

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permits, Variances and Site Plan Review
BZZ-2861

Date: April 10, 2006

Applicant: The Lander Group

Address of Property: 2622 West Lake Street

Project Name: 2626 West Lake Street

Contact Person and Phone: Michael Lander with The Lander Group, (612) 822-7668

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: March 15, 2006

End of 60-Day Decision Period: May 14, 2006

End of 120-Day Decision Period: Not applicable

Ward: 10 **Neighborhood Organization:** CIDNA

Existing Zoning: OR2, High Density Office Residence District and the SH Shoreland Overlay District

Proposed Zoning: Not applicable

Zoning Plate Number: 23

Legal Description: Not applicable

Proposed Use: mixed-use development including 46 dwelling units and one neighborhood serving retail sales and services space

Concurrent Review:

Conditional use permit: to increase the height of the building located in the SH Shoreland Overlay District from the permitted 2.5 stories/35 feet to 7 stories/84 feet

Conditional use permit: for 46 dwelling units

Variance: to reduce the front yard setback from the required 15 feet to 7 feet for a staircase

Variance: to reduce the corner side yard setback from the required 15 feet to 4 feet for elements such as staircases, an accessible ramp, a canopy, an entrance landing, a trellis and a transformer

Variance: to reduce the interior side yard setback from the required 17 feet to 11 feet for four ground level patios and trellises

Variance: to reduce the rear yard setback from the required 17 feet to 5 feet for a transformer

Site Plan Review

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits, Chapter 525, Article IX, Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations” and Chapter 530, Site Plan Review.

Previous Actions: In October of 2005 the applicant applied for a similar development on this site. The original proposal included 70 dwelling units and had an overall height of 10 stories. Ultimately, the applicant withdrew the applications with the intention of revising the design and resubmitting for review.

Background: The applicant has made revisions to the project that are in conflict with the information in the public notice for the development. A new notice will be sent out to the neighborhood organization and those property owners within 350 feet of the site informing them of the changes. As a result, the Planning Division is recommending that this item be continued to the April 24, 2006, meeting of the City Planning Commission.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the conditional use permit application to increase the height of the building located in the SH Shoreland Overlay District from the permitted 2.5 stories/35 feet to 7 stories/84 feet located at 2622 West Lake Street to the April 24, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

1. The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the conditional use permit application for 46 dwelling units located at 2622 West Lake Street to the April 24, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the variance application to reduce the front yard setback from the required 15 feet to 7 feet for a staircase located at 2622 West Lake Street to the April 24, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the variance application to reduce the corner side yard setback from the required 15 feet to 4 feet for elements such as staircases, an accessible ramp, a canopy, an entrance landing, a trellis and a transformer located at 2622 West Lake Street to the April 24, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the variance application to reduce the interior side yard setback from the required 17 feet to 11 feet for four ground level patios and trellises located at 2622 West Lake Street to the April 24, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the variance application to reduce the rear yard setback from the required 17 feet to 5 feet for a transformer located at 2622 West Lake Street to the April 24, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the site plan review for the property located at 2622 West Lake Street to the April 24, 2006, City Planning Commission hearing.