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**LAND USE APPLICATION SUMMARY**

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*Property Location:* 828 Spring St NE  
*Project Name:* MPHA Spring Manor and Addition  
*Prepared By:* Hilary Dvorak, Principal City Planner, (612) 673-2639  
*Applicant:* Minneapolis Public Housing Authority  
*Project Contact:* Karissa Meiers with Kaas Wilson Architects  
*Request:* To construct a four-story addition with 15 new dwelling units

<b>Dwelling Units</b>	15 new dwelling units (189 existing dwelling units)
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*Required Applications:*

<b>Variance</b>	To reduce the west interior side yard setback from 20 feet to seven feet.
<b>Variance</b>	To reduce the rear yard setback from 20 feet to 15 feet.
<b>Site Plan Review</b>	For a four-story addition with 15 new dwelling units.

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**SITE DATA**

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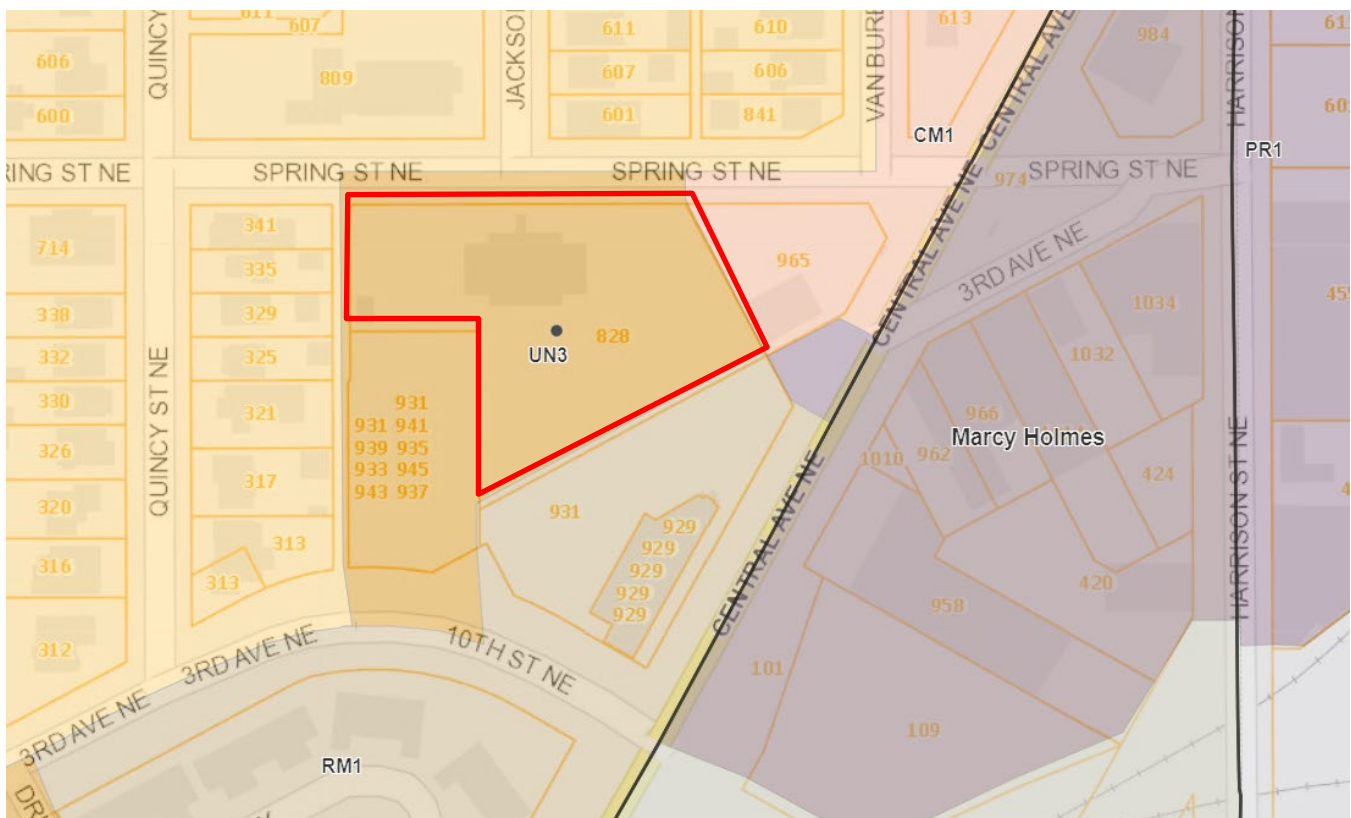
<b>Existing Zoning</b>	UN3 Urban Neighborhood District BFC6 Corridor 6 Built Form Overlay District
<b>Lot Area</b>	63,560 square feet / 1.46 acres
<b>Ward(s)</b>	Ward 3
<b>Neighborhood(s)</b>	St. Anthony East
<b>Future Land Use</b>	Urban Neighborhood
<b>Goods and Services Corridor</b>	Not applicable
<b>Built Form</b>	Corridor 6

Date Application Deemed Complete	April 24, 2024	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 23, 2024	End of 120-Day Decision Period	Not applicable

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The site is an irregular-shaped parcel located on the south side of Spring Street Northeast, just one parcel west of Central Avenue Northeast. The site is occupied by a 21-story, 189-unit residential development. There is an existing 60-space, surface parking lot located to the east of the existing building that will remain. Access to the surface parking lot is from a curb cut along Spring Street Northeast. This parking lot is internally connected to the surface parking lot located on the Clare Housing site located to the southeast along Central Avenue Northeast. This surface parking lot is accessed from a curb cut along Central Avenue Northeast. The applicant and Clare Housing have a use agreement in place for the parking area. There is an existing detached garage located along the alley that will be demolished as part of the development.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** Uses in the immediate area include commercial establishments, offices, and residential developments of varying densities. The site is located in the St. Anthony East neighborhood of Minneapolis.



**PROJECT DESCRIPTION.** The applicant is proposing to construct a four-story, 15-unit addition to the existing building. The addition would be located to the west of the existing building and would connect to it with a one-story addition. The addition will include a new community space with a kitchen, an internet lounge, office space, fitness room, bike storage room, gardening area, maintenance area, and four enclosed parking spaces on the first floor. Floors two through four will each have five dwelling units. The addition will have its own elevator and staircases for access purposes.

The applicant is proposing to rehabilitate the existing building as part of the development. The existing units and community spaces within the building will receive finish upgrades. The existing building will also receive new

windows, updated HVAC systems, updated plumbing, updated electrical systems, and a new roof membrane. The rehabilitation project is focused on improved sustainability.

The required west interior side yard and rear yard setbacks are 20 feet. The applicant is proposing to construct the building seven feet from the west interior property line and 15 feet from the rear property line. The applicant has applied for variances of both setbacks. Site plan review is also required as the addition includes more than four dwelling units.

After noticing the development for the public hearing, staff identified an additional land use application that is required for the project. Given this, the development will be continued one cycle, to the June 10, 2024, City Planning Commission meeting.

**RELATED APPROVALS.** Not applicable.

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

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## RECOMMENDATIONS

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The Department of Community Planning and Economic Development (CPED) recommends that the City Planning Commission adopt staff findings for the applications by the Minneapolis Public Housing Authority for the property located at 828 Spring St NE:

**A. Variance.**

Recommended motion: The City Planning Commission **continues** the variance to reduce the west interior side yard setback from 20 feet to seven feet one cycle, to the June 10, 2024, City Planning Commission.

**B. Variance.**

Recommended motion: The City Planning Commission **continues** the variance to reduce the rear yard setback from 20 feet to 15 feet one cycle, to the June 10, 2024, City Planning Commission meeting.

**C. Site Plan Review.**

Recommended motion: The City Planning Commission **continues** the site plan review for a four-story addition with 15 new dwelling units one cycle, to the June 10, 2024, City Planning Commission meeting.