
LAND USE APPLICATION SUMMARY

Property Location: 927 West Broadway Avenue and 1838 Dupont Avenue North
Project Name: 927 Building Renovation and Addition
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Applicant: 927 Bldg., LLC
Project Contact: David Witt with Mobilize Design & Architecture, Inc.
Request: To construct an approximate 6,900 square foot addition to the existing building

Dwelling Units	0 dwelling units
Non-Residential Uses	Office: 10,009 square feet Reception or meeting hall: 2,504 square feet

Required Applications:

Rezoning	Petition to rezone the property located at of 927 West Broadway Avenue from the C1 Neighborhood Commercial District to the C3A Community Activity Center District.
Conditional Use Permit	To increase the height of the building from 2.5 stories or 35 feet to 4 stories or 46 feet.
Variance	To increase the maximum Floor Area Ratio (FAR) of the building from the maximum 2.7 to 3.01.
Variance	To reduce the minimum off-street parking requirement from 62 to 15.
Site Plan Review	For an approximate 6,900 square foot addition to the existing building.

SITE DATA

Existing Zoning	C1 Neighborhood Commercial District WB West Broadway Overlay District
Lot Area	4,850 square feet / .11 acres
Ward(s)	5
Neighborhood(s)	Near-North; adjacent to Hawthorne
Future Land Use	Corridor Mixed Use
Goods and Services Corridor	West Broadway Avenue
Built Form	Corridor 6

Date Application Deemed Complete	July 8, 2020	Date Extension Letter Sent	July 24, 2020
End of 60-Day Decision Period	September 6, 2020	End of 120-Day Decision Period	November 5, 2020

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property located at 927 West Broadway Avenue is occupied by an existing storefront building that was built in 1901. The building is currently vacant. The City of Minneapolis has owned the building since 2009.

In March of 2018, the City of Minneapolis issued a Request for Redevelopment Proposal looking for someone to purchase and rehabilitate the buildings located at 927 and 1001 West Broadway Avenue, as well as develop the vacant properties located at 1828, 1832 and 1838 Dupont Avenue North. The applicant was granted exclusive development rights to these properties in August of 2018. In December of 2018, the land sale for 927 West Broadway Avenue and 1832 and 1838 Dupont Avenue North was approved by the City Council. The closing on these properties should happen in August of this year.

The property located at 1838 Dupont Avenue North is occupied by a surface parking lot. This property will continue to be used as parking for the building.

In the future, the applicant would like to vacate that portion of the public alley that runs east-west through the block. The applicant would only be looking to vacate the western half of the alley. Once vacated, the applicant would like to create a public plaza towards the back of the proposed building addition. In addition to the plaza, the applicant would also convert the properties located at 1828 and 1832 Dupont Avenue North to additional surface parking.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by a mixture of commercial businesses and residential developments of varying densities. The site is located in the Near North neighborhood.

PROJECT DESCRIPTION. The applicant is proposing to rehabilitate the existing approximate 8,000 square foot building and add an approximate 6,900 square foot addition towards the back of the building. The applicant is proposing to use the building primarily for office space but there will also be an event space (reception or meeting hall) located on the first floor of the building towards West Broadway Avenue.

The property located at 927 West Broadway Avenue is currently zoned C1 Neighborhood Commercial District. The applicant is proposing to rezone the property to the C3A Community Activity Center District. The site is also located in the WB West Broadway Overlay District, which will remain. The property located at 1838 Dupont Avenue North is currently zoned R4 Multiple-family District and is located in the TP Transitional Parking Overlay District.

A conditional use permit to increase the height of the building was inadvertently noticed for this development. The height limitation in the C3A Community Activity Center District is four stories or 56 feet, whichever is less, and the applicant is proposing a building addition that is four stories or 46 feet. This application will ultimately be returned.

The maximum Floor Area Ratio (FAR) in the C3A Community Activity Center District is 2.7. The applicant is proposing to construct a building addition with a total FAR of 3.01. A variance is required to increase the FAR of the building.

The parking requirement for offices in Chapter 541, Off-Street Parking and Loading is one space per 500 square feet of Gross Floor Area (GFA) over 4,000 square feet. The office portion of the development has a minimum parking requirement of 12 spaces. The parking requirement for a reception or meeting hall is equal to 30 percent of the capacity of persons. The reception or meeting hall portion of the development has a minimum parking

requirement of 50 spaces. The total parking requirement for the building is 62 spaces. There will be a total of 15 parking spaces provided in the surface parking lot located at 1838 Dupont Avenue North. A variance to reduce the off-street parking requirement from the minimum 62 to 15 is required.

Site plan review is also required as the proposed addition is over 2,500 square feet in size.

Since the applicant was granted exclusive development rights to the property, the building has been listed on the National Register of Historic Properties. The applicant is working with the State Historic Preservation Office (SHPO) and the National Park Service (NPS) on a rehabilitation plan for the existing building. The SHPO and the NPS are also evaluating the proposed addition for compatibility with the existing building. NPS has requested some substantial changes to the proposed building plans including reducing the bulk, lowering the parapet, exterior material changes and different windows (punched openings verses the current storefront system). Given these requested changes, CPED is recommending that the development be continued one cycle to the August 17, 2020, 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.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by 927 Bldg., LLC for the properties located at 927 West Broadway Avenue and 1838 Dupont Avenue North:

A. Rezoning.

Recommended motion: **Continue** the petition to rezone the property located at 927 West Broadway Avenue from the C1 Neighborhood Commercial District to the C3A Community Activity Center District, for one cycle, to the August 17, 2020, City Planning Commission meeting.

B. Conditional Use Permit to increase height.

Recommended motion: **Continue** the conditional use permit to increase the height of the building from 2.5 stories or 35 feet to 4 stories or 46 feet for one cycle, to the August 17, 2020, City Planning Commission meeting.

C. Variance to increase FAR.

Recommended motion: **Continue** the variance to increase the maximum Floor Area Ratio (FAR) of the building from the maximum 2.7 to 3.01 for one cycle, to the August 17, 2020, City Planning Commission meeting.

D. Variance to reduce the minimum off-street parking requirement.

Recommended motion: **Continue** the variance to reduce the minimum off-street parking requirement from 62 to 15 for one cycle, to the August 17, 2020, City Planning Commission meeting.

E. Site Plan Review.

Recommended motion: **Continue** the site plan review for an approximate 6,900 square foot addition to the existing building for one cycle, to the August 17, 2020, City Planning Commission meeting.