



## **REQUEST FOR ACTION**

**Major Modification No. CD2025-012MOD by Lincoln Avenue Communities**

**MEETING DATE:**

June 11, 2025

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Public Hearings

**PRESENTER:**

Elliot Mohler

### **Action Requested:**

Adopting a Resolution approving Major Modification No. CD2025-012MOD, by Lincoln Avenue Communities, for the construction of a 360-foot-long residential building in the MX-T COR zoning district and to reduce the rear yard setback.

### **Report Narrative:**

The applicant is seeking a Major Modification for constructing a 360-foot-long building and a reduced rear setback. The is located southeast of the 4th St SE bridge and north of Riverside Elementary.

The applicant has two other applications on file with Community Development associated with this project – a Minor Land Subdivision (CD2025-014PLAT) to consolidate the subject properties and a Site Development Plan (CD2025-016SDP) for the construction of an income-restricted apartment complex. The initial submission for the Site Development Plan showed a building that was 360 feet in length, which exceeds the maximum allowable length of a building in the MX-T COR zoning district by 60 feet.

The applicant has worked closely with city teammates to ensure compliance with the Unified Development Code and district design standards. This includes street activation strategies such as benches, raised planters, additional plantings, and bike parking. The site plan also incorporates a connection to City-owned trails. The MX-T Transit Oriented Development district is intended to provide opportunities for transit-supportive and transit-oriented development (TOD). It requires intensities and patterns of development that support vibrant pedestrian activity, promote the use of transit, and provide street activation (walkability, enhanced visual appeal).

The property is within one mile of six bus stops with service for routes 22, 203, and 204. These routes provide frequent service throughout the downtown, Olmsted County offices, and RCTC. Approval of the Major Modification will facilitate the development of an income-restricted apartment complex near the downtown area, close to transit, and near parks and trails.

### **Priorities & Foundational Principles:**

Economic Vibrancy & Growth Management  
Affordable Living

### **Policy Considerations & DEI Impact:**

Approval of this Major Modification furthers the Comprehensive Plan goals of expanding housing diversity, enhancing existing neighborhoods, and integrating land use and transportation. The

Comprehensive Plan emphasizes providing a wider range of housing options through the City to meet current and future needs. This is an affordable housing project located in the Mixed-Use Transit Oriented Development zoning district. The plan also emphasizes maintaining existing neighborhoods while providing infill and redevelopment opportunities to provide new amenities. The project proposes multiple street activation and design strategies that provide added amenities to the neighborhood and act as a buffer from the downtown area to the west. Lastly, the plan prioritizes matching high-density housing and employment opportunities along transit lines. This project proposes 149 affordable units near the downtown and along frequently transit lines.

### **Prior Legislative Actions & Community Engagement:**

March 13, 2024: Planning Commission - Forwarded recommendation approving CD2024-001VAC to vacate ROW associated with the project

April 8, 2024: Common Council - Approved CD2024-001VAc to vacate ROW associated with the project

April 1, 2025: Neighborhood Information Meeting for the associated Site Development Plan CD2025-016SDP

April 22, 2025: Community Development - Site Development Plan application submitted

April 22, 2025: Community Development - Minor Land Subdivision application submitted

### **Fiscal & Resource Impact:**

All development costs associated with the project are the responsibility of the developer.

### **Alternative Action(s):**

There are no alternative actions recommended at this time.

### **Prepared By:**

Elliot Mohler

### **Attachments:**

[Community Development Memo - CD2025-012MOD Lincoln Avenue Communities](#)

[Development Process - CD2025-012MOD Lincoln Avenue Communities](#)

[Notification Map - CD2025-012MOD Lincoln Avenue Communities](#)

[Site Location Map - CD2025-012MOD Lincoln Avenue Communities](#)

[Applicant Exhibit - CD2025-012MOD Lincoln Avenue Communities](#)

[Review Comments - CD2025-012MOD Lincoln Avenue Communities](#)

[Applicant Length Narrative - CD2025-012MOD Lincoln Avenue Communities](#)

[Applicant Setback Narrative - CD2025-012MOD Lincoln Avenue Communities](#)

[Resolution - CD2025-012MOD Lincoln Avenue Communities.docx](#)