

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
DATE: August 18, 2016
SUBJECT: 12-18 West 15th Street

SITE DATA

Existing Zoning	OR3 Institutional Office Residence District and CI Neighborhood Commercial District DP Downtown Parking Overlay District and PO Pedestrian Oriented Overlay District (12 West 15 th Street only)
Lot Area	19,530 square feet / .45 acres
Ward(s)	7
Neighborhood(s)	Loring Park
Designated Future Land Use	Urban Neighborhood
Land Use Features	Growth Center (Downtown) Commercial Corridor (Nicollet Avenue, one parcel to the east)
Small Area Plan(s)	Loring Park Neighborhood Master Plan (2013)

The properties are located on the north side of West 15th Street between Nicollet Avenue and LaSalle Avenue. The properties are occupied by a surface parking lot.

PROJECT DESCRIPTION

The applicant is proposing to construct a new six-story, 75-unit residential building on the property. On the ground floor of the building there would be common amenity space, 34 enclosed surface parking spaces and an enclosed bicycle parking area. The parking would be accessed from a driveway on the west side of the site. Floors two through six would contain the dwelling units and there would be a shared outdoor amenity space on the roof of the building.

The site is currently zoned OR3 Institutional Office Residence District and CI Neighborhood Commercial District and is located in the DP Downtown Parking Overlay District and the PO Pedestrian Oriented Overlay District (12 West 15th Street only). Since the properties are being combined they need to have the same zoning classification. The applicant is proposing to rezone the entire site to the OR3 Institutional Office Residence District and remove the PO Pedestrian Oriented Overlay District.

The maximum lot coverage allowed in the OR3 zoning district is 70 percent. The maximum footprint allowed for the building is 13,671 square feet. The footprint of the building is 14,390 square feet. And the maximum impervious surface coverage in the OR3 zoning district is 85 percent. The maximum allowance of impervious surface on the site is 16,600 square feet. Approximately 18,114 square feet of the site will be impervious.

The front, interior side and rear yard setbacks are all 15 feet for the building. The building will be located up to the front yard setback and the first floor of the building is proposed to be located 22 feet from the west interior property line, five feet from the east interior property line and eight feet from the rear (north property line).

The site qualifies for a transit incentive. The site is located within one-quarter mile of a bus transit stop with midday service headways of 15 minutes or less (Nicollet Avenue). The transit incentive is a 50 percent reduction of the minimum parking requirement. The minimum parking requirement for the development is 70 spaces (one per dwelling unit) plus two spaces for guests. After applying the transit incentive the minimum parking requirement for the development is 40 spaces (38 for the dwelling units and two for guests). There will be a total of 34 parking spaces provided on the site. Of the 34 parking spaces being provided, half of them are proposed to be compact. The zoning code only allows 25 percent of the spaces to be compact.

The bike parking requirement is 38 spaces for the residential portion of the development. For the residential bike parking spaces, 34 of them need to meet the standards for long-term parking. The applicant is proposing to provide 55 bike parking spaces inside the building for residents and ten for guests outside.

APPLICATIONS

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

- Rezoning from OR3 and CI to OR3 and remove the PO Pedestrian Oriented Overlay District.
- Variance to increase the maximum lot coverage from 13,671 square feet to 14,390 square feet (70 percent to 74 percent).
- Variance to increase the maximum impervious coverage from 16,600 square feet to 18,114 square feet (85 percent to 93percent).
- Variance to reduce the front yard setback along West 15th Street from the required 15 feet to zero feet for the building.
- Variance to reduce the east interior side yard setback from the required 15 feet to five feet for the building and to two feet for a ground level patio.
- Variance to reduce the north (rear) yard setback from the required 15 feet to eight feet for the building.
- Variance to reduce the minimum parking requirement from 40 spaces to 34 spaces.
- Variance to increase the amount of compact parking spaces on the site from 25 percent to 50 percent.
- Site plan review.

