

BOARD OF ZONING APPEALS DIVISION III

September 17, 2024

Case Number: 2024-DV3-025
Property Address: 2204 and 2220 North Meridian Street (approximate address)
Location: Center Township, Council District #12
Petitioner: M22 Housing LP, by Daniel Hubbard
Current Zoning: MU-2 (TOD)
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a mixed-use building with 32 off-street parking spaces provided (57 required).
Current Land Use: Commercial
Staff Recommendations: Staff recommends approval of this petition
Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This is the first public hearing for this petition.

STAFF RECOMMENDATION

- Staff recommends approval of this petition

PETITION OVERVIEW

- This petition would provide for the construction of a mixed-use building with 32 off-street parking spaces provided (57 required). The site is located within the Regional Center secondary zoning district.
- The subject site is improved with two vacant commercial buildings and associated off-street parking lots. The subject site is also located within the Red Line Transit-Oriented Development overlay and, likewise, is at the same intersection as the Meridian and 22nd Street transit station.
- The request for the variance for reduced off-street parking spaces stems from the location of the subject site, being not only within the TOD overlay, but also along the physical Red Line Meridian Street corridor itself. The petitioner is seeking to meet the intent of the Transit-Oriented Development secondary zoning district which is “to coordinate more compact, walkable and urban development patterns with public investment in the transit system. These development patterns ensure that walking and biking are viable options for short trips and transit is a priority for longer trips”. Given the location

and the intentions of the TOD overlay, Staff believes that the request for a reduction of off-street parking to be appropriate, and finds that the proposal would advance these goals.

- Additionally, Staff finds that the proposal would further the Ordinance’s Livability Principles of providing more transportation choices, promoting equitable and affordable housing, enhancing economic competitiveness, and supporting existing communities. Therefore, Staff does recommend approval of the variance request.

GENERAL INFORMATION

Existing Zoning	MU-2 (TOD)	
Existing Land Use	Commercial	
Comprehensive Plan	Medium-Density Mixed-Use	
Surrounding Context	Zoning	Surrounding Context
North:	SU-2	North: Commercial
South:	MU-2	South: Commercial
East:	C-4	East: Commercial
West:	C-4	West: Commercial
Thoroughfare Plan		
North Meridian Street	Primary Arterial	70 feet of right-of-way existing and 78 feet proposed
East 22 nd Street	Primary Arterial	60 feet of right-of-way existing and 78 feet proposed
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	8/20/24	
Site Plan (Amended)	N/A	
Elevations	9/11/24	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	8/20/24	

**Findings of Fact
(Amended)**

N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book
- Red Line TOD Strategic Plan
- Indy Moves

Pattern Book / Land Use Plan

- The Marion County Land Use Plan pattern Book recommends the Medium-Density Mixed-Use typology for this site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site is located at the same intersection (East 22nd Street and North Meridian Street) as the Meridian and 22nd Red Line transit station.
- The plan identifies the District Center typology for this transit station, which is categorized by:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of 3 stories at core with no front or side setbacks
 - Multi-family housing with a minimum of 5 units
- The proposal meets the recommendations and characteristics of the District Center typology and the TOD goals in general

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- The subject site is located directly adjacent to the 22nd Street Cycle Track

ZONING HISTORY

ZONING HISTORY – SITE

2022REG066; Regional Center Approval to provide for updated plans for a transit-oriented mixed-use development, previously approved through 2020-REG-006, to include 115 multi-family dwellings, 2,900 square feet of commercial tenant space, resident amenity space, courtyard, and a 32-space parking garage, plus, a proposed townhome development, with 12, three-bedroom units, a dog park, and a surface parking area with 35 spaces, **approved.**

2020DV1010; Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a sixty-foot tall mixed-use building and a 10-foot north transitional yard (maximum 35-foot height permitted and 15-foot transitional yard required), **approved.**

2020REG006; New MU-2 Development, **approved.**

2019ZON127; Rezoning of 1.43 acres from the C-4 (RC) (W-5) district to the MU-2 (RC) (W-5) district, **approved.**

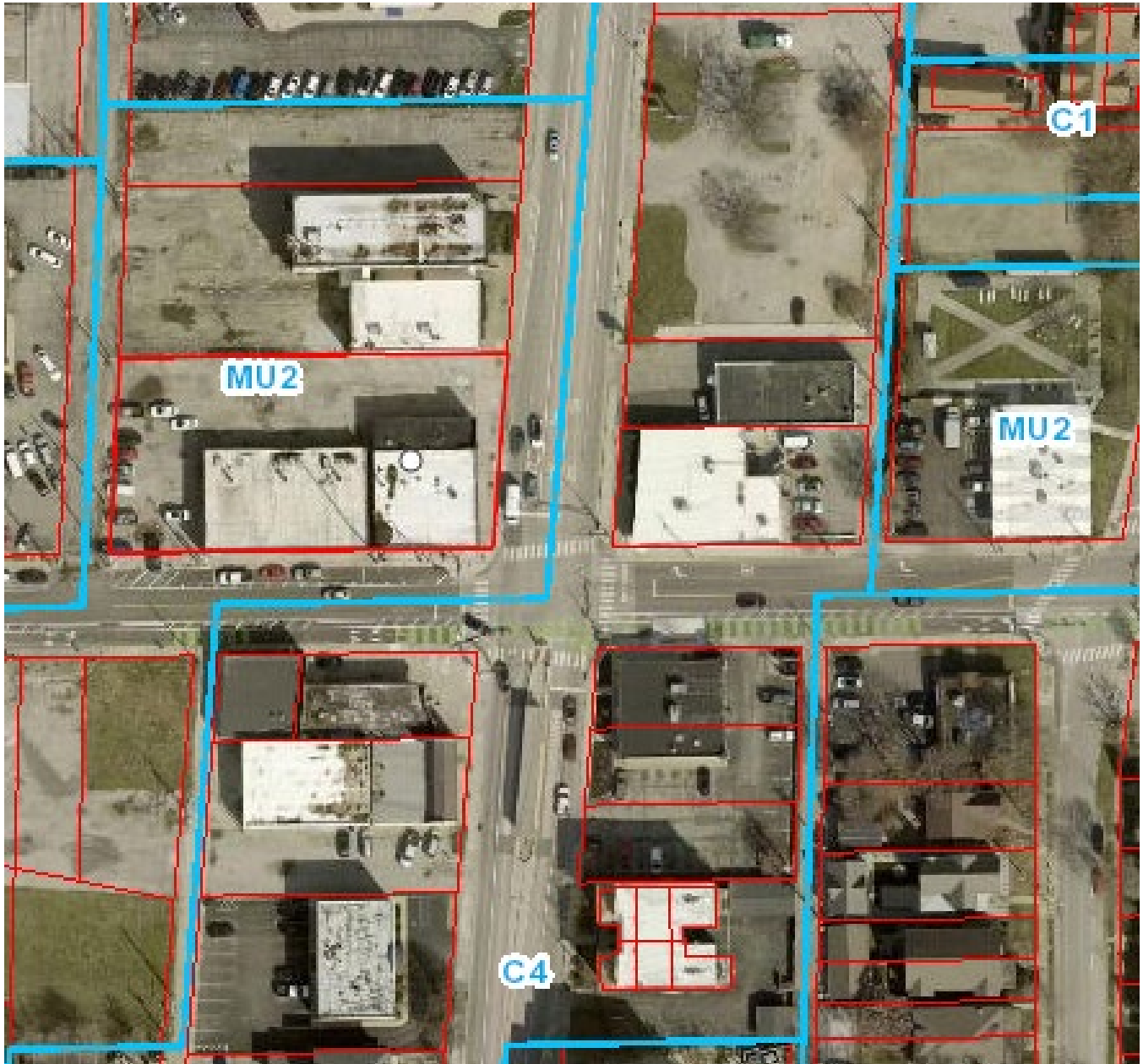
ZONING HISTORY – VICINITY

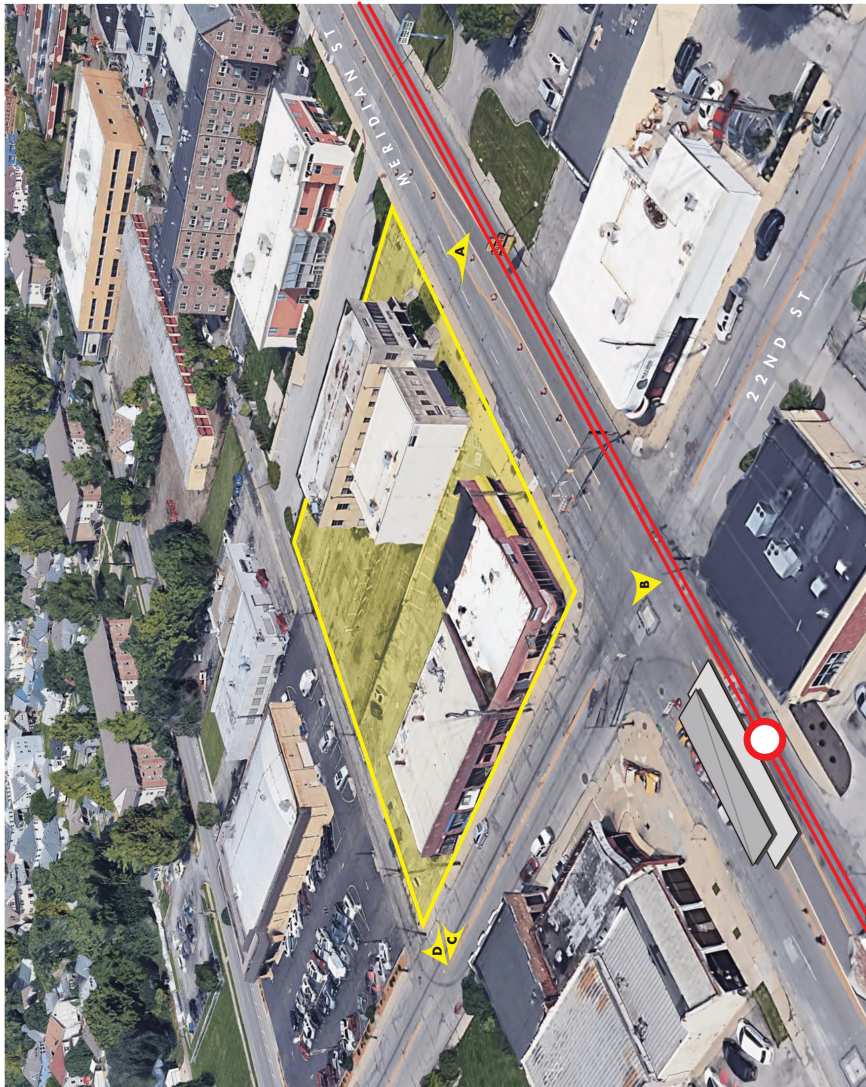
2021ZON025; 22 E 22nd Street (east of site), Rezoning of 0.524 acre from the D-8 district to the MU-2 district, **approved.**

2019ZON046; 17 W 22nd Street (south of site), Rezoning of 0.731 acre from the C-4 (RC) (W-5) District to the MU-2 (RC) (W-5) classification, **approved.**

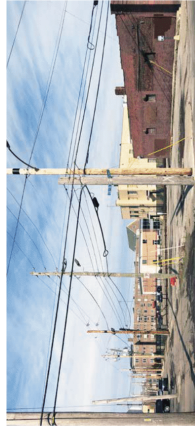
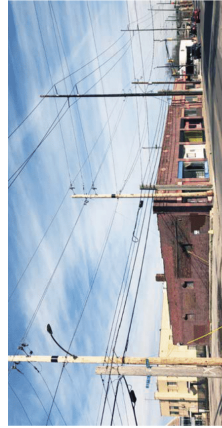
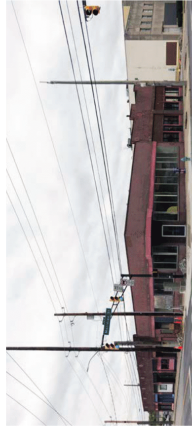
2014CZN806; 2127 N Meridian Street (south of site), Rezoning of 1.03 acres from the C-4 (RC) (W-5) to the C-3C (RC) (W-5) classification to provide for multi-family development, **approved.**

EXHIBITS

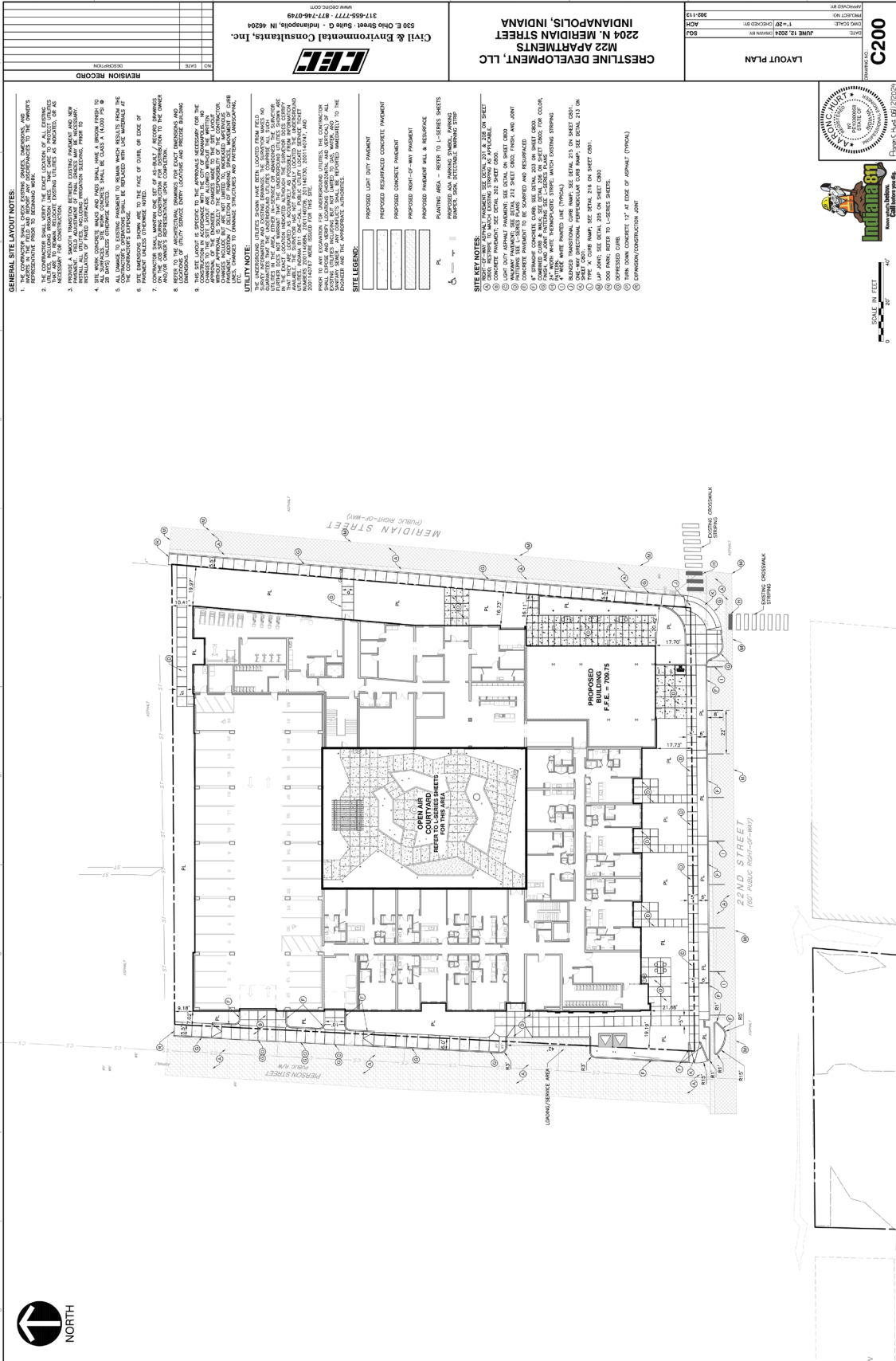




VACANT SITE STRUCTURES



EXISTING CONDITIONS
 SITE AERIAL





ARCHITECT
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SITE LAYOUT AND MATERIALS PLAN - MIXED USE
MINNEAPOLIS, MN 55408
M22
MACHONCHENKO
DATE: 05/17/2024
PROJECT: 2204 N. BERGWAY STREET

1101

LEGEND - LAYOUT & MATERIALS

- Concrete Framework
- Specialty Finish Concrete Framework
- Exterior Gate Table & Chain (By owner or request)
- Planter
- Letter and Recycling Bin (By owner or request)
- Path Light

NOTES - LAYOUT AND MATERIALS

- Contractor responsible for field layout of all new improvements.
- Digital files of generic information will be provided upon request in accordance with the project schedule. All field adjustments necessary to construct the work as shown.
- Contractor shall be responsible for obtaining all necessary permits of all work by Owner. Representative prior to construction. No work shall be performed until all permits are received by Owner. Representative prior to construction.
- Contractor responsible to maintain all layout stakes during construction.
- Contractor shall be responsible for providing gate layout stakes.
- Contractor shall be responsible for providing gate layout stakes.
- Contractor to provide layout stakes every 10 feet minimum for large areas.
- Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions and notes.
- Place control and expansion joints as shown on plans and details for concrete. Control joints shall be placed at a maximum of 20 feet on center, not shown, place control joints at a maximum of 20 feet on center, separate pours.

M22 PARKING REQUIREMENTS

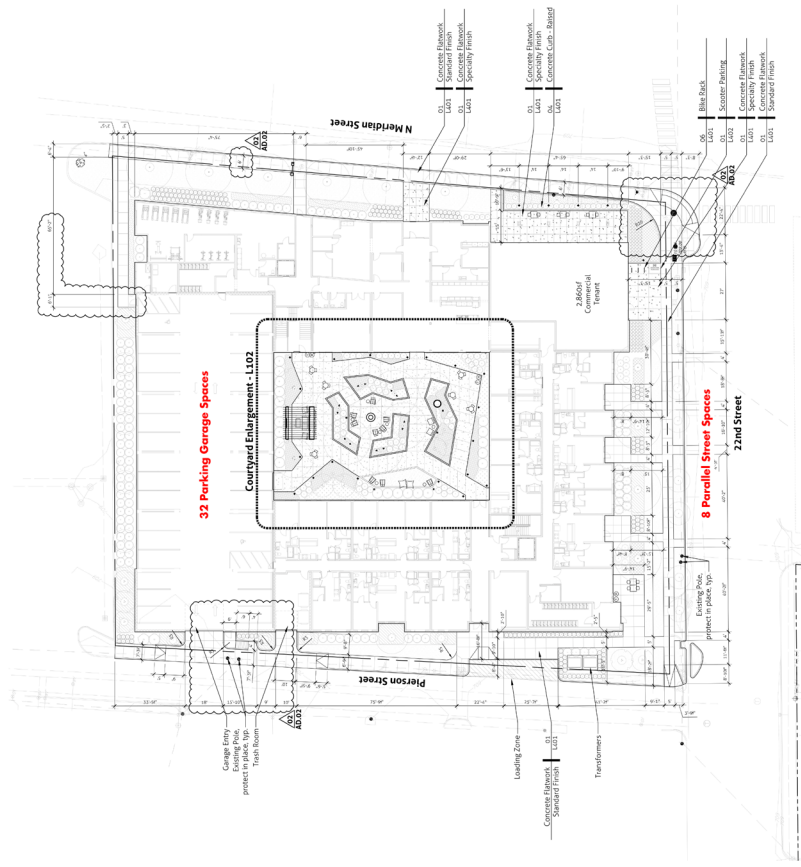
Mixed-Use Building
 1000 W. 10th Street, Suite 100, Minneapolis, MN 55408
 7.77 Parking spaces required x
 87 parking spaces required x
 306,100 County District Regulation, Chapter 744, Section 3, Paragraph D.1
 61 parking spaces required

2,848 SF of 1st Floor Space / 744-402.1
 0 retail parking spaces required x
 306,100 County District Regulation, Chapter 744, Section 3, Paragraph D.1
 7 Retail parking spaces required

Shared Parking Regulation, Section 1.2, for multi-family and retail
 01 x 7 = 07 x 1.2 = 87 parking spaces required

80 Parking spaces provided between the parking garage and street parking along 22nd Street

Total combined parking required: 57
Total combined parking provided: 40



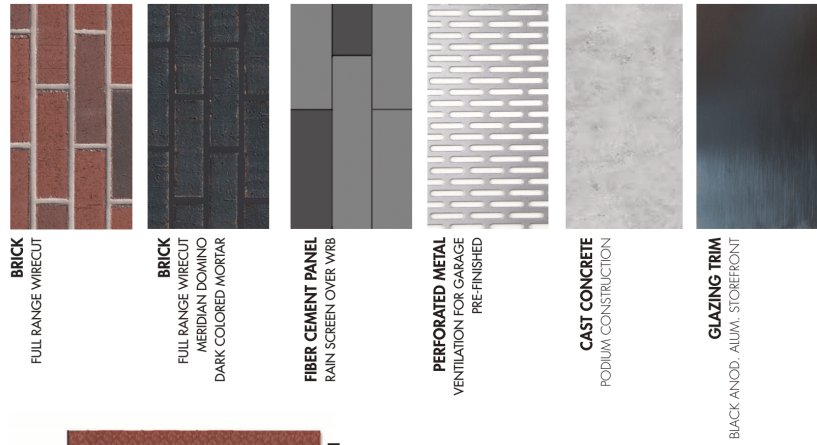
NORTH
SCALE: 1" = 30'-0"

SEE LAYOUT AND MATERIALS PLAN, MIXED USE

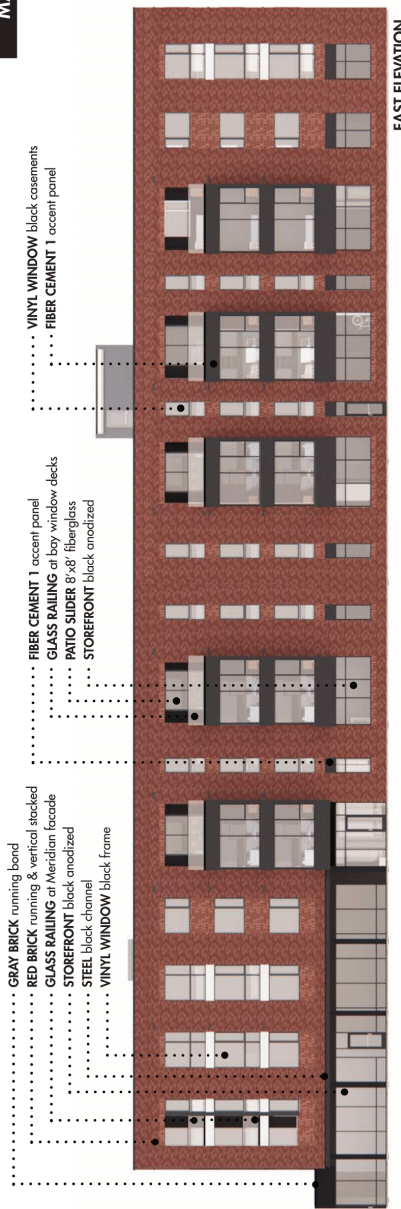


CRESTLINE M22

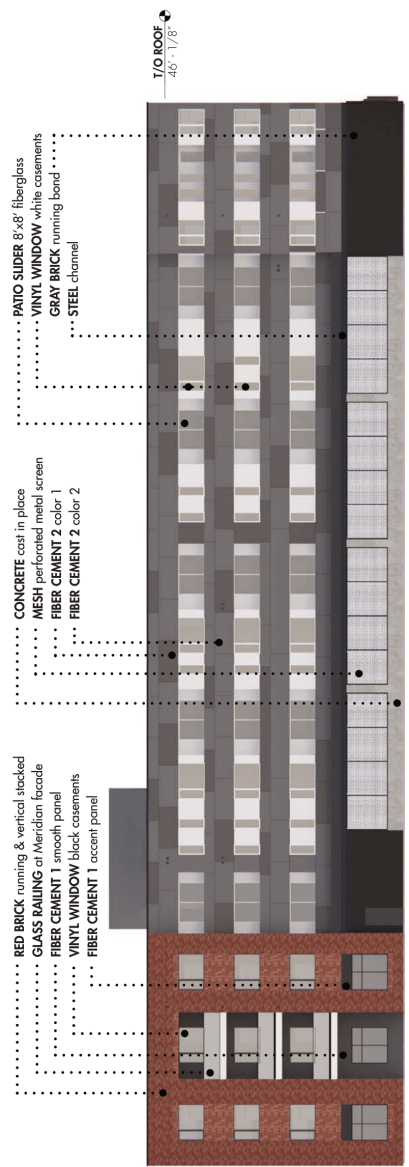
MATERIAL PALETTE



EXTERIOR ELEVATIONS
 BLDG 1 - EAST & NORTH



EAST ELEVATION



NORTH ELEVATION
 scale: 1" = 20' - 0"

MATERIAL PALETTE



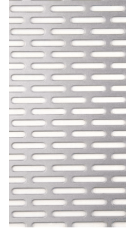
BRICK
 FULL RANGE WIRECUT



BRICK
 FULL RANGE WIRECUT
 MERIDIAN DOMINO
 DARK COLORED MORTAR



FIBER CEMENT PANEL
 RAIN SCREEN OVER WRB



PERFORATED METAL
 VENTILATION FOR GARAGE
 PRE-FINISHED



CAST CONCRETE
 PODIUM CONSTRUCTION



GLAZING TRIM
 BLACK ANOD. ALUM. STOREFRONT

EXTERIOR ELEVATIONS
 BIDG 1 - SOUTH & WEST

CRESTLINE M22

