

ZONING REVIEW: FOOTPRINT DEVELOPMENT CONCEPT REVIEW

Zoning Application 2025-03 **Review Date:** March 25, 2025

Address: 501 Mainstreet, 525 Mainstreet, and 15 - 6th Avenue N

Applicant/Owner: Footprint Development, Applicant / Hopkins HRA, Property Owner

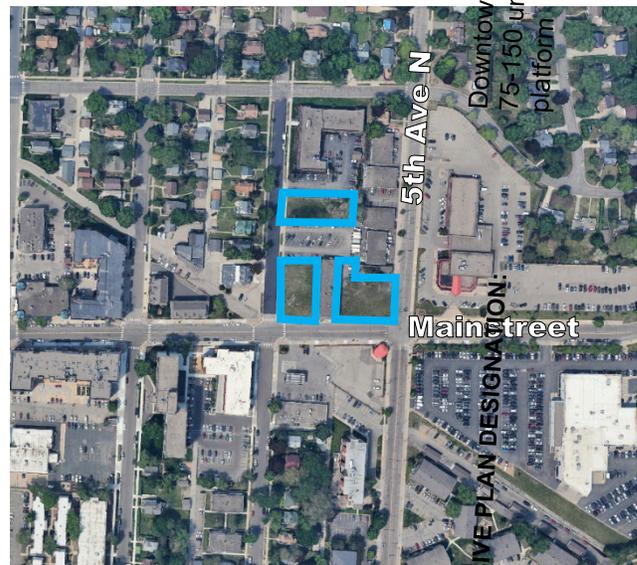
PROJECT DESCRIPTION:
 Two Phased development of three undeveloped lots:
 - Phase 1:
 o 501 Mainstreet: 38 apartment units in a three-story building (plus garden level) and 6 surface parking stalls
 o 15 – 6th Avenue N: approximately 21 surface parking stalls.
 - Phase 2:
 o 525 Mainstreet: approximately 33 apartment units in a three-story building. Subject to change based on outcomes of phase 1 and market conditions.

BASE ZONE:	RX-D	EXISTING USE:	Undeveloped (former fuel/service station, auto sales lot, and residence)
BUILDING TYPES ALLOWED:	General Building, Row Building	PROPOSED USE:	Household Living, 5+ units (38 proposed units in phase 1 and 33 units in phase 2) Standalone Surface Parking will need to be authorized in a PUD
BUILDING TYPE SELECTED:	General Building	PERMITTED/CONDITIONAL:	Permitted/PUD
SITE AREA	0.91 ac (39,405 sf)	DENSITY:	78 units/ac
BUILDING SIZE:	Three Stories	COMPREHENSIVE PLAN DESIGNATION:	Downtown Center (20-100 units per acre within 1/4 mile of an RT station)
LARGE PUD REQUIRED?	No	DEADLINE FOR ACTION	N/A

ZONING MAP



LOCATION MAP



Review Key

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| <ul style="list-style-type: none"> ✓ Meets or exceeds regulation N/A Regulation does not apply | <ul style="list-style-type: none"> ✗ Does not meet regulation Cond. Met per conditions | <ul style="list-style-type: none"> ? More Information Needed PUD PUD/Variance Deviation |
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Downtown Center (20-100 units per acre within 1/4 mile of an RT station)
 75-150 units per acre within 1/4 mile of an RT station
 COMPREHENSIVE PLAN DESIGNATION

ARTICLE 3 MIXED-USE ZONES

	Section of Code	Regulation	REVIEW NOTES
102-350 REGULATIONS APPLICABLE TO ALL BUILDING TYPES			
✓	102-350(a)	PERMANENT STRUCTURES	Buildings must be constructed with a permanent foundation.
✓	102-350(b)	ONE BUILDING PER LOT	One principal building is allowed per lot.
✓	102-350(c)	TREATMENT OF YARDS	All yards must consist of landscape areas, patio space, or sidewalk space, unless otherwise expressly stated.
?	102-350(d)	TRASH, RECYCLING, REFUSE LOCATIONS	<p>Unless otherwise defined by the building type, all trash, recycling, and other refuse areas for buildings must comply with the regulations of this subsection.</p> <p>If locating inside the building is not practical, it must be located in rear yard.</p>
✓	102-350(e)	FRONT STREETS	<p>All lots must treat at least one frontage as a front street. Front streets require the highest level of facade treatment and restrictions on the location of parking, driveways, and garage entrances.</p> <p>Mainstreet, 5th, and 6th Avenues are mapped as front streets on the City's zoning map.</p> <p>Where two front streets intersect a lot, the street with more existing front frontage treatments, as determined by the zoning administrator, may be treated as the front of the lot.</p>
✓	102-350(f)	MINIMUM PEDESTRIAN AREA	Where the area from the back of curb/edge of pavement to the lot line is less than 12 feet, the setbacks would then be measured from 12 feet off the back of curb/edge of pavement.
102-380 GENERAL BUILDING TYPE REGULATIONS (RX-D Zone)			
	Section of Code	Regulation	REVIEW NOTES
102-380(d) BUILDING LOCATION			
✓	120-380(d)	MULTIPLE PRINCIPAL BUILDINGS	Allowed;
✓	120-380(d)	FRONT STREETWALL	80% min.; Side setback areas are not included in this measurement.
PUD	120-380(d)	FRONT STREET SETBACK	7.5 ft. min, 15 ft. max.
PUD	120-380(d)	NON-FRONT STREET SETBACK	5 ft. min., 25 ft. max
✓	120-380(d)	SIDE SETBACK	5 ft. min.
?	120-380(d)	REAR SETBACK	10 ft at alley or 20 ft min.; 20 ft required.
PUD	120-380(d)	IMPERVIOUS SITE COVERAGE	70% max.
?	120-380(d)	ADDITIONAL SEMI-PERVIOUS COVERAGE	+15% - In addition to the 70% hardcover, 15% of the site may be semi-pervious, i.e. green roof, porous pavement, etc.
102-380(e) PARKING & ACCESSORY STRUCTURES			

✓	120-380(e)	PARKING & DRIVEWAY ACCESS LOCATION	Required off alley or non-front street;
?	120-380(e)	DRIVEWAY SIZE & NUMBER	22 ft maximum driveway width.
✓	120-380(e)	ATTACHED GARAGE SETBACK	Max. 1 access per development per street.
✓	120-380(e)	ATTACHED GARAGE DOOR LOCATION	Required 20 ft. min. behind front facade in rear of building;
✓	120-380(e)	ATTACHED GARAGE DOOR LOCATION	Required to be on rear.
✓	120-380(e)	SURFACE PARKING	Required to be in rear.
✓	120-380(e)	ACCESSORY STRUCTURES	No Accessory Structures proposed
120-380 (f) HEIGHT			
✓	120-380(f)	HEIGHT	1 story min, 4 stories max;
?	120-380(f)	ALL STORIES HEIGHT	9 ft. min., 14 ft. max.
120-380 (g) ROOFS			
✓	120-380(g)	ROOF TYPES	Flat, parapet, pitched allowed;
✓	120-380(g)	TOWER	A building tower is allowed,
120-380 (h) STREET FACADES			
?	120-380(h)	TRANSPARENCY: FRONT FACADES	20% min, measured per story;
?	120-380(h)	TRANSPARENCY: NON-FRONT FACADES	18% min, measured per story;
?	120-380(h)	TRANSPARENCY: BLANK WALLS	No bays or 15 ft. wide sections of any story may be without transparency.
✓	120-380(h)	BUILDING ENTRANCE LOCATION	One per every 120 ft. on front façade
✓	120-380(h)	ENTRANCE TRANSITION TYPE	A Stoop entrance type is Required. See 102-730 (c) below.
?	120-380(h)	GROUND STORY ELEVATION	The ground story must be between 18 in. and 30 in. above grade or between 30 in. and 4 ft. with a visible basement, except in floodplain locations.
?	120-380(h)	HORIZONTAL DIVISIONS WITH SHADOW LINES	Horizontal shadow lines to run a min. 80% of length of facade. One division is required within 3 ft. of the top of any story between the basement and 3 rd .
✓	120-380(h)	VERTICAL DIVISIONS WITH SHADOW LINES	One vertical division is required per every 120 ft. of street façade.
102-380 (i) SUPPLEMENTAL GENERAL BUILDING REGULATIONS			
✓			One courtyard may count towards Front Streetwall when abutting the setback zone. Note: Courtyard facades must be treated as front frontage per facade regulations for the building type and any design regulations in Article 7
N/A	120-380(i)(1)	FRONT STREETWALL EXCEPTIONS	Maximum setback may be expanded up to 20 feet for a maximum of 20% of the facade to allow for permanent outdoor seating or outdoor dining area; None proposed.
N/A	120-380(i)(2)	THROUGH-LOTS	Subject site is not a through lot.
N/A	120-380(i)(3)	STORY SETBACKS AT N OR NX	N/A. Neither N or NX zoned property abuts the site.
N/A	120-380(i)(4)	VISIBLE BASEMENTS	For basement levels located more than 3 ft. above grade, street facades must meet the transparency regulations. Basement not above grade.
N/A	120-380(i)(5)	ADDITIONAL STORY HEIGHT (IX-TOD & IX-S)	N/A. Site is not zoned IX.

ARTICLE 7 BUILDING DESIGN

Section of Code	Regulation	REVIEW NOTES
102-720 PARAPET ROOF TYPE		
?		Minimum parapet height is 1.5 feet with a maximum height of 6 feet;
?	102-720(c)(1) PARAPET HEIGHT	A shadow line must be located within 2 feet of the top of the uppermost story.
?		A shadow line must be located at the top of the parapet. See 102-16210 for definition of shadow line
✓	102-720(c)(2) OCCUPIED BUILDING SPACE	Occupied building space must not be incorporated behind this roof type
?	102-720(c)(3) ROOFTOP APPURTENANCES	Any rooftop appurtenances, excluding solar and wind, must be located towards the rear or interior of the parapet roof. Rooftop appurtenances should be located such that the parapet blocks their view from the sidewalk across the street.
102-730 (c) STOOP ENTRANCE TYPE		
✓	102-730(c)(1) STOOP SIZE	Stoop is the required entrance type for the General Building Type in the RX-D Zone. A stoop is a small, open platform that may include a canopy or roof cantilevered off the building and may or may not be elevated above the sidewalk. Stoops must be a minimum of 4 feet wide and 3 feet deep.
✓	102-730(c)(2) RAMPS	Where feasible, ramps should be incorporated at the principal building entrance and designed as an integrated part of the stoop, with rails matching any provided on steps.
102-740 FAÇADE MATERIALS		
✓	102-740(b) MAJOR STREET FACADE MATERIALS	Allowed major façade materials are listed in Table 7-1 for General Building Type in the RX-TOD Zone: Full Dimension brick, and Stone units. Brick appears to be proposed.
?	102-740(b)(1) STREET AND OTHER FRONT FACADES	Major materials must be applied to a minimum of 65% of all street or other front facades, not including window and door areas. Appears to be met, but material percentages must be submitted with land use application.
✓	102-740(b)(2) SIMPLICITY OF FACADE MATERIALS	A single major façade material must be used for each building façade segment, 60-foot or larger.
✓	102-740(b)(4) SIDE AND REAR FACADES	When side yards between two buildings are a total of 5 or more feet in width, major materials must be applied along that side facade from the front of the building a distance equal to the width of the side yard, as measured perpendicularly between the two side facades.
N/A	102-740(b)(5) ORIGINAL FACADE MATERIALS	Applicable to modifications of existing buildings with brick or stone facades. N/A to this site.
✗	102-740(c) MINOR STREET FACADE MATERIALS	A maximum of 35% of each street or other front façade surface, not including window and door areas, may be composed of minor facade materials. Example minor materials include composite wood,

			fiber cement. Metal Architectural panels are not allowed as a street façade minor material
✓	102-740(d)	SIDE & REAR FACADE MATERIALS	All interior side and rear (non-street) facades not located on a rail or trail line must be faced in a major facade material, a minor facade material, or a material as allowed in Table 7-3.
?	102-740(f)	APPROPRIATE GRADE OF MATERIALS	All doors, windows, and hardware must be of commercial grade quality.
✓	102-740(g)(1)	CHANGES IN FACADE MATERIALS	Changes in façade materials, whether major materials or minor materials, should occur mainly at concave corners or changes in facade planes. Material change occur at corners.
✓	102-740(g)(2)	MATERIALS HIERARCHY	A hierarchy of materials must be maintained on the building facade, where "heavier", articulated unit materials (brick, concrete masonry units, stone) are located at the base of the facade and "lighter", constant surface materials with fewer seams (stucco, panels) are located above those on the facade. Brick based proposed, with stone above, and lighter materials further above.
?	102-740(g)(3)	SHADOW LINES ON SURFACES	Shadow lines must delineate changes in materials with solid materials of a thickness that is greater than 1.5 inches, such as cast stone, masonry, or stone
102-750 FACADE ELEMENTS			
?			All windows, with the exception of ground story storefront systems and glass curtain wall systems, shall be recessed with the glass a minimum of 2 inches from the facade surface material or adjacent trim.
✓			A minimum of 70% of street façade windows must be vertically oriented
✓			Reflective glass and glass block are prohibited on street and other front facades.
?	102-750(b)	WINDOWS	A minimum of 70% of all street facade upper story windows must be operable. Ground story storefront glass and glass curtain wall systems are not required to be operable.
✓			For masonry construction, the expression of lintels must be included above all windows and doors by a change in brick coursing or by a separate detail or element. Lintels proposed above and below all windows and doors.
✓	102-750(c)	AWNINGS & CANOPIES	Awnings or canopy shall provide at least 8 feet of clearance over any walkway and 15 feet of clearance over vehicular areas.
?			Any proposed Balconies must be a minimum of 4 feet deep and 5 feet wide.
?			A maximum of 35 percent of street facades, calculated separately for each facade, may be covered by balconies.
✗	102-750(d)	BALCONIES	A minimum of 50 percent of the perimeter of each balcony must abut an exterior wall of the building, partially enclosing the balcony.
✗			The balcony support structure must be integrated with the building facade; separate columns or posts

			supporting any balcony from the ground are not allowed.
✓			The balcony platform must be at least 3 inches thick and any underside of a balcony that is visible from any street or public way shall be finished.
N/A	102-750(e)	SHUTTERS	Any shutters must meet size and material requirements. No shutters depicted.
N/A	102-750(f)	SECURITY GRILLS & BARS	Exterior security bars and grills are prohibited. Interior grills must be retractable and hidden when retracted. None shown.
?	102-750(g)	PRINCIPAL ENTRYWAY	Principal entrances to the building must be clearly delineated through one or more design features in Section 102-750(g).
N/A	102-750(h)	ARCADE DESIGN	No Arcade proposed.
N/A	102-750(i)(2)	GROUND STORY AT SLOPING FACADES FOR NON-STOREFRONTS	Retaining walls shall not exceed 30 inches in height except along a maximum 8-foot section of frontage. No retaining walls proposed along frontage.
✓	102-750(j)	BUILDING VARIETY	buildings 90 feet in length or greater, as measured along any street or front facade, must treat that frontage in segments of 50 feet or less with the building variety standards in 102-750 (j)(3).
✓	102-750(k)	ARTICULATION OF STORIES	Window placement on street facades must be organized by stories per the transparency regulations. Windows are arranged by floor.
			Shadow lines can be used to delineate stories.
N/A	102-750(l)	VISTAS	Vistas (an open space or a street terminating) are not present at this site
✓	102-750(m)	GARAGE DOORS	Requirements are applicable to garage doors included on any street facade. No Garage doors proposed.
102-760 UTILITY EQUIPMENT			
?	102-760(b)	MECHANICAL EQUIPMENT IN BUILDING	Mechanical equipment shall be located within the building, unless the applicant demonstrates that locating the equipment within the building would conflict with the equipment's function.
?	102-760(c)	ROOFTOP MECHANICAL EQUIPMENT	Any rooftop mechanical equipment is to be screened or setback
?	102-760(d)	MECHANICAL EQUIPMENT ON STREET FACADES	Mechanical equipment and utility appurtenances shall not be located on a street facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. Any equipment or appurtenance approved on a facade shall be located consistent with the standards of this section.
?	102-760(e)	MECHANICAL EQUIPMENT ON OTHER HORIZONTAL FACADES	Mechanical equipment, such as electrical transformers and air conditioners, located on the ground, decks, or horizontal surfaces other than the roof shall be located consistent with the standards of this section.

ARTICLE 8 LANDSCAPE & SITE DESIGN

Section of Code Regulation

REVIEW NOTES

?	102-810(b)	VISIBILITY AT INTERSECTIONS	A 30 ft by 30 ft vision triangle, free from walls, fences, plants, or trees in excess of 30 inches above the abutting curb line shall be provided.
?	102-820	LANDSCAPE INSTALLATION	Notes to follow the specified landscape installation regulations required on submittal drawings.
Cond.	102-830	LANDSCAPE MAINTENANCE	The owner is responsible for the maintenance, repair, and replacement of all landscaping required by code. Approval should be conditioned on compliance with this requirement.
?	102-840	EXISTING TREES	A survey of existing trees on the site is required, which is to include identification of significant and contributing trees. Tree protection is required.
✓	102-850	GROUND VEGETATION	All unpaved areas of any lot in any other zone must be covered by planting bed per 102-850 (b) or grass per 102-850 (c) or a combination of planting bed and grass.
?	102-860	SITE TREES	One medium or large tree is required per 3000 square feet of yard area.
✓	102-870(i)	STREETSCAPE DESIGN	The requirements of this section apply to development of new streets and development on all lots with 200 feet or more of street frontage on existing streets or the City may assess a fee-in-lieu of streetscape for deposit in the city's streetscape fund.
✓			Street trees must be located in a buffer area between the back of curb or edge of pavement and the sidewalk.
✓			The buffer area between the back of curb and the sidewalk, where unpaved, must be planted with street trees and ground vegetation per 102-850.
✓	102-880	STREET SIDEWALKS	Sidewalks or multi-use paths must be provided along all street frontages, located within the public right-of-way.
✓	102-890(d)(1)	INTERNAL SITE SIDEWALKS	Sidewalks must connect between all building entrances to all public sidewalks, including at least one connection to each street-frontage sidewalk abutting the site.
?	102-8100	STREET TREES	Each lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree per street frontage, and must be located between the curb and sidewalk, a minimum of 2 feet and a maximum of 10 feet off the back of curb.
?	102-8110	FRONTAGE BUFFERS	A frontage buffer is required when on-site vehicular parking, loading, outdoor storage, and/or other activities abut the street. A frontage buffer is required for the 6th Ave lot.
N/A	102-8120	SIDE & REAR BUFFERS	A side and rear buffer is required along the side and rear lot lines where transitions between certain zones occur. No side or rear buffers are required.
✗	102-8130	INTERIOR PARKING LOT LANDSCAPE	All off-street surface parking lots with more than 10 spaces and/or more than one drive aisle must meet the interior parking lot landscape regulations. No parking lot landscaping is proposed.

?	102-8140	SCREENING OF REFUSE & UTILITY AREAS	All dumpsters, loading areas, open storage, refuse areas, mechanical equipment, and utility appurtenances must be screened.
?	102-8150	OUTDOOR LIGHTING	No lighting plan provided.

ARTICLE 9 PARKING & MOBILITY

	Section of Code	Regulation	REVIEW NOTES
PUD	102-920	OFF-STREET PARKING – MOTOR VEHICULAR MINIMUMS & MAXIMUMS	Minimum for 5+ Unit Household Living: 1 per studio/1 BR dwelling unit, 2 per 2B or larger dwelling unit. No Maximum; Plans propose 15 2-BR and 58 Studio/1-BR = 88 required stalls. 27 proposed.
?	102-920	OFF-STREET PARKING – BICYCLE MINIMUMS	Minimum for Multi-family: 1.1 stalls per unit. With 90% as long-term.
?	102-940	PARKING REDUCTIONS & CREDITS	Applicant may pursue a reduction through Alternative Compliance per Section 102-940 (i). Approval should be conditioned on granting of alternative compliance approval. Applicant may also be eligible for reductions for car-share and/or bike share per 102-940 (f) and for income restricted units per 102-940 (b).
PUD	102-950	LOCATION OF OFF-STREET PARKING	Required residential off-street parking areas must be located on the same lot as the building or use they are required to serve.
✓	102-960(b)	INGRESS AND EGRESS	Parking areas must be designed to allow vehicles to enter and exit a street and cross public sidewalks in a forward motion.
?	102-960(c)	PARKING STALL SIZE	Parking stalls may be standard (9' x 17') or compact (8' x 16'). No More than 25% of stalls may be compact.
?	102-970	ELECTRIC VEHICLE SUPPLY EQUIPMENT	Residential land uses with parking area between 15 and 49 stalls must provide Level 1 or Level 2 electric vehicle charging stations for at least 5% of provided parking spaces. At least one of the electric vehicle charging stations provided must be accessible to a vehicle parked in an accessible parking space. In addition to the number of electric vehicle charging stations required, at least of 10% of parking spaces in off-street parking areas with 15 or more parking spaces must be EV-ready.
?	102-990	BICYCLE PARKING	Long-term bicycle parking spaces must: <ul style="list-style-type: none"> – Be located with direct access by the bicycle rider, with no more than 50% of the required spaces requiring the use of stairs or elevators; – May not be located in dwelling units or on dwelling unit balconies; – Must protect the entire bicycle, its components and accessories against theft and inclement weather, including wind-driven rain and snow.

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- Must be designed to allow bicycles to be securely locked to a bicycle rack in: A bike storage room that is accessible only to authorized users and has at least 2 electrical outlets; or a bicycle locker with a separate access door for each bike; or an attended bike storage room.

Short-term bicycle parking must be located on the subject lot, unless the city approves a proposal to allow private bicycle parking facilities to be located in the right-of-way.