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



PROJECT DESCRIPTION AND SITE BACKGROUND:

The project site consists of two abutting parcels (*Parcel 1* - 12 W 15th Street and *Parcel 2* - 18 W 15th Street) on the northern side of 15th Street between Nicollet Avenue and Lasalle Avenue in Minneapolis, MN. The site currently hosts two surface parking lots and a small shed. The site is 2.5 blocks to the east of Loring Park and 1.5 blocks west of the Minneapolis Convention Center.

The proposed building is a 6 story apartment building. A central entry space leads to common and amenity spaces for residents located along the 15th Street side of the building. 34 enclosed parking stalls will be provided on the ground floor to the rear of the site. Five floors of residential units with 15 units on each floor will be located on floors 2-6. There will be a rooftop deck for use by the residents.

The unit mix for the project includes 1 and 2 bedroom units with the majority being smaller one bedroom units with interior bedrooms and living spaces along the exterior wall. These “junior 1 bedrooms” will appeal to those new to the workforce. Two bedroom units are located at the corners of the building and provide light and views from two sides.

ZONING ACTION REQUIRED:

The project site is currently zoned as OR3 on the western parcel of the site (18 W 15th Street) and C1 on the eastern parcel (12 W 15th Street). We are proposing to combine the Parcels and rezone as OR3 so the entire site can be included under one continuous OR3 zoning district. Setback variances will need to be obtained for three sides of the ground floor only. All upper floors will comply with setback regulations. FAR and height will comply.

PROJECT DATA:

Total Site Area:	19,530 SQFT
Zoning District:	Currently split between C1 (Parcel 1) and OR3 (Parcel 2) Proposing to combine parcels and rezone full site as OR3
Building Area:	71,765 SQFT
FAR Allowed:	3.5
FAR Proposed:	60,777 SQFT
Lot Coverage:	14,390 SQFT - 73.6%

APARTMENT GROSS FLOOR AREA

Level 01 (including parking)	14,390 SQFT
Parking	-10,988 SQFT
Level 02	11,475 SQFT
Level 03	11,475 SQFT
Level 04	11,475 SQFT
Level 05	11,475 SQFT
Level 06	11,475 SQFT
TOTAL	60,777 SQFT

APARTMENT UNIT COUNT

Level 02	15
Level 03	15
Level 04	15
Level 05	15
Level 06	15
TOTAL	75 Units

APARTMENT UNIT DATA

Junior 1 Bedroom (+/- 540 SQFT)	55
2 Bedroom (+/- 940 SQFT)	20

PARKING REQUIRED

1 Stall per Unit (50% parking reduction)	38
Visitor Parking	2

TOTAL	40 Stalls
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PARKING PROVIDED

Enclosed	34 Stalls
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BIKE PARKING REQUIRED

1 per 2 Units	38 Spaces
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BIKE PARKING PROVIDED

Indoor Bicycle Spaces	55 Spaces
Guest Bicycles Spaces	10 Spaces

TOTAL	65 Spaces
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18 W 15TH STREET

Minneapolis, Minnesota

August 08, 2016

COMMITTEE OF THE WHOLE COVER SHEET

16-049.0



SITE AERIAL - LOOKING WEST



SITE AERIAL - LOOKING NORTH



SITE AERIAL - LOOKING EAST



SITE AERIAL - LOOKING SOUTH



18 W 15TH STREET

Minneapolis, Minnesota

SITE AERIALS

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SOUTH SIDE OF 15TH STREET



LOOKING WEST ON 15TH STREET



EXISTING NEIGHBOR PARKING AREA TO WEST



EXISTING PAVED PARKING LOT



REAR OF PARKING LOT ABUTTING NEIGHBOR TO NORTH



PAVED LOT ON EAST PARCEL

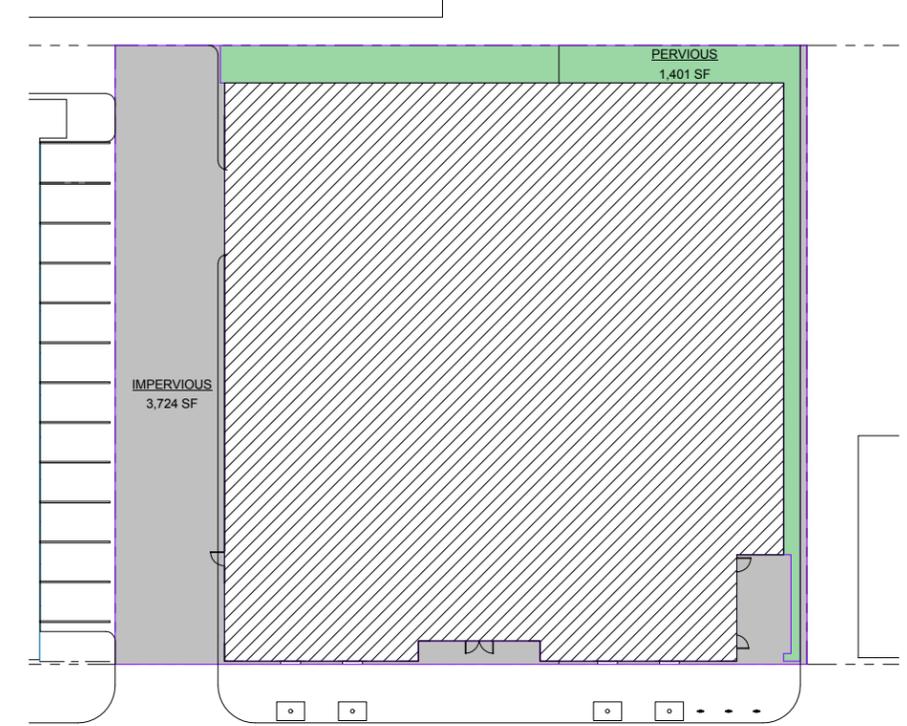
18 W 15TH STREET

Minneapolis, Minnesota

SITE CONTEXT

August 08, 2016

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PROPERTY AREA: 19,530 SQFT
 BUILDING FOOTPRINT: 14,390 SQFT
 LOT COVERAGE: 73.6%
 IMPERVIOUS SITE AREA: 3,724 SQFT (72.6%)



18 W 15TH STREET

Minneapolis, Minnesota

SITE PLAN

August 08, 2016

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Unit Type	Rentable Area	Units
LEVEL 2		
2 BED	3,743 SF	4
JR 1 BED	6,177 SF	11
9,920 SF 15		
LEVEL 3		
2 BED	3,743 SF	4
JR 1 BED	6,177 SF	11
9,920 SF 15		
LEVEL 4		
2 BED	3,743 SF	4
JR 1 BED	6,177 SF	11
9,920 SF 15		
LEVEL 5		
2 BED	3,743 SF	4
JR 1 BED	6,177 SF	11
9,920 SF 15		
LEVEL 6		
2 BED	3,743 SF	4
JR 1 BED	6,177 SF	11
9,920 SF 15		
Total:	49,600 SF	75

Gross Sq Ft By Floor		
Program	Area	
LEVEL 1		
AMENITY	1,230 SF	
CIRCULATION	721 SF	
COMMON AREA	1,296 SF	
PARKING	10,988 SF	
TRASH	154 SF	
14,390 SF		
LEVEL 2		
2 BED	3,743 SF	
CIRCULATION	1,445 SF	
JR 1 BED	6,177 SF	
TRASH	111 SF	
11,475 SF		
LEVEL 3		
2 BED	3,743 SF	
CIRCULATION	1,445 SF	
JR 1 BED	6,177 SF	
TRASH	111 SF	
11,475 SF		
LEVEL 4		
2 BED	3,743 SF	
CIRCULATION	1,445 SF	
JR 1 BED	6,177 SF	
TRASH	111 SF	
11,475 SF		
LEVEL 5		
2 BED	3,743 SF	
CIRCULATION	1,445 SF	
JR 1 BED	6,177 SF	
TRASH	111 SF	
11,475 SF		
LEVEL 6		
2 BED	3,743 SF	
CIRCULATION	1,445 SF	
JR 1 BED	6,177 SF	
TRASH	111 SF	
11,475 SF		
TOTAL:	71,767 SF	

Rentable Area Legend

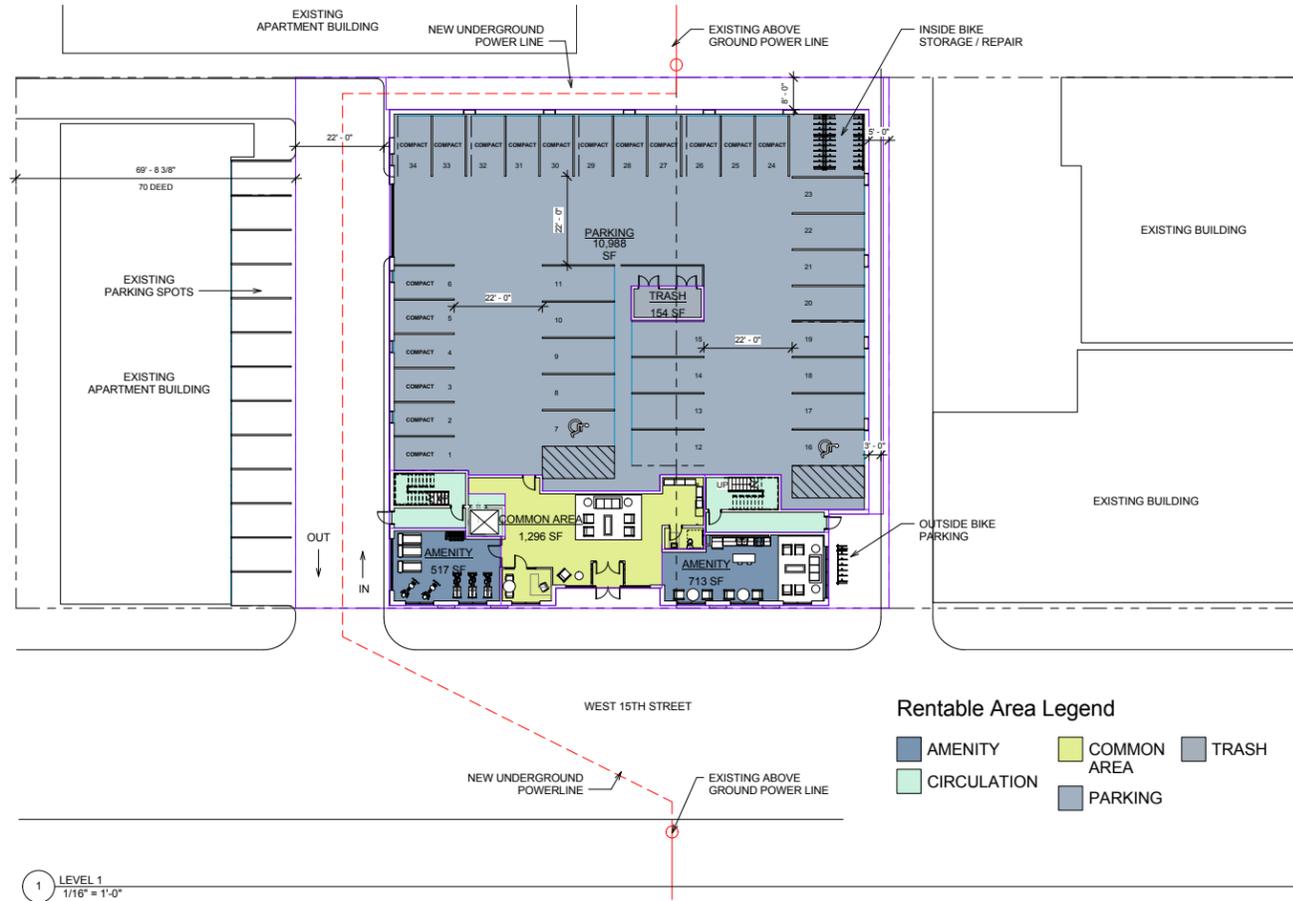
- 2 BED
- JR 1 BED
- CIRCULATION
- TRASH

2 LEVEL 2
1/16" = 1'-0"



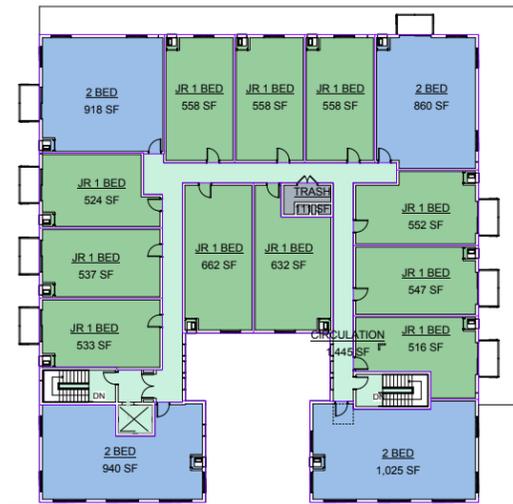
WEST 15TH STREET

1 LEVEL 1
1/16" = 1'-0"

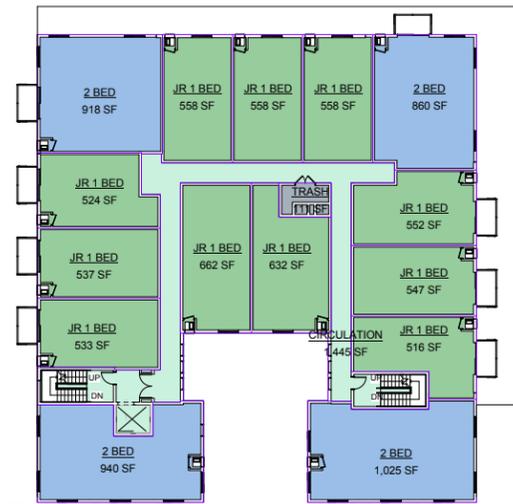


Rentable Area Legend

- AMENITY
- COMMON AREA
- TRASH
- CIRCULATION
- PARKING



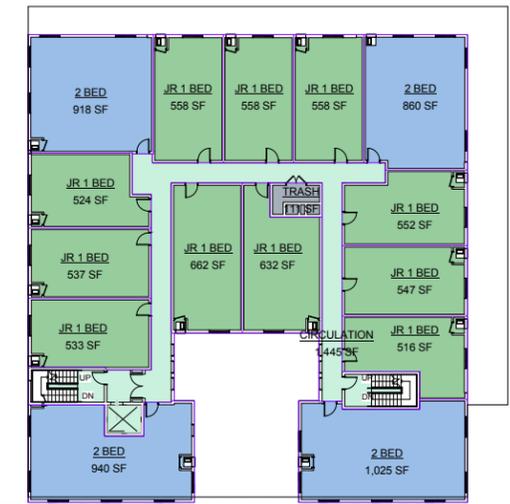
WEST 15TH STREET



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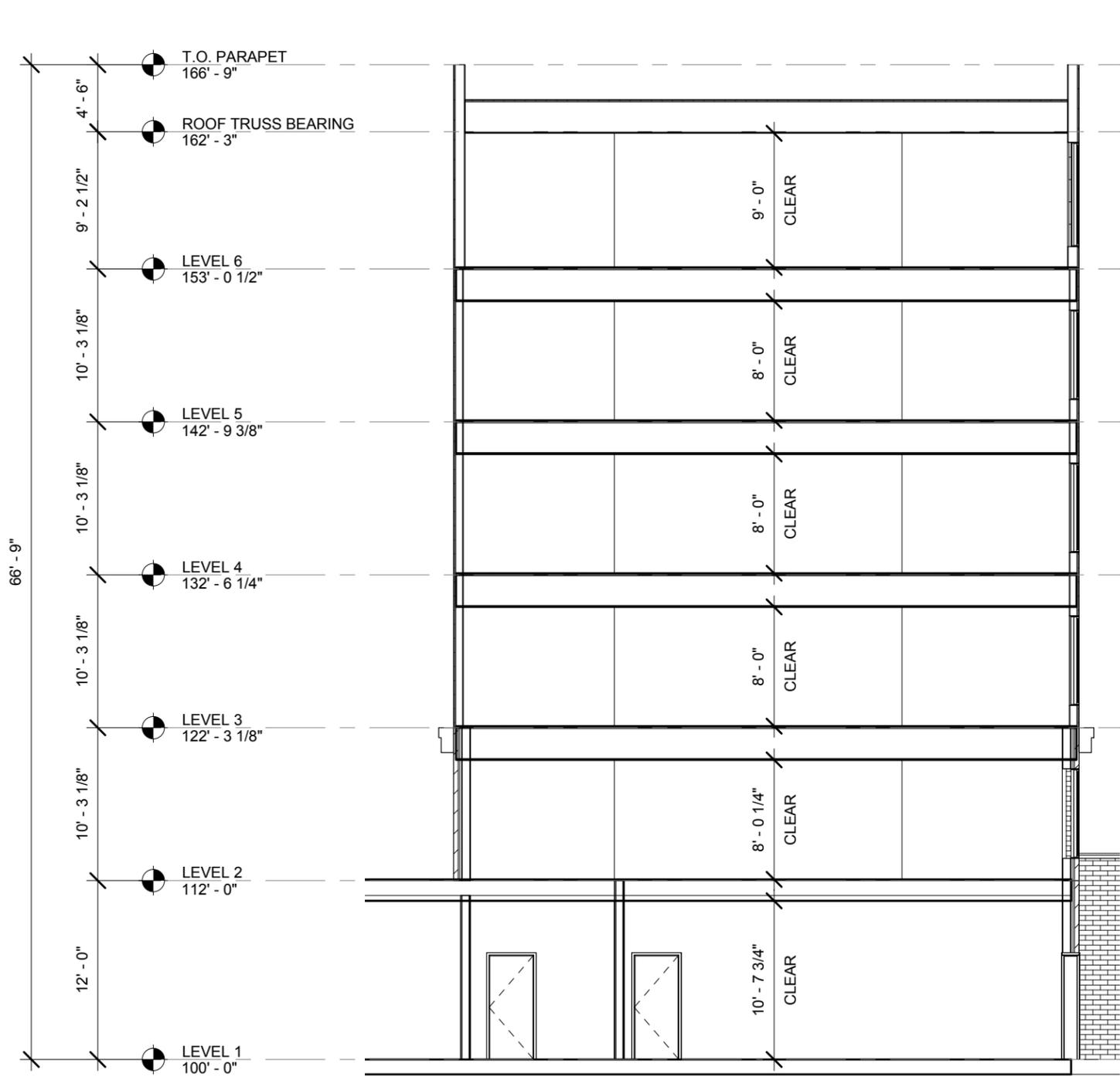
18 W 15TH STREET

Minneapolis, Minnesota

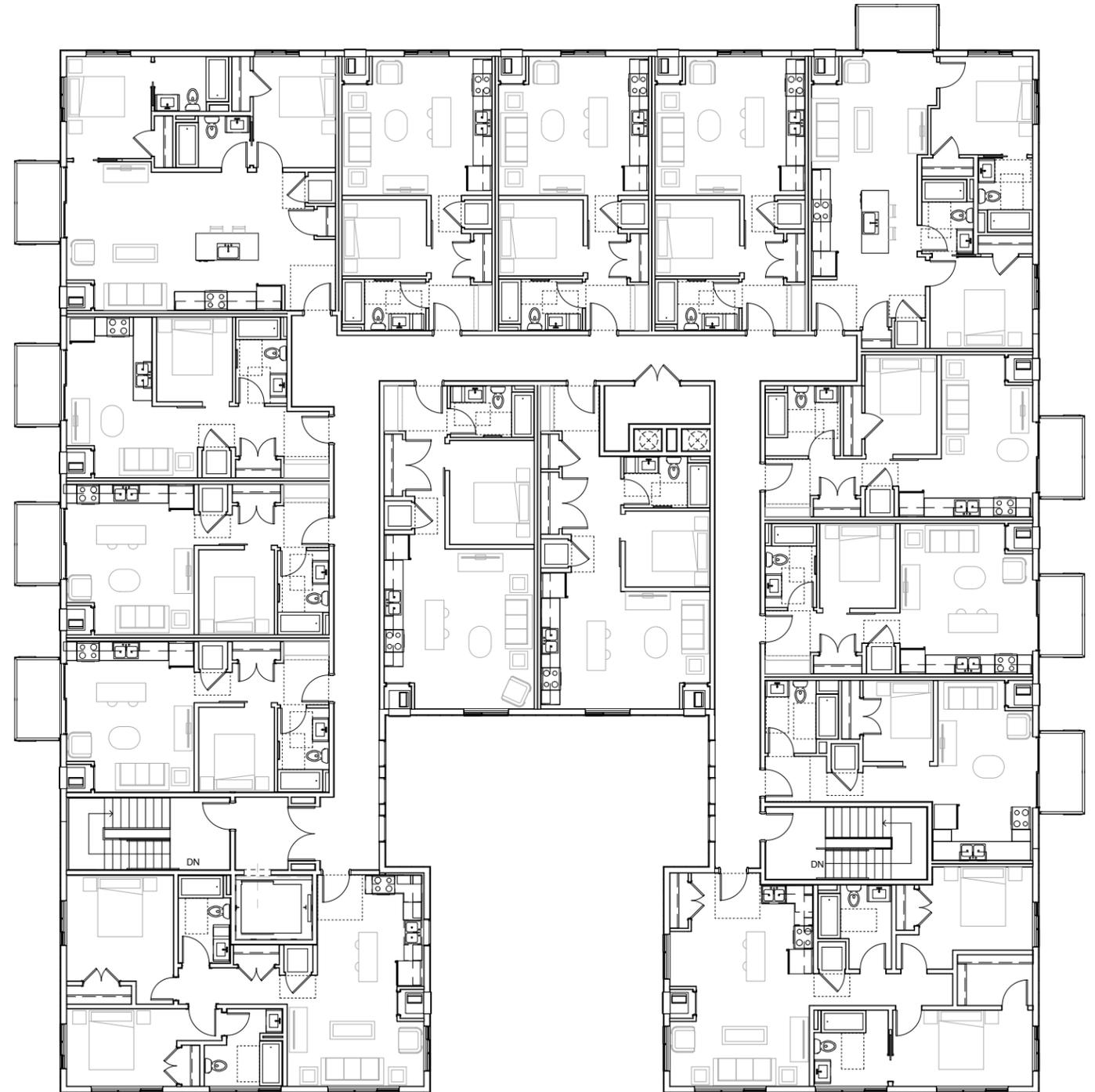
BUILDING PLANS

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BUILDING FLOOR HEIGHTS



TYPICAL RESIDENTIAL PLAN

18 W 15TH STREET

Minneapolis, Minnesota

BUILDING PLANS

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LOOKING WEST DOWN 15TH STREET

18 W 15TH STREET

Minneapolis, Minnesota

August 08, 2016

VIEWS

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LOOKING EAST DOWN 15TH STREET

18 W 15TH STREET

Minneapolis, Minnesota

August 08, 2016

IEWS

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RESIDENTIAL ENTRY ON 15TH STREET

18 W 15TH STREET

Minneapolis, Minnesota

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VIEWS

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FRONT AERIAL



BACK AERIAL



ROOF DECK

18 W 15TH STREET

Minneapolis, Minnesota

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VIEWS

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FRONT



LEFT



BACK



RIGHT

18 W 15TH STREET

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ELEVATIONS

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