

**Department of Community Planning and Economic Development – Planning  
Division**

Conditional Use Permit, Variances and Site Plan Review  
BZZ-2877

**Date:** April 24, 2006

**Applicant:** Mr. Brett Thielen, JJT Development, LLC, 12600 Creek View Avenue  
Savage, MN 55378-2369, (952) 894-0376

**Address of Property:** 516 8<sup>th</sup> Street South

**Project Name:** The Sexton Phase II

**Contact Person and Phone:** Erika Arms, Tanek, Inc. 118 E. 26<sup>th</sup> Street, Suite 300,  
Minneapolis, MN 55404, (612) 879-8225

**Planning Staff and Phone:** Becca Farrar, (612)673-3594

**Date Application Deemed Complete:** March 30, 2006

**End of 60-Day Decision Period:** May 29, 2006

**End of 120-Day Decision Period:** Not applicable for this application

**Ward: 7     Neighborhood Organization:** Elliot Park Neighborhood Inc.

**Existing Zoning:** B4S-1 (Downtown Service District) and DP overlay (Downtown  
Parking Overlay District)

**Proposed Zoning:** Not applicable for this application

**Zoning Plate Number:** 19

**Lot area:** 28,063 square feet or .64 acres

**Legal Description:** Not applicable for this application

**Proposed Use:** Construction of a 25-story mixed-use building with 207 residential units  
and 9 levels of above-grade parking.

**Concurrent Review:**

- Conditional Use Permit to allow 207 residential dwelling units.
- Variance of the interior side yard along the northwest property line adjacent to the House of Charity from 53 feet to 2 feet.

- Variance of the rear yard along the northeast property line adjacent to the existing Sexton building from 53 feet to 33 feet.
- Variance to reduce the required parking for the proposed restaurant to zero.
- Site Plan review for a 25-story, 207 residential unit development with ground level commercial space.

**Applicable zoning code provisions:** Chapter 525, Article VII, Conditional Use Permits; Chapter 525 Article IX, Variances, & Chapter 530 Site Plan Review.

**Background:** The applicant, JJT Development, proposes to construct a new 25-story mixed-use, 207 unit residential building on the property located at 516 8<sup>th</sup> Street South. The project requires a conditional use permit to allow 207 residential units as well as site plan review. Variances are also required for the proposal for the interior side yard along the northwest property line adjacent to the House of Charity as well as for the rear yard along the northeast property line adjacent to the existing Sexton building. The applicant is also requesting a variance to reduce the required parking for the proposed ground level restaurant use to be located at the corner of 8<sup>th</sup> Street South and Portland Avenue to zero.

The applicant has requested that the project be continued until the May 8, 2006, Planning Commission meeting so that comments and concerns received at the Planning Commission Committee of the Whole on March 30, 2006 can attempt to be addressed.

### **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 **continue** the application for a conditional use permit for up to 207 residential units for property located at 516 8<sup>th</sup> Street South to the meeting of May 8, 2006.

#### **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 **continue** the application for a variance of the interior side yard along the northwest property line from 53 feet to 2 feet for the property located at 516 8<sup>th</sup> Street South to the meeting of May 8, 2006.

**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 continue the application for a variance of the rear yard along the northeast property line from 53 feet to 33 feet for the property located at 516 8<sup>th</sup> Street South to the meeting of May 8, 2006.

**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 continue the application for a variance to reduce the required parking for the proposed restaurant to zero for the property located at 516 8<sup>th</sup> Street South to the meeting of May 8, 2006.

**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 continue the site plan review application for property located at 516 8<sup>th</sup> Street South to the meeting of May 8, 2006.

**Attachments:**

1. Zoning Map