

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

Rezoning, Conditional Use Permit, Variances, Site Plan Review
BZZ-3227

Date: October 16, 2006

Applicant: Aldrich Avenue, LLC, 2101 Hennepin Avenue South, Suite 107,
Minneapolis, MN 55405

Addresses of Property: 2501, 2505 and 2509 Aldrich Avenue South

Project Name: Aldrich Avenue Rowhouses

Contact Person and Phone: Room Inc., Donovan Nelson, 4706 Nicollet Avenue South,
Minneapolis, MN 55405, (612) 823-6025

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

Date Application Deemed Complete: September 8, 2006

End of 60-Day Decision Period: November 6, 2006

End of 120-Day Decision Period: On October 5, 2006, Staff sent the applicant a letter
extending the decision period to no later than January 5, 2007.

Ward: 10 **Neighborhood Organization:** Lowry Hill East Neighborhood Assn.
(LHENA)

Existing Zoning: R2B (Two-family) District

Proposed Zoning: R4 (Multiple-family) District

Zoning Plate Number: 18

Lot area: 13,409 square foot or .30 acres

Legal Description: Not applicable for this application.

Proposed Use: Three-story, 9-unit residential condominium development.

Concurrent Review:

- Petition to rezone the subject parcels from the R2B district to the R4 district.
- Conditional Use Permit for 9 residential dwelling units in the R4 district.
- Variance of the corner side yard setback requirement from 12 feet to 8 feet along the north property line adjacent to 25th Street West.

- Variance of the rear yard setback requirement from 9 feet to 0 feet along the east property line adjacent to the alley.
- Variance of the interior side yard setback requirement from 15 feet to 9 feet along the south property line (*Application was withdrawn*).
- Variance of the required 22 foot minimum drive-aisle for maneuvering within the interior of the site to 16 feet.
- Site Plan review for 9 residential dwelling units in a U-shaped, 3-story structure.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments, Chapter 525: Article VII Conditional Use Permits, Article IX, Variances and Chapter 530 Site Plan Review.

Background: Room Inc., on behalf of Aldrich Avenue, LLC, proposes to construct a 3-story, 9-unit condominium rowhouse development on the properties located at the southeast corner of 25th Street West and Aldrich Avenue South, at 2501, 2505 and 2509 Aldrich Avenue South. Enclosed parking would be provided in the first level of the attached row houses in tuck-under garages. The garages would be accessed via the alley on the east side of the site.

The properties are currently zoned R2B. The applicant proposes to rezone the subject parcels to the R4 district which permits multi-family residential developments. A conditional use permit and site plan review are required with residential developments consisting of 5 or more units. The applicant is also requesting a variance of the required corner side yard setback requirement from 12 feet to 8 feet along the north property line adjacent to 25th Street West and a variance of the rear yard setback requirement from 9 feet to 0 feet along the east property line adjacent to the alley. The applicant initially applied for a variance of the interior side yard setback requirement from 15 feet to 9 feet along the south property line. The applicant has since modified the design of the structure and withdrawn the application. The applicant is also requesting a variance of the required 22 foot minimum drive-aisle for maneuvering within the interior of the site to 16 feet.

Staff has identified an additional application that must be processed for the proposed development. A two week continuance is necessary in order to re-notice the project for Planning Commission. The application that is missing is a variance of the minimum lot area per dwelling unit from 1,500 square feet to approximately 1,489 square feet.

Staff has received no official correspondence from the Lowry Hill East Neighborhood Association (LHENA), prior to the printing of this report. All correspondence received has been attached for reference.

RECOMMENDATIONS:

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

The Department of Community Planning and Economic Development - Planning Division recommends that the City Planning Commission **continue** the rezoning petition to change the zoning classification of the property located at 2501, 2505 and 2509 Aldrich Avenue South from the R2B district to the R4 district to the meeting of October 30, 2006.

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 to allow up to 9 dwelling units on property located at 2501, 2505 and 2509 Aldrich Avenue South to the meeting of October 30, 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 variance of the corner side yard for the proposed residential structure along the north property line adjacent to 25th Street West for property located at 2501, 2505 and 2509 Aldrich Avenue South from 12 feet to 8 feet to the meeting of October 30, 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 variance of the rear yard for the proposed residential structure along the east property line adjacent to the alley for property located at 2501, 2505 and 2509 Aldrich Avenue South from 9 feet to 3 feet to the meeting of October 30, 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 accept the **withdrawal** of the variance of the interior side yard for the proposed residential structure along the south property line for property located at 2501, 2505 and 2509 Aldrich Avenue South from 15 feet to 9 feet.

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 variance of the required 22 foot minimum drive-aisle for maneuvering within the interior of the site to 16 feet for property located at 2501, 2505 and 2509 Aldrich Avenue South to the meeting of October 30, 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 2501, 2505 and 2509 Aldrich Avenue South to the meeting of October 30, 2006.

Attachments:

1. Zoning map