

**Department of Community Planning and Economic Development—Planning Division
Conditional Use Permit, Site Plan Review, Variances
BZZ-2310**

Hearing Date: 7/18/05 (continued from the 5/9/05 and 6/27/05 hearings at the request of the applicant)

Date Application Deemed Complete: 4/7/05

End of 60-Day Decision Period: 6/6/05

End of Second 60-Day Period: Extended by written notice (dated 5/4/05) to 8/5/05. In a letter dated 6/21/05, the applicant extended the time period for the final governmental decision on the project to 9/15/05.

Applicant: Merlin E. Brown, 228 W. 52nd St., Mpls., MN 55419

Address of Property: 3810 and 3814 West 31st. St.

Contact Person and Phone: Merlin E. Brown, 228 W. 52nd St., Mpls., MN 55419; 612-823-2529.

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Ward: 13 **Neighborhood Organization:** West Calhoun Neighborhood Association

Existing Zoning: R6, Multiple-Family District

Zoning Plate Number: 23

Proposed Use: Applications by Merlin Brown to allow the construction of a 3-story, 12-unit condominium building at 3810 and 3814 W. 31st St. Applications for the project, to be called the 31st Street Condominiums, include a conditional use permit, site plan review, and yard variance.

Prior approvals: None

Concurrent Review: Conditional use permit for the use, variances, and site plan review.

Applicable zoning code provisions:

- **Conditional use permit:** Required for more than 5 units per Table 548-1.
- **Variances:**
 - To reduce the established front yard setback from 21 ft. to 15 ft. per 525.520 (1)
 - To reduce the minimum required width of parking aisles from 22 ft. to 21 ft. per 525.520 (14)
- **Site plan review:** Per Chapter 530 of the Zoning Code.

**If you need more information or have special needs, please call the
Minneapolis Planning Department at 612-673-2597.**

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BACKGROUND

The project consists of demolition of the existing two single-family houses on the site and tree removal, then construction of a three-level condominium complex with four units on each floor for a total of 12 units. Vehicular access is via the alley on the north. There will be enclosed parking for 19 vehicles (including 1 van-accessible handicap stall) under the units. Since the site slopes 12 feet down to the north, parking is completely underground on the front side of the building (south side) and it is at grade on the back side (north) towards the alley.¹ Pedestrian access is through the main building entrance on 31st St., via the garage on the north side of the site, and also via a side entrance to the garage on the west side. An elevator will provide access to each level including the main pedestrian entrance on 31st St., parking, unit levels, and roof top terrace.

CONDITIONAL USE PERMIT

Findings as required by the Minneapolis Zoning Code for the Conditional Use Permit:

The Community Planning and Economic Development—Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The project will provide high density housing (12 units/0.23 acres = 53 units per acre) at a location appropriately zoned for high-density residential. The neighborhood is accessible to the high amenities provided by the City's lakes (Cedar Lake and Lake Calhoun are about ½ mile away), parkways and trail systems (including the Cedar lake Trail that is one block to the south of the site); as well as the commercial opportunities on Lake Street (located about three blocks to the east). It will add residences which will strengthen the customer base for nearby businesses. The project will provide infill development without burdening existing City services. Regular transit service (Route 17) is on Lake St. one block to the north. The proposed residential use will be compatible with the surrounding medium-to-high density residential uses.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

As stated above, the proposed residential use will be compatible with the surrounding medium-to-high density residential uses.

¹ The definition of gross floor area in the Zoning Code requires the inclusion of a basement area when ½ or more of the basement height is higher than 6 ft. above grade. In this case, 32% of the garage is higher than 6 ft. above the grade.

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3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

Pedestrian access is through the main building entrance on 31st. St. and via the garage on the north side of the site. Vehicular access is via the alley on the north. Since the site slopes 12 feet down to the north, drainage will be to the north towards the alley. The proposed project will provide adequate utilities. Adequate drainage and necessary facilities will be provided. The project will include adequate utility service, access, and driveways consistent with all pertinent regulations.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The replacement of two single family homes with a 12-unit condo complex will add 10 additional units to the site. The additional traffic is within the capacity of the alley and surrounding streets to accommodate. There will be 1.6 stalls per unit.

5. Is consistent with the applicable policies of the comprehensive plan.

a. The City's Goals (selected goals):

Goal 1: Increase the City's population and tax base by developing and supporting housing choices city-wide through preservation of existing housing and new construction.

b. The *Minneapolis Plan* (adopted by the City Council in 2000):

Policy 4.9: Minneapolis will grow by increasing its supply of housing.

Implementation Steps (selected):

- Support the development of new medium- and high-density housing in appropriate locations throughout the City.

Policy 4.11: Minneapolis will improve the availability of housing options for its residents.

Implementation Steps (selected):

- Increase the variety of housing styles and affordability levels available to prospective buyers and renters.
- Provide and maintain moderate and high-density residential areas.
- Promote the development of housing suitable for people and households in all life stages, and that can be adapted to accommodate changing housing needs over time.

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Policy 9.5: Minneapolis will support the development of residential dwellings of appropriate form and density.

Implementation Steps (selected):

- Promote the development of well designed moderate density residential dwellings adjacent to one or more of the following land use features: Growth Centers, Commercial Corridors, Community Corridors and Activity Centers.

Policy 9.22: Minneapolis will promote increased housing production in designated areas of the City in order to accommodate population growth.

Implementation Steps (selected):

- Use both infill development and new development opportunities to increase housing in the city.
- Consistent with the City of Minneapolis adopted Housing Principles, develop strategies so that the variety of housing types throughout the city and its communities shall be increased, giving prospective buyers and renters greater choice in where they live.

c. Petition’s Consistency with City Plans and Policies: The following describes how the petition relates to the above goals and policies:

- The project increases the residential density from the current low density to high density consistent with the high-density residential allowed in the R6, Multi-Family District. This is also consistent with the City’s first Goal and Policy 4.9, 4.11, and 9.22.
- Policy 9.5 calls for the promotion of well designed moderate density residential dwellings adjacent to certain land use features including Community Corridors. The Plan designates Lake Street, which is a block to the north, as a Community Corridor.
- Policies 4.16, 4.17, and 9.12 deal with designated Major Housing Sites and encourage medium-to-high-density residential “that is compatible with existing development in the area” and are “in close proximity to amenities or in locations where value will be sustained over time.” The Plan does not designate the area as a Major Housing Site but the project does provide high-density residential close to amenities.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

The sections of this report that deal with the variance and the site plan review applications address how the project conforms to the other applicable regulations governing this district.

VARIANCES

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Findings as Required By the Minneapolis Zoning Code for the Variances

The Board of Adjustment and Planning Commission shall not vary the regulations of the zoning code, unless it makes each of the following findings based upon the evidence presented to it in each specific case:

- 1. The property cannot be put to a reasonable use under the conditions allowed by the official controls and strict adