

PL202200128

Building plans must be signed by a MN licensed architect.

Must meet 2020 MN State Building Code

SAC review by MET council will be required.

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

Provide adequate turning radius for all emergency vehicle access lanes.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Building/property shall be adequately signed for emergency response.

Access shall be provided to/from all stairwells on all floors and parking levels.

Fire alarm and annunciator panel(s), Knox box locations and door numbering to be determined by the Fire Prevention Division and PD.

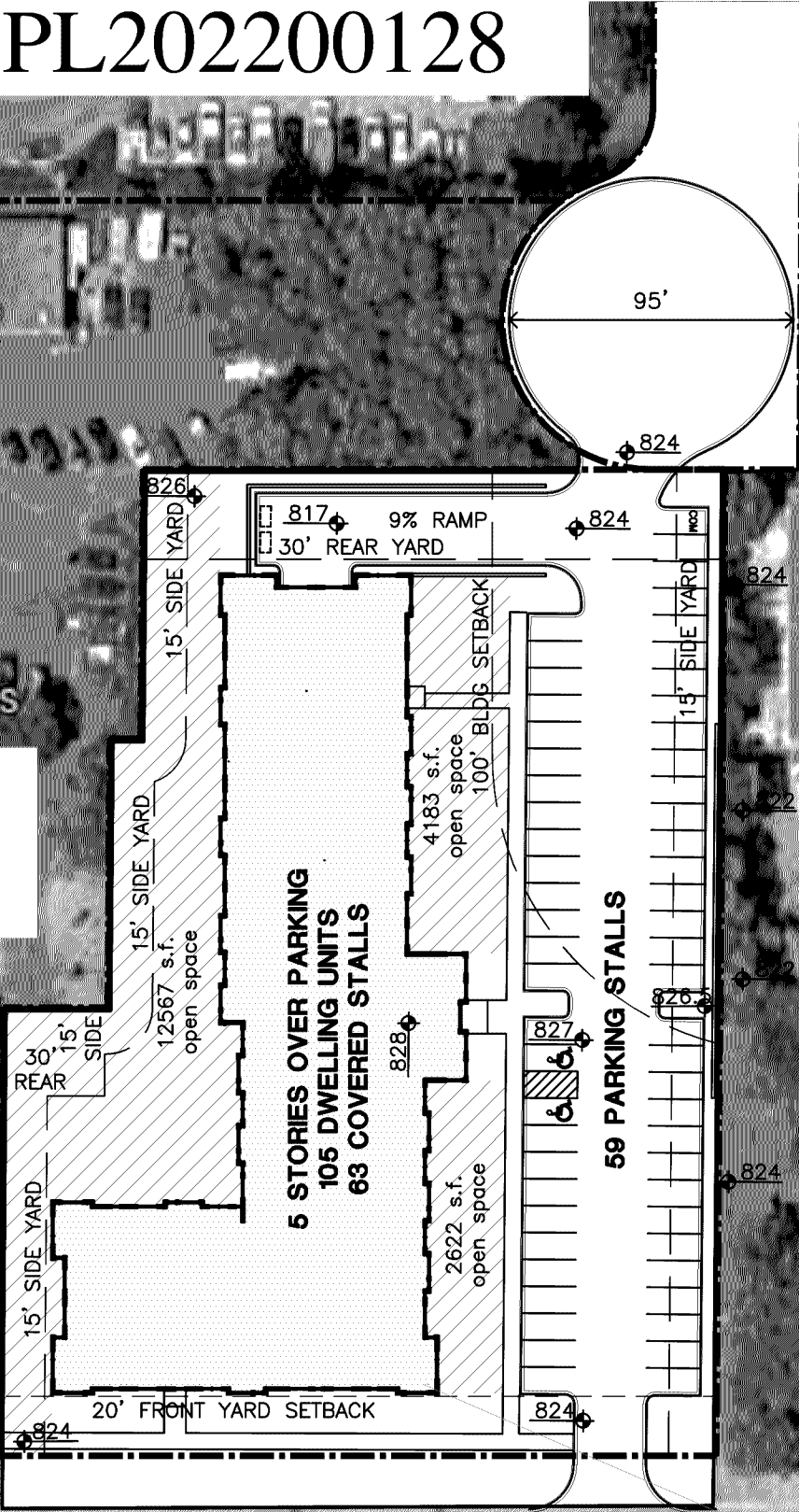
To the extent possible, the building should be located away from industrial land uses to the east given potential land use conflicts between residential and industrial development

Staff believes the development is a positive step towards implementing the vision of the Lyndale Retrofit Plan. That said, incorporating 9255 Lyndale Avenue would greatly improve the redevelopments impact on the Lyndale Avenue corridor and reduce some of the challenges with redevelopment at this site.

The maximum building height at this site is 4 stories/60 feet. An OHO height incentive would be required to allow for a 5-story building. The height incentive would allow 5 stories/70 feet.

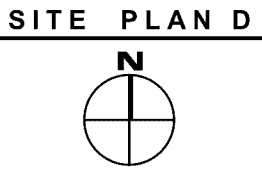
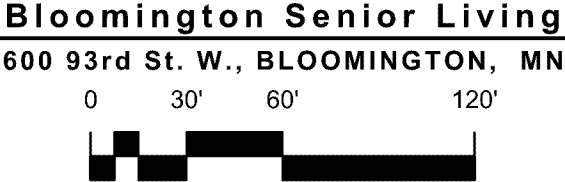
With 105 units, the density rounds to 64 units an acre. This necessitates approval of density bonus through an OHO density incentive.

A six-foot sidewalk along W. 93rd is required. Extend the sidewalk to connect with the existing sidewalk along Lyndale Avenue.



MWF PROPERTIES
7645 Lyndale Ave. S.
Minneapolis, MN 55423

MILLER HANSON ARCHITECTS
218 Washington Avenue North
Suite 230
Minneapolis, MN 55401



- 105 DWELLING UNITS**
- 10 Efficiency Units
 - 55 1BR Units
 - 40 2BR Units
 - 63 Garage Parking Stalls
 - 59 Parking Stalls on grade