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MEP:  
Design Build

Interiors:  
Kaas Wilson Architects

Project:  
Amended PUD - Final Plan  
Phase 1  
Miracle Mile Shopping Center

Owner:  
Miracle Mile of Minnesota, LLC  
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Project Number 02937-010  
Date 03-30-17

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRIAN R. FRANK  
03/30/17 DATE 52728 LICENSE NO.

Date  
Revision  
Rev. No.

PUD AMENDMENT PLAN

PUD100

**SITE CAPACITY CALCULATIONS PROPOSED:**

**ZONING:** PLANNED UNIT DEVELOPMENT (AMENDED 1979 MIRACLE MILE MARKET SHOPPING CENTER)  
**PROPOSED USE:** MIXED USE : COMMERCIAL AND RESIDENTIAL  
**CATEGORY:** PUD STANDARD

**BASE SITE AREA PUD AMENDMENT LIMITS:**  
BASE SITE AREA: 153,037 S.F. or 3.51 ACRES  
RESOURCE PROTECTION AREA: 0 Ac.  
NET BUILDABLE AREA: 153,037 S.F. or 3.51 ACRES

**PROPOSED SETBACKS:**  
FRONT YARD (17th AVENUE NW) 161.0'  
REAR YARD (16th AVENUE NW) TO EXISTING ROW 18.3'  
REAR YARD TO PROPOSED ROW: 11.2'  
SIDE STREET SIDE YARD (1st STREET SW) 35.5'  
SIDE YARD (INTERIOR) 135.4'

**FLOOR AREA RATIO:**  
BUILDING FOOTPRINT AT GRADE: 40,306 SF  
FLOOR AREA RATIO AT GRADE: .26 FAR

PROPOSED FLOOR AREA RATIO BY USE - MULTIFAMILY: .43  
PROPOSED FLOOR AREA RATIO BY USE - COMMERCIAL: .24  
\*WITHOUT LOWER LEVEL/REFER TO ARCHITECTURAL PLAN SHEETS  
TOTAL NET PROPOSED: 103,349 SF LEVEL 1-5 .68 FAR \*

**DENSITY:**  
PROPOSED DENSITY FOR MULTIFAMILY RESIDENTIAL:  
107 UNITS  
30.48 UNITS PER ACRE

**RESIDENTIAL UNIT SUMMARY:**

RESIDENTIAL UNIT MIX						
Name	#	Unit Type	Gross Area	Gross Total	Net Area	Net Total
Unit 0-0	46	STUDIO	518 R <sup>2</sup>	23,828 R <sup>2</sup>	450 R <sup>2</sup>	20,700 R <sup>2</sup>
Unit 1-0	40	1BR	685 R <sup>2</sup>	27,400 R <sup>2</sup>	610 R <sup>2</sup>	24,400 R <sup>2</sup>
Unit 1-1 (Type A)	1	1BR	685 R <sup>2</sup>	686 R <sup>2</sup>	614 R <sup>2</sup>	614 R <sup>2</sup>
Unit 3-0	3	2BR	1,147 R <sup>2</sup>	3,441 R <sup>2</sup>	1,038 R <sup>2</sup>	3,114 R <sup>2</sup>
Unit 3-1 (Type A)	1	2BR	1,147 R <sup>2</sup>	1,147 R <sup>2</sup>	1,038 R <sup>2</sup>	1,038 R <sup>2</sup>
Unit 3-2	12	2BR	1,147 R <sup>2</sup>	13,764 R <sup>2</sup>	1,034 R <sup>2</sup>	12,408 R <sup>2</sup>
Unit 3-3	4	2BR	4,280 R <sup>2</sup>	4,280 R <sup>2</sup>	1,001 R <sup>2</sup>	4,004 R <sup>2</sup>
Total:	107			74,546 R <sup>2</sup>		66,278 R <sup>2</sup>

**RESIDENTIAL UNIT ALLOCATION BY FLOOR**

LOCATION	STUDIO	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL
LEVEL 2	10	8	5	23
LEVEL 3	12	11	5	28
LEVEL 4	12	11	5	28
LEVEL 5	12	11	5	28

**COMMERCIAL UNIT/LEVEL 1 SUMMARY**

COMMERCIAL UNITS	
LOCATION	
COMMERCIAL A	1,389 R <sup>2</sup>
COMMERCIAL B	2,458 R <sup>2</sup>
COMMERCIAL C	1,952 R <sup>2</sup> RESTAURANT + 843 R <sup>2</sup> EXTERIOR PATIO = 2,795 R <sup>2</sup>
COMMERCIAL D	30,459 R <sup>2</sup>
TOTAL COMMERCIAL	37,071 R <sup>2</sup>
LEVEL 1 RESIDENTIAL LOBBIES	3,235 R <sup>2</sup>
TOTAL	40,306 R <sup>2</sup>

**PARKING:**  
INTERIOR UNDERGROUND PARKING STALLS: 112  
EXTERIOR SURFACE PARKING STALLS: 144  
TOTAL PROPOSED PUD AMENDMENT AREA: 255 STALLS

**RECREATION SUMMARY**

LEVEL 2	11,927 R <sup>2</sup>
LEVEL 3	405 R <sup>2</sup>
LEVEL 4	405 R <sup>2</sup>
LEVEL 5	405 R <sup>2</sup>
TOTAL	13,142 R <sup>2</sup>

**RECREATION:**  
PROPOSED 19.8% OF HABITABLE AREA

**BUILDING HEIGHT:**  
PROPOSED BUILDING HEIGHT: 65'

**LANDSCAPE:**  
PROPOSED LANDSCAPE AREA: 10.14% \* (12,588 SF)  
\* DOES NOT INCLUDE INTERIM LANDSCAPE AREAS:  
INTERIM LANDSCAPE AREA=15,483 SF  
\* DOES NOT INCLUDE PLANTERS ON LEVEL 2 COMMON TERRACE  
REFER TO SHEET LS100 LANDSCAPE PLAN

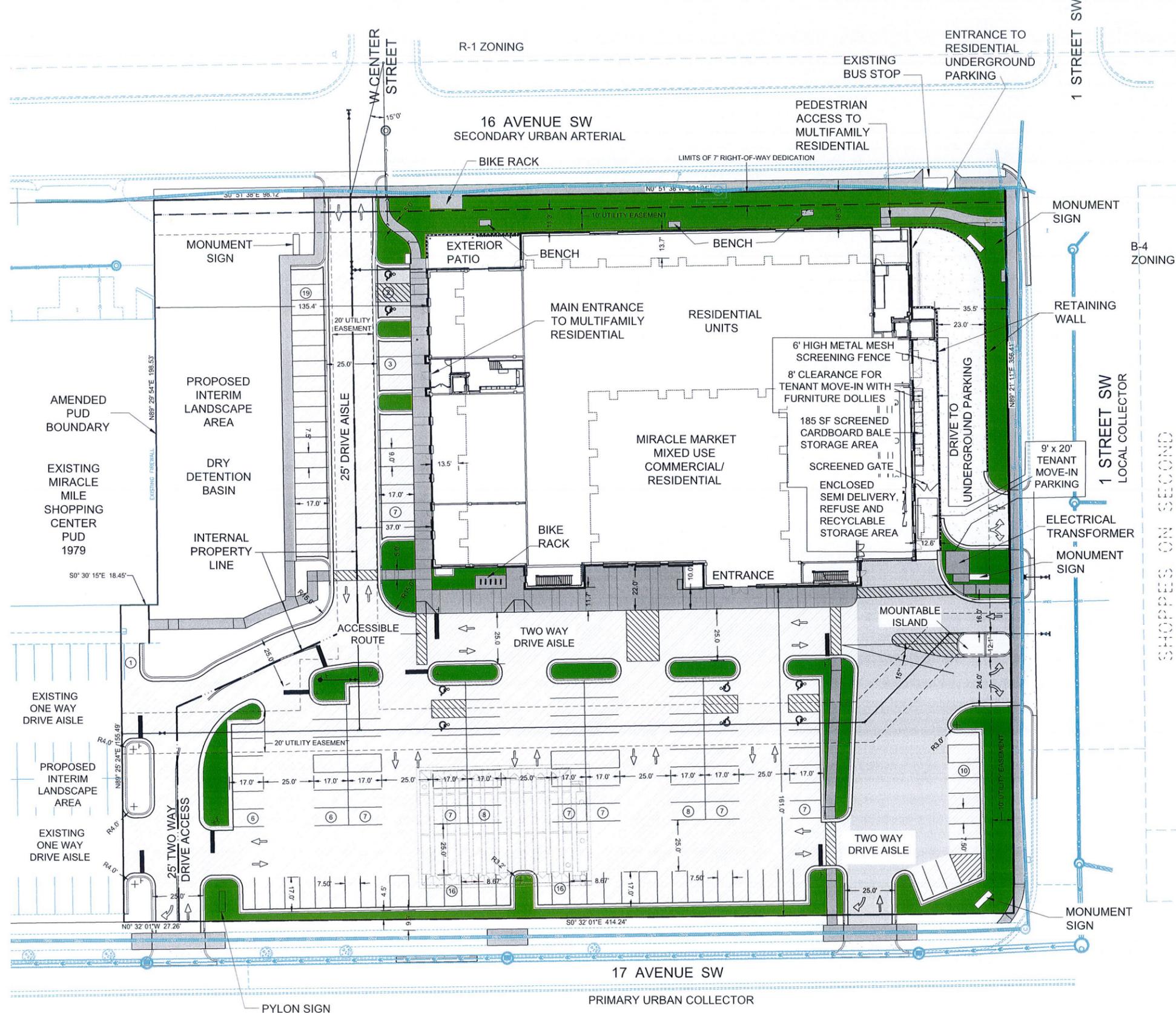
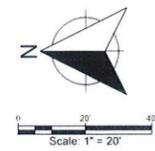
**LIGHTING:**  
PROPOSED EXTERIOR LIGHTING: STANDARD C

**SIGNAGE:**  
PROPOSED SIGNAGE: REGULATIONS PER LDM SECTION 63.227 WITH THE FOLLOWING EXCEPTIONS:  
REFER TO ARCHITECTURAL ELEVATIONS SHEET A500 and A501 FOR SIGNAGE ON BUILDING FACADE  
REFER TO LOCATIONS NOTED ON THIS PLAN FOR MONUMENT SIGNS  
REFER TO DETAIL SHEET PUD101 FOR SIGNAGE DETAILS

**STORAGE:**  
PROPOSED EXTERIOR STORAGE:  
185 SQUARE FEET OF STORAGE IN SCREENED AREA FOR CARDBOARD BALES.  
ALL REFUSE WILL BE CONTAINED WITHIN THE BUILDING.

**BUFFERYARD:**  
PROPOSED BUFFERYARDS: S1 BUFFERYARD EAST/SOUTH/WEST= BOULEVARD TREES:  
REFER TO SHEET LS100 FOR BUFFERYARD TREE PLACEMENT

**BOULEVARD TREES:**  
PROPOSED BOULEVARD TREES:  
1st STREET SW: 11 BOULEVARD TREES  
16th AVENUE SW: 13 BOULEVARD TREES  
17th AVENUE SW: 13 BOULEVARD TREES



**LEGEND**

	LIMITS OF PUD AMENDMENT
	INTERNAL LOT LINE
	PARKING STALL COUNT
	PROPOSED LANDSCAPE
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER