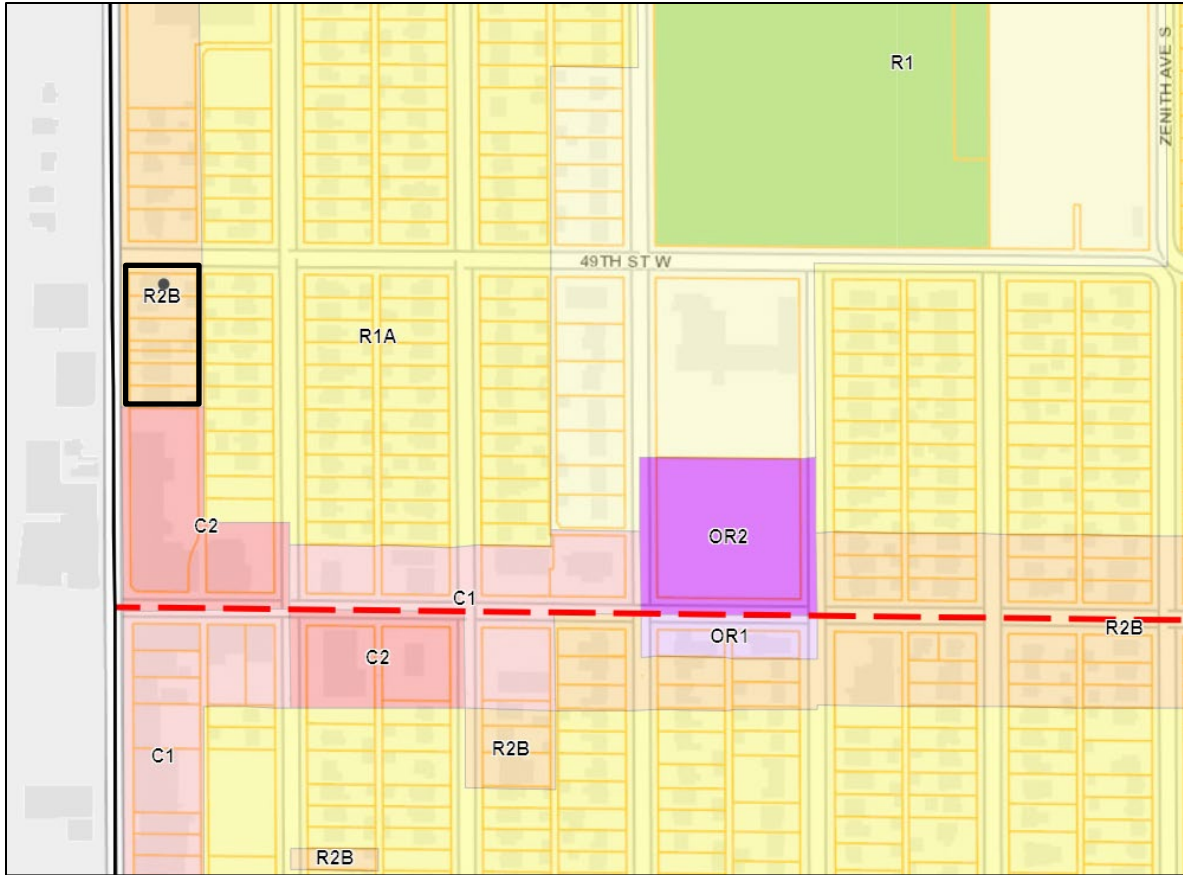
To: City Planning Commission, Committee of the Whole
Prepared By: Shanna Sether, Principal City Planner, (612) 673-2307
Date: June 17, 2021
Subject: France Fifty Mixed Use - 4901, 4905, 4909, 4913, 4915, 4917, 4921 France Ave S

SITE DATA

Existing Zoning	R2B Multiple-Family District SH Shoreland Overlay District BFC4 Corridor 4 Built Form Overlay District
Lot Area	32,406 square feet / .74 acres
Ward(s)	13
Neighborhood(s)	Fulton
Future Land Use	Community Mixed Use
Goods and Services Corridor	50 th St W (One-half block south)
Built Form	Corridor 4

SITE DESCRIPTION

The subject properties are located at 4901, 4905, 4909, 4913, 4915, 4917, 4921 France Ave S; all of the properties are zoned R2B Multiple-Family District, SH Shoreland Overlay District and BFC4 Corridor 4 Built Form Overlay. The properties are currently used as single- and two-family dwellings. The properties are located at the intersection of France Ave S and 49th St W. The remainder of the block facing France Ave S is a commercial building with a surface parking lot to the south. France Ave S is the street at the city boundary with Edina, MN.



PROJECT DESCRIPTION

The applicant is proposing to demolish the existing structures in order to construct a new five-story, mixed-use building with 45 dwelling units and 16,506 square feet of retail space. The proposed building would have two floors of underground parking, accessed via the public alley to the east. The combined lot area is 32,406 square feet in area, which exceeds the maximum lot area in the Corridor 4 District. Therefore, the applicant is requesting a planned unit development (PUD).

The applicant would be required to provide a total of 20 points based on the proposed design of the PUD:

- Establishment of the PUD – **10 points.**
- The maximum floor area of individual buildings is 89,600 sq. ft. and the proposed GFA is 102,799 sq. ft. – **5 points.**
- The minimum front yard setback along France Ave S is 15 feet and the applicant is proposing the structure to be located less than six inches to the front property line – **5 points.**

The applicant is proposing the following amenities for the PUD (20 points):

- Underground parking (10 points)
- Outdoor open space (5 points)
- Decorative pavers (3 points)
- Water Feature (1 point)
- Recycling storage area (1 point)

The subject property is located in the SH Shoreland Overlay District due to proximity to a wetland area approximately 540 feet to the northwest of the site. The SH Overlay District limits the heights of structures to 2 ½ stories, 35 feet, whichever is less. The applicant is requesting a conditional use permit to increase the maximum height. In addition, the applicant is seeking a height increase in the BFC4 Overlay District from four stories, 56 feet, to five stories, 70 feet. The applicant is proposing the following amenities to increase the maximum height and gross floor area:

<p>Environmental sustainability—climate resiliency</p>	<p>The project shall achieve at least one (1) of the following standards:</p> <ul style="list-style-type: none"> a. Any performance standard (LEED, PHIUS, EGC, etc.) that achieves the Minnesota Sustainable Building 2030 (SB 2030) 2010-2014 Energy Standard, a sixty (60) percent energy/carbon reduction from the 2003 Average Building Baseline. The evaluation shall be submitted by a certified architect. Building utility energy and water information shall be submitted annually as part of the Minneapolis Energy Benchmarking program. b. <u>Not less than forty (40) percent of electricity usage shall be derived from renewable energy sources through on-site generation and/or renewable energy credits (RECs).</u>
<p>Environmental sustainability—ecological function</p>	<p>The development shall include a green roof and landscaping elements that meet the following standards:</p> <ul style="list-style-type: none"> a. <u>Installation of an extensive, intensive, semi-intensive, modular or integrated green roof system that covers a minimum of fifty (50) percent of the total roof area proposed for the development.</u> b. Not less than fifty (50) percent of the site not occupied by buildings including all required landscaped yards shall be landscaped per the standards in Chapter 530, Site Plan Review. c. Native species, climate resilient species, and edible plantings shall be prioritized on the landscaping plan, including plantings that support pollinators.
<p>Mixed use commercial and residential</p>	<ul style="list-style-type: none"> a. The commercial space within the development must comply with at least two (2) of the of the following three (3) standards: <ul style="list-style-type: none"> 1) <u>The commercial space shall occupy at least sixty (60) percent of the building’s ground-floor street frontage and a minimum interior depth of twenty (20) feet.</u> 2) <u>The commercial spaces shall occupy at least twenty (20) percent of the floor area of the building footprint or one thousand (1,000) square feet, whichever is greater.</u> 3) The commercial space shall occupy at least five (5) percent of the gross floor area of the building or one thousand (1,000) square feet, whichever is greater. b. The development shall include no fewer than four (4) residential units above the commercial space. c. For properties located in the Destination Mixed Use land use category in the comprehensive plan, the qualifying commercial space(s) shall be occupied by retail sales and services uses or food and beverages uses.

The future land use designation in *Minneapolis 2040*, for the property is Community Mixed Use. This designation supports large-scale, mixed-use development with commercial uses fronting along major streets. There is specific direction for active uses including office, food service, retail, or medical establishments at the street level. Additionally, commercial zoning is supportable, however, consent signatures are required to rezone the property from residential to commercial. The applicant is seeking a variance to increase the maximum floor area for the neighborhood serving retail use in the proposed OR2 District from 4,000 sq. ft. to 16,506 sq. ft., however it is not yet known if there will be one commercial tenant or several. Lastly, the applicant is seeking a variance for to increase the maximum lot coverage in the proposed OR2 District from 70% to 76%.

APPLICATIONS

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

1. Petition to rezone the properties located at 4901-4921 France Ave S from the R2B Multiple-Family District to the OR2 High-Density Office Residence District.
2. Conditional Use Permit for a Planned Unit Development in the OR2 District.
3. Conditional Use Permit To increase the maximum height in the SH Shoreland Overlay District from two and one-half stories, not to exceed 35 feet, to five stories, 70 feet.
4. Variance to increase the maximum size of a neighborhood serving retail use from 4,000 sq. ft. to 16,506 sq. ft.
5. Variance to increase the maximum lot coverage from 70% to 76%.
6. Site Plan Review for a new mixed-use building, including an increase in the maximum floor area ratio.

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

APPLICABLE POLICIES

The following policies from the comprehensive plan, Minneapolis 2040 (2020), apply to future development on this site:

Future Land Use	Guidance	Staff Comment
Community Mixed Use	Large-scale mixed-use development is encouraged throughout these areas, with commercial uses fronting on major streets. Commercial retail spaces are typically smaller in order to generate pedestrian activity and are often a destination for customers coming from outside of the market area. Active uses that are accessible to the general public such as office, food service, retail, or medical establishments are required at the street level; therefore single-use residential development is not permitted. Contiguous expansion of commercial zoning is allowed.	The proposed development is located on France Ave S, one-half block north of 50 th St W, a Goods and Services Corridor. The applicant is proposing a mixed-use building with 45 dwelling units and 16,506 square feet of commercial/retail. The applicant has not identified tenant(s) for the commercial/retail space. The commercial space may be one tenant or several. The properties are currently zoned R2B, where the combination of future land use and built form would support a rezoning of the primary district to OR2 High-Density Office Residence District, C1 Neighborhood Commercial District or C3A Community Activity Center District.
Built Form	Guidance	Staff Comment
Corridor 4	New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a	The proposed building would be five stories tall. The fifth floor is recessed along all four elevations, which gives the appearance of a four-story structure in the renderings. The applicant is applying to increase the maximum

	taller building is a reasonable means for further achieving Comprehensive Plan goals.	height by providing additional amenities.
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FEEDBACK REQUESTED

Staff is requesting feedback on the following items:

1. The proposed building height is five stories, 70 feet; however, the height of the building allowed in the SH Shoreland Overlay District is 2 ½ stories, 35 feet. Further, the maximum height in the Corridor 4 Built Form Overlay District is 4 stories, 56 feet. The applicant has requested a height increase by providing a mixed-use building with a large retail tenant space at the first floor.
2. The maximum floor area in a planned unit development in Corridor 4 is limited to 89,600 sq. ft. of gross floor area. The proposed gross floor area is 102,799 sq. ft. and the building is almost 220 feet long. To increase the maximum gross floor area of individual buildings within a planned unit development the city planning commission shall find that the development’s layout, amenities, and building scale are consistent with the intent of the built form policies of the comprehensive plan. Staff would like feedback about breaking up the length of the building on both the east and west sides.
3. The maximum area for retail spaces in the OR2 District is 4,000 square feet. The applicant is proposing 16,506 square feet of commercial to comply with the mixed-use premiums to increase the maximum height and floor area. The combination of comprehensive plan designations of Community Mixed Use and Corridor 4 would support C3A zoning and retail uses of up to 20,000 square feet of retail sales and service.
4. The maximum lot coverage in the OR2 District is 70% and the applicant is seeking a variance to increase the maximum lot coverage to 76%. There would not be a maximum lot coverage in a commercial zoning district. Staff is seeking feedback regarding the proposed variance and practical difficulty.
5. The proposed amenities for the Planned Unit Development:
 - Underground parking (10 points)
 - Outdoor open space (5 points)
 - The proposed outdoor open space does not appear to engage pedestrians and is located between the proposed building and a surface parking lot. Staff is interested in feedback with moving the outdoor open space to the middle of the building to create a multi-functional space.
 - Decorative pavers (3 points)
 - Recycling storage area (1 point)