3A The Elmwood – Major Amendment to Section 36-268-PUD 8

Case No.: 17-21-PUD
Location: 5605 West 36th Street
Applicant: 36th Street LLC / Donald Kasbohm
Owner: 36th Street LLC / Donald Kasbohm

Recommended Action: Chair to close public hearing.
Motion to recommend approval of Major Amendment to Section 36-268 PUD 8 subject to the conditions recommended by Staff.

REQUEST: 36th Street LLC proposes a Major Amendment to Section 36-268 PUD 8 which established the zoning for the Elmwood redevelopment located at 5605 West 36th Street. City Council approved the Elmwood PUD in March 2017 which allowed for the construction of a six story, mixed-use building with 85 residential units, 4,900 square feet of ground floor commercial space, 21.6% designed outdoor recreation area (DORA) and 188 parking stalls. The development would be marketed toward residents aged 55+, and 20 dwelling units (17%) would be available as affordable at 60% area median income (AMI).

The final construction cost estimates for the development have come back significantly higher than originally anticipated due to the significant cost to construct the two levels of underground parking needed to accommodate parking for 85 dwelling units. These high construction costs make the approved project financially unfeasible. Therefore, the applicant has submitted a revised development proposal with a lower unit count.

The applicant now proposes a five-story, 70 unit mixed-use building with 4,393 square feet of commercial space, 20.5% DORA and 127 parking spaces. The development continues to be marketed toward residents aged 55+, and there remain 20 dwelling units (28.5%) available as affordable at 60% AMI. The only changes to the site plan include an additional parking stall added within the surface parking lot and the removal of a residential patio staircase, which is not needed due to adjusted grades. All other changes take place within the interior of the building and on the roof, including the elimination of the second level of underground parking. The dwelling unit mix remains the same: 1 bedroom (14%), 1 bedroom + den (24%), 2 bedroom (43%), and 2 bedroom + den (19%).
SITE LOCATION MAP:

SITE INFORMATION:
- **Site Area:** 0.99 acres
- **Zoning:** PUD – Planned Unit Development
- **Comprehensive Plan:** MX Mixed Use
- **Neighborhood:** The Elmwood

BACKGROUND: City Council approved the Elmwood PUD in March 2017 which allowed for the construction of a six story, mixed-use building with 85 residential units, approximately 4,900 square feet of ground floor commercial space, 21.6% DORA and 188 parking stalls.

PUD ANALYSIS:
**Description:** The developer requests a major amendment to Section 36-268 PUD 8 of the city’s zoning ordinance which established the zoning for the Elmwood development.
Uses: The proposal includes a mix of commercial space and residential amenity space and dwelling units on the ground floor, and residential units on floors two through five. The ground floor mix of uses has not changed, and 60% of the frontage facing 36th Street remains commercial and active uses. A portion of the commercial space has been repurposed into storage (400 square feet), but the overall mix of ground floor uses meet the requirements of the approved PUD. The size of the ground floor residential units have been slightly reduced to allow for additional storage and amenities that were previously located within the parking garage. Residential units are located on floors two through five, and no changes have been made to those units.

Height: The applicant proposes a reduction in the height of the building, from six stories and 77 feet to five stories and 68 feet tall.

Unit & Bedroom Count: The amendment includes fewer residential units. The approved plans included 85 residential units with a total of 138 bedrooms. The amendment proposes 70 dwelling units with 112 bedrooms. The dwelling unit mix has not changed: 1 bedroom (14%), 1 bedroom + den (24%), 2 bedroom (43%), and 2 bedroom + den (19%). The development retains a high percentage of 2 bedrooms and 2 bedrooms + den units (62%) to appeal to people looking to downsize from single-family homes.

Parking: The original plans included 188 parking spaces, of which only 159 stalls were required per city code (1 parking stall per bedroom). The PUD amendment proposes 127 parking stalls, which is seven fewer than required per code.

The applicant could reduce the number of two bedroom units to meet the parking requirement, but have requested a higher two bedroom unit count with a slight reduction in parking. Staff is supportive of a reduction in parking in this location due to future transit service in the area, and because of the 55+ age restrictions in the building.

Due to the reduction in parking, staff recommends a parking management plan be included as part of the Planning Development Contract to manage resident, guest, and commercial parking usage and location.

Designed Outdoor Recreation Area (DORA): The proposed development plans illustrate DORA through the inclusion of the 8,100 square feet outdoor space in the rear of the building and 750 square feet on the building’s roof. The approved plans call for 1,050 square feet of rooftop DORA, but Fire Code allows a maximum of 750 square feet. The plans have been revised to adhere to the Fire Code. This reduces the overall DORA from 21.6% to 20.5%. The plans continue to exceed the City’s minimum 12% DORA requirements.

Landscaping: There is a minor reduction in overall landscaping due to the decreased shrubs and perennials planted within the rooftop DORA. No landscaping has changed within the site plan.

Public Input: An additional neighborhood meeting was not warranted, as the project was originally presented as being either a 70 unit or 85 unit mixed use development during the neighborhood meeting held in November, 2016. Staff received one phone call from a nearby resident, and the resident was supportive of the updated plans.
### Zoning Compliance Table:

<table>
<thead>
<tr>
<th>Factor</th>
<th>Required</th>
<th>Adopted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
<td>Commercial</td>
<td>Mixed Use-Commercial and Residential</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>Lot Area</strong></td>
<td>2.0 acres, or less with City Council approval</td>
<td>0.99 acres</td>
<td>No Change</td>
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<tr>
<td><strong>Height</strong></td>
<td>No maximum with PUD</td>
<td>76.9 feet</td>
<td>68’2”</td>
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<tr>
<td><strong>Building Materials</strong></td>
<td>Minimum of 60% Class I materials</td>
<td>63.4% Class I</td>
<td>60.7% Class I</td>
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<td></td>
<td></td>
<td>36.6% Class II</td>
<td>39.3% Class II</td>
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<tr>
<td><strong>Density</strong></td>
<td>50 units/acre, or more with PUD</td>
<td>85.8 units/acre</td>
<td>70.7 units/acre</td>
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<tr>
<td><strong>Floor Area Ratio</strong></td>
<td>None with PUD</td>
<td>2.75</td>
<td>2.3</td>
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<tr>
<td><strong>Ground Floor Area Ratio</strong></td>
<td>N/A</td>
<td>0.44</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>Off-Street Parking</strong></td>
<td>Residential: 112 spaces</td>
<td>162 underground spaces</td>
<td>100 underground spaces</td>
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<tr>
<td></td>
<td>• 1 space/bedroom</td>
<td>17 off-street surface spaces</td>
<td>18 off-street surface spaces</td>
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<td></td>
<td>Commercial: 20 spaces</td>
<td>9 On-street spaces</td>
<td>9 On-street spaces</td>
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<td></td>
<td>• 1 space/250 square feet for Commercial-office space</td>
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<td>Total Provided: 188 spaces</td>
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<tr>
<td></td>
<td>Total: 158 spaces</td>
<td>Total Required: 158 spaces</td>
<td>Total Provided: 188 spaces</td>
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<tr>
<td><strong>Bicycle Parking</strong></td>
<td>10% of required vehicle parking (14)</td>
<td>126 spaces in underground ramp</td>
<td>54 interior bike storage</td>
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<td></td>
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<td>10 exterior bike spaces</td>
<td>10 exterior bike spaces</td>
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<tr>
<td></td>
<td>Total: 136 bike spaces</td>
<td></td>
<td>Total: 64 bike spaces</td>
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<tr>
<td><strong>DORA</strong></td>
<td>12% total lot area</td>
<td>Ground Floor: 8,100 square feet</td>
<td>Ground Floor: 8,100 square feet</td>
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<td></td>
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<td>Rooftop: 1,060 square feet</td>
<td><strong>Rooftop</strong>: 750 square feet</td>
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<td>Total: 9,160 square feet, 21.2%</td>
<td>Total: 8,850 square feet, 20.5%</td>
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<tr>
<td><strong>Landscaping</strong></td>
<td>See Landscaping section</td>
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<tr>
<td><strong>Setbacks</strong></td>
<td>None with PUD</td>
<td>Front (North): 10’ to 13’, Plaza 0’, Patios 4’</td>
<td>No Change</td>
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<tr>
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<td>36th Street Streetscape = ~10</td>
<td>Side (East): 1’</td>
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<td>Rear (South): varies, 17’- 64’</td>
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<td>Side (West): 10’</td>
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STAFF RECOMMENDATIONS:
Staff recommends adherence to the original conditions of approval, with the addition of a Parking Management Plan, and that Section 36-268 PUD 8 and the Official Exhibits for The Elmwood be amended as proposed.

ATTACHMENTS:
1. C0.0 – Title Sheet
2. C0.1 – Site Survey
3. C0.2 – Preliminary Plat
4. C0.3 – Final Plat
5. C1.0 – Removals Plan
6. C2.0 – Site Plan
7. C2.1 – Green Roof Layout & Landscape Plan
8. C2.2 – Rooftop Green Roof Layout & Landscape Plan
9. C3.0 – Grading Plan
10. C4.0 – Utility Plan
11. C5.0 – Civil Details
12. C5.1 – Civil Details
13. C5.2 – Civil Details
14. L1.0 – Landscape Plan
15. LT1.0 – Lighting Plan
16. LT1.1 – Lighting Specifications
17. A010 – Floor Plan – Level (-1) & 1
18. A011 – Floor Plan – Level 2 & 3
19. A012 – Floor Plan – Level 4 & 5
20. A013 – Floor Plan – Roof
22. A201 – Exterior Elevations
23. Shadow Study
24. Front Perspective 1
25. Front Perspective 2
26. Rear Perspective
27. Exterior Vignettes

Prepared by: Jennifer Monson, Planner
Reviewed by: Sean Walther, Planning and Zoning Supervisor
Approved Site Plan

Proposed Site Plan
Meeting of July 19, 2017
Subject: The Elmwood

Approved Elevation

Proposed Elevation
ORDINANCE NO.

ORDINANCE AMENDING THE ST. LOUIS PARK
CITY CODE RELATING TO ZONING BY
AMENDING SECTION 36-268-PUD 8
FOR THE PROPERTY LOCATED AT 5605 W 36TH STREET

THE CITY OF ST. LOUIS PARK DOES ORDAIN:

Findings

Sec. 1. The City Council has considered the advice and recommendation of the Planning Commission (Case No. 17-21-PUD) for amending the Zoning Ordinance Section 36-268-PUD 8.

Sec. 2. The Comprehensive Plan designates the following described lands as Mixed Use.

Lot 1, Block 1, Elmwood Addition, Hennepin County, Minnesota

Sec. 3. The St. Louis Park Ordinance Code, Section 36-268-PUD 8 is hereby amended to add the following changes:

Section 36-268-PUD 8.

(a) Development Plan
The site shall be developed, used and maintained in conformance with the following Final PUD signed Official Exhibits:
28. C0.0– Cover Title Sheet
29. C0.1 – Site Survey
30. C0.2 – Preliminary Plat
31. C0.3 – Final Plat
32. C1.0 – Removals Plan
33. C2.0 – Site Plan
34. C2.1 – Green Roof Layout & Landscape Plan
35. C2.2 – Rooftop Green Roof Layout & Landscape Plan
36. C3.0 – Grading Plan
37. C4.0 – Utility Plan
38. C5.0 – Civil Details
39. C5.1 – Civil Details
40. C5.2 – Civil Details
41. L1.0 – Landscape Plan
42. LT1.0 – Lighting Plan
43. LT1.1 – Lighting Specifications
44. A010 – Floor Plan – Level (–2) & (–1) & 1
45. A011 – Floor Plan – Level 2 & 2 & 3
46. A012 – Floor Plan – Level 4 & 4 & 5
47. A013 – Floor Plan – Level 5 & 6 & Roof
48. A014 – Floor Plan – Roof
49. A200 – Exterior Elevations
50. A201 – Exterior Elevations
51. Shadow Study
The site shall also conform to the following requirements:

1) The property shall be developed with $85\,70$ residential units and a minimum of $4,920\,4,393$ square feet of ground floor commercial space.

2) At least $479\,118$ off-street parking spaces shall be constructed. At least nine (9) public on-street parallel parking spaces shall be constructed on 36th Street West and one public on-street loading bay shall be installed adjacent to the site.

3) The maximum building height shall not exceed $77\,69$ feet and sixfive stories.

4) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

(b) Permitted with Conditions

(1) Multiple-family dwellings. The conditions are as follows:
   a. Multiple-family dwellings are permitted on all floors of the building.
   b. Residential units are limited to a maximum of 35 percent of the ground floor area of the building.
   c. Multiple-family dwellings shall not exceed 40 percent of building frontage along 36th Street West.
   d. Uses associated with the multiple-family dwellings, including, but not limited to the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 45 percent of the ground floor area of the building.

(2) Commercial uses. Commercial uses are only permitted on the first floor, and are limited to coffee shops, office, private entertainment (indoor), retail shops, service, showrooms and studios. The conditions are as follows:
   a. All parking requirements must be met for each use.
   b. Hours of operation shall be limited to 6 a.m. to 12 a.m.
   c. Restaurants are prohibited.
   d. In vehicle sales is prohibited.

(3) Civic and institutional uses. Civic and institutional uses are limited to education/academic, library, museums/art galleries, indoor public parks/open space, police service substations, post office customer service facilities, public studios and performance theaters. The conditions are as follows:
   a. All parking requirements must be met for each use.
   b. Hours of operation for shall be limited to 6 a.m. to 12 a.m.
   c. In vehicle sales is prohibited.

(c) Accessory Uses
Accessory uses are as follows:
(1) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.

(2) Home occupations complying with all of the conditions in the R-C district.

(3) Catering, if accessory to food service, delicatessen or retail bakery.

(4) Gardens.

(5) Parking lots.

(6) Outdoor seating, public address (PA) systems are prohibited.

(7) No outdoor uses or storage allowed.

(d) Special Performance Standards

(1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to: outdoor lighting, architectural design, landscaping, parking and screening requirements.

(2) Each commercial, civic or institutional tenant space on the ground floor shall have a direct and primary access to and from the 36th Street (north) building façade and the access shall remain open during business hours.

(3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.

(4) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
   a. Pylon signs are prohibited;
   b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility;
   c. Maximum allowable number, sizes, heights and yards for signs shall be regulated by section 36-362, MX requirements.
   d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
   e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
      1. Non-residential wall signs permitted by this section that do not exceed seven percent of the exterior wall area of the ground floor tenant lease space.
      2. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.
      3. No individual wall sign shall exceed 80 square feet in area.
(5) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential street-facing facades:
   a. Minimum ground floor transparency shall be 65% at the pedestrian level.
   b. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
   c. Active permitted uses, not including storage areas or utility closets, shall be maintained for a minimum depth of 15 feet.
   d. Visibility into the space shall be maintained for a minimum depth of ten feet. This requirement shall not prohibit the display of merchandise.

(6) Awnings.
   a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
   b. Backlit awnings are prohibited.

Sec. 4. The contents of Planning Case File 17-21-PUD are hereby entered into and made part of the public hearing record and the record of decision for this case.

Sec. 5. This Ordinance shall take effect fifteen days after its publication.

<table>
<thead>
<tr>
<th>Public Hearing</th>
<th>July 19, 2017</th>
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<tbody>
<tr>
<td>First Reading</td>
<td></td>
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<tr>
<td>Second Reading</td>
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<td>Date of Publication</td>
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<td>Date Ordinance takes effect</td>
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Reviewed for Administration

Adopted by the City Council __________, 2017

Thomas K. Harmening, City Manager
Jake Spano, Mayor

Attest:

Approved as to Form and Execution:

Melissa Kennedy, City Clerk
Soren Mattick, City Attorney