

From: Frenz, Andrew
To: Dvorak, Hilary
Subject: FW: [EXTERNAL] 3700 Minnehaha Ave - Setbacks for 4 Story Building
Date: Tuesday, June 27, 2023 4:43:51 PM

FYI

Andrew Frenz, AICP
Principal City Planner
Land Use, Design, and Preservation

City of Minneapolis – Community Planning and Economic Development
505 4th Ave S - #320
Minneapolis, MN 55415

Office: 612-673-3790
andrew.frenz@minneapolismn.gov
www.minneapolismn.gov/cped

From: Frenz, Andrew
Sent: Tuesday, June 20, 2023 1:31 PM
To: "William Wells" <wellsandcompany@yahoo.com>
Subject: RE: [EXTERNAL] 3700 Minnehaha Ave - Setbacks for 4 Story Building

Hi William,

Good to hear from you, hope you've been doing well.

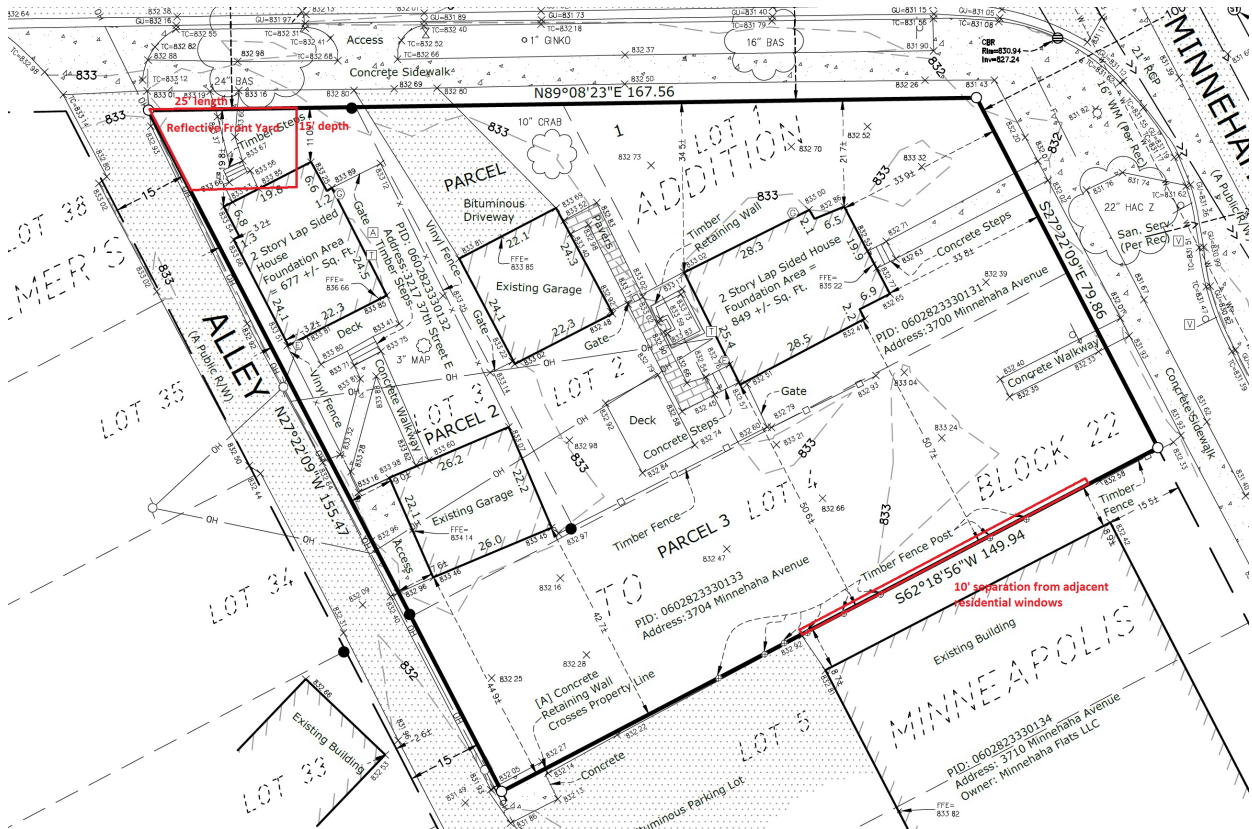
In the CM2 District, the only setbacks that will apply are reflective setback due to adjacent residential districts and uses.

The setbacks that apply here are:

- At the northwest corner of the property, there is a reflective front yard setback. This is the "postage stamp" reflective front yard that you may be familiar with from other projects. The requirement here is for a front yard of 15' in depth for the westernmost 25' of the north property line. Along the rest of the north property line, no setback is required.
- Along the south property line, the building must be set back 10' from all residential windows in the adjacent building to the south. There is no general setback along the south property line, only the 10' required distance from adjacent residential windows.

No setbacks apply along the east and west property lines.

Here's a sketch roughly showing these setbacks. I have just drawn this in over a screen capture and nothing is measured to scale, just approximate.



Please let me know if you would like to discuss further.

Thank you,

Andrew Frenz, AICP
Principal City Planner
Land Use, Design, and Preservation

City of Minneapolis – Community Planning and Economic Development
505 4th Ave S - #320
Minneapolis, MN 55415

Office: 612-673-3790
andrew.frenz@minneapolismn.gov
www.minneapolismn.gov/cped

From: William Wells <wellsandcompany@yahoo.com>
Sent: Tuesday, June 20, 2023 10:37 AM

To: Frenz, Andrew <Andrew.Frenz@Minneapolismn.gov>
Subject: [EXTERNAL] 3700 Minnehaha Ave - Setbacks for 4 Story Building

Hi Andrew,

I am the Architect working with Alex on the design of a proposed new 4 story apartment building at 3700 Minnehaha Ave. I was not able to attend the meeting last week. I have some questions about setbacks.

The lot will be zoned The CM2 Corridor Mixed Use District
The proposed building will be 4 Stories and 46'-0" tall

What are the min setback requirements for the development on all 4 sides ?

Can you draw on the survey and show me the setbacks?

Thanks

William Wells
Wells & Co Architects
612-669-2052

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.