

# ZONING REVIEW: KALEIDOSCOPE CONCEPT REVIEW

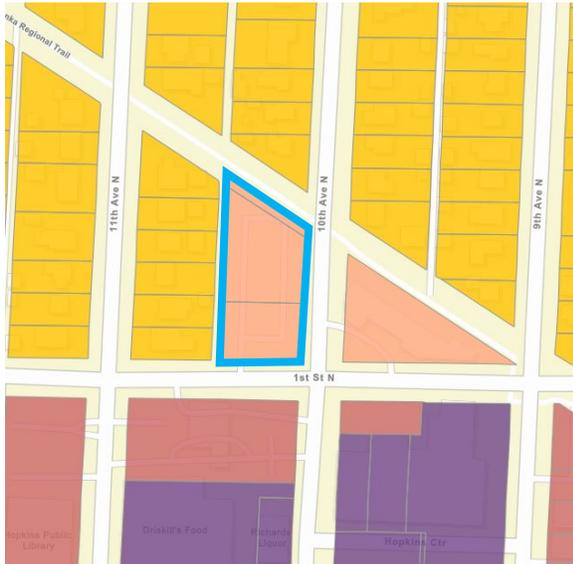
**Zoning Application** 2025-06 **Review Date:** July 22, 2025  
**Address:** 102 - 10th Avenue N  
**Applicant/Owner:** Kaleidoscope – Brighter Living LLC, Applicant / Hopkins HRA, Property Owner

**PROJECT DESCRIPTION:**  
 Four buildings containing 14 Unit Row Home Units; plus one accessory building with 14 covered parking stalls (14 additional surface stalls on a proposed driveway).

<b>BASE ZONE:</b>	RX-N	<b>EXISTING USE:</b>	Surface Parking
<b>BUILDING TYPES ALLOWED:</b>	General Building, Row Building, Commercial House	<b>PROPOSED USE:</b>	Household Living, 1 unit (x14)
<b>BUILDING TYPE SELECTED:</b>	Row Building	<b>PERMITTED/CONDITIONAL:</b>	Permitted/PUD
<b>SITE AREA</b>	0.696 ac (30,328 sf)	<b>DENSITY:</b>	20 units/ac
<b>BUILDING SIZE:</b>	Four 2.5 Story Row Home buildings	<b>COMPREHENSIVE PLAN DESIGNATION:</b>	Downtown Center (20-100 units/ac)
<b>LARGE PUD REQUIRED?</b>	No	<b>DEADLINE FOR ACTION</b>	N/A

Comprehensive Plan Designation: Downtown Center (20-100 units/ac) with 75-150 units per acre within 1/4 mile of an LRT station platform

**ZONING MAP**



**LOCATION MAP**



**Review Key**

- ✓ Meets or exceeds regulation
- ✗ Does not meet regulation
- ? More Information Needed
- N/A Regulation does not apply
- Cond. Met per conditions
- PUD PUD Deviation

## ARTICLE 3 MIXED-USE ZONES

	Section of Code	Regulation	REVIEW NOTES
<b>102-350 REGULATIONS APPLICABLE TO ALL BUILDING TYPES</b>			
✓	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 unless otherwise defined in the building type regulations.  Multiple buildings allowed on this lot per 102-390(i).
✓	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	Unless otherwise defined by the building type, all trash, recycling, and other refuse areas for buildings must comply with the regulations of this subsection.  If locating inside the building is not practical, it must be located in rear yard.
✓	102-350(e)	FRONT STREETS***	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.  Neither the abutting sections of 1 <sup>st</sup> Street or 10 <sup>th</sup> Avenue are mapped as front streets on the City's zoning map.  Within neighborhoods, front streets include those streets where the majority of buildings have front facades and principal building entrances facing the street, typically along the longer faces of blocks.  Rail or Trail Frontage. All frontages along rail lines or along trails, such as the Minnesota River Bluffs Trail, must be treated as non-front street frontages. (North Side).
✓	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 a starting point 12 feet off the back of curb/edge of pavement.

## 102-390 ROW BUILDING TYPE REGULATIONS (RX-N Zone)

	Section of Code	Regulation	REVIEW NOTES
<b>102-390(d) BUILDING LOCATION</b>			
✓	120-390(d)	CONFIGURATION	Multiple side-by-side units sharing common side walls; Multiple buildings allowed on a lot per 102-390(i).
✓	120-390(d)	FRONT STREETWALL	75% min.; Side setback areas are not included in this measurement.
✓	120-390(d)	FACADE WIDTH PER FRONTAGE	2 units min., 6 units max. (applicable to front façade)
✗	120-390(d)	FRONT STREET SETBACK	10 ft. min, 25 ft. max. (1st St N)

✓	120-390(d)	NON-FRONT STREET SETBACK	5 ft. min. (10th Ave and Lake Minnetonka Regional Trail Sides)
?	120-390(d)	SIDE SETBACK	12 ft. min.
?	120-390(d)	SPACE BETWEEN BUILDINGS	12 ft. min.
?	120-390(d)	REAR SETBACK	20 ft min.
?	120-390(d)	IMPERVIOUS SITE COVERAGE	65% max.
?	120-390(d)	ADDITIONAL SEMI-PERVIOUS COVERAGE	+15% - In addition to the 65% hardcover, 15% of the site may be semi-pervious, i.e. green roof, porous pavement, etc.
<b>102-390(e) PARKING &amp; ACCESSORY STRUCTURES</b>			
✓	120-390(e)	PARKING & DRIVEWAY ACCESS LOCATION	Required off alley or non-front street;
?	120-390(e)	DRIVEWAY SIZE & NUMBER	22 ft maximum driveway width at street.
✓	120-390(e)	DRIVEWAY SIZE & NUMBER	Max. 1 access per development per street.
N/A	120-390(e)	ATTACHED GARAGE SETBACK	Rear of building, min. 15 ft behind front façade.
N/A	120-390(e)	ATTACHED GARAGE DOOR LOCATION	Required to be on rear.
✓	120-390(e)	SURFACE PARKING	Required to be in rear.
✓	120-390(e)	ACCESSORY STRUCTURE LOCATION	Rear Yard
✓	120-390(e)	ACCESSORY STRUCTURE STREET-SIDE SETBACK	No closer to street-side lot line than principal building
✓	120-390(e)	ACCESSORY STRUCTURE NON-STREET SETBACK	3 ft min
<b>120-390 (f) HEIGHT</b>			
✓	120-390(f)	HEIGHT	2 stories min, 2.5 stories max;
?	120-390(f)	ALL STORIES HEIGHT	9 ft. min., 14 ft. max. Floor-to-floor
<b>120-390 (g) ROOFS</b>			
✓	120-390(g)	ROOF TYPES	Flat, parapet, pitched allowed;
N/A	120-390(g)	TOWER	1 per building
<b>120-390 (h) STREET FACADES</b>			
?	120-390(h)	TRANSPARENCY: FRONT FACADES	20% min, measured per story;
?	120-390(h)	TRANSPARENCY: NON-FRONT FACADES	10% min, measured per story;
?	120-390(h)	TRANSPARENCY: BLANK WALLS	No bays or 15 ft. wide sections of any story may be without transparency.
?	120-390(h)	BUILDING ENTRANCE LOCATION	One per unit on front facade except 1 per every 3 units may be located off a courtyard (See courtyard standards of 120-390(i)(1)).
✓	120-390(h)	ENTRANCE TRANSITION TYPE	A Porch or Stoop entrance type is required. See 102-730 below.
?	120-390(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.
?	120-390(h)	HORIZONTAL DIVISIONS WITH SHADOW LINES	One between any basement, ground story, and the top of the ground story.
?	120-390(h)	VERTICAL DIVISIONS WITH SHADOW LINES	One for every unit on the ground story facade

102-390 (i) SUPPLEMENTAL ROW BUILDING REGULATIONS			
			Multiple buildings may be located on a lot with the following regulations:
?			The minimum space between buildings is met.
N/A	120-390(i)(1)	MULTIPLE BUILDINGS ON A LOT	Each building must fulfill all of the requirements of the building type unless otherwise expressly stated.
✓			Each building must be located in the setback zone, contributing to the Front Streetwall requirements, except one of every 2 units may front a courtyard.
N/A	120-390(i)(2)	GARAGE DOOR VISIBILITY	Garage doors must be screened from any street by building or by a wing wall.
?	120-390(i)(3)	VISIBLE BASEMENTS	For basement levels located more than 3 ft. above grade, street facades must meet the transparency regulations.
?	120-380(i)(4)	FEE SIMPLE	Each vertically oriented units may be located on a separate lot with the lot line located along the common wall between units, provided the multi-unit building meets the regulations for the Row building.

## ARTICLE 7 BUILDING DESIGN

Section of Code	Regulation	REVIEW NOTES	
<b>102-720(e) PITCHED ROOF TYPE</b>			
?	102-720(e)(1)	PITCH MEASURE	The roof may not be sloped less than a 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.
?	102-720(e)(2)(a)	CONFIGURATIONS	Hipped, gabled, and a combination of hips and gables with or without dormers are allowed. When the ridge line runs parallel to any street or other front frontage, one of the following must occur: A gabled end or perpendicular ridge line must occur at least every 100 feet of roof; or One dormer must be provided for every 15 feet of ridge line on any street or front frontage with at least one dormer per frontage.
?			Occupied building space within the roof is allowed and counts as a half or full story.
N/A	102-720(e)(3)	MAXIMUM ROOF HEIGHT	Roofs without occupied building space and/or dormers must have a maximum height on front and non-front frontage facades equal to no more than 1.5 times the upper story floor to floor height utilized on the building.
?	102-720(c)(4)	ROOFTOP APPURTENANCES	With the exception of solar panels, antennae, and wind turbines, any rooftop appurtenances must be recessed within the pitched roof with no visibility on any street elevation drawing.
<b>102-730 (c) STOOP ENTRANCE TYPE</b>			
?	102-730(c)(1)	STOOP SIZE	Stoop is an allowed entrance type for the Row Building Type in the RX-N 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.
<b>102-740 FAÇADE MATERIALS</b>			
?	102-740(b)	MAJOR STREET FACADE MATERIALS	Allowed major façade materials are listed in Table 7-1; for Row Building Type in the RX-TOD Zone: Full Dimension brick, Stone units, Fiber Cement Board, Vinyl & PVC siding, and Wood/Composite Wood.
?	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.
?	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 concrete masonry units, and architectural metal panels.
?	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.
?	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.
?	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
<b>102-750 FACADE ELEMENTS</b>			
?	102-750(b)	WINDOWS	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.
?			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.
✓	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.
N/A			Any proposed Balconies must be a minimum of 4 feet deep and 5 feet wide.
N/A			A maximum of 35 percent of street facades, calculated separately for each facade, may be covered by balconies.
N/A	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.
N/A			The balcony support structure must be integrated with the building facade; separate columns or posts supporting any balcony from the ground are not allowed.
N/A			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.
✓	102-750(f)	SECURITY GRILLS & BARS	Exterior security bars and grills are prohibited. Interior grills must be retractable and hidden when retracted.
?	102-750(g)	PRINCIPAL ENTRYWAY	Principal entrances to all buildings or units 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.
?	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.
N/A	102-750(l)	VISTAS	Shadow lines can be used to delineate stories. Vistas (an open space or a street terminating) are not present at this site

✓	102-750(m)	<b>GARAGE DOORS</b>	Requirements are applicable to garage doors included on any street facade.
<b>102-760 UTILITY EQUIPMENT</b>			
?	102-760(b)	<b>MECHANICAL EQUIPMENT IN BUILDING</b>	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)	<b>ROOFTOP MECHANICAL EQUIPMENT</b>	Any rooftop mechanical equipment is to be screened or setback
?	102-760(d)	<b>MECHANICAL EQUIPMENT ON STREET FACADES</b>	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)	<b>MECHANICAL EQUIPMENT ON OTHER HORIZONTAL FACADES</b>	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

	<b>Section of Code</b>	<b>Regulation</b>	<b>REVIEW NOTES</b>
?	102-810(b)	<b>VISIBILITY AT INTERSECTIONS</b>	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	<b>LANDSCAPE INSTALLATION</b>	Notes to follow the specified landscape installation regulations required on submittal drawings.
?	102-830	<b>LANDSCAPE MAINTENANCE</b>	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	<b>EXISTING TREES</b>	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	<b>GROUND VEGETATION</b>	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	<b>SITE TREES</b>	One medium or large tree is required per 3000 square feet of yard area.
✓	102-870(i)	<b>STREETSCAPE DESIGN</b>	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.
?	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. <b>Property zoned RX-N requires a light buffer (see 102-8120 (f)) on side and rear where abutting N or NX1 – west and north.</b>
✗	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.
?	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
✓	102-920	OFF-STREET PARKING – MOTOR VEHICULAR MINIMUMS & MAXIMUMS	Minimum for 1 Unit Household Living: 2 per dwelling unit. No Maximum; <b>Plans proposes 14 units = 28 required stalls.</b>
✓	102-920	OFF-STREET PARKING – BICYCLE MINIMUMS	None required.
N/A	102-940	PARKING REDUCTIONS & CREDITS	Applicant may pursue a reduction through Alternative Compliance per Section 102-940 (i).  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	<p>Electric vehicle charging stations (EVCS) are not required in any off-street parking area containing 14 or fewer parking spaces.</p>
?	102-990	BICYCLE PARKING	<p>Long-term bicycle parking spaces must:</p> <ul style="list-style-type: none"> <li>– 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;</li> <li>– May not be located in dwelling units or on dwelling unit balconies;</li> <li>– Must protect the entire bicycle, its components and accessories against theft and inclement weather, including wind-driven rain and snow.</li> <li>– 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.</li> </ul> <p>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.</p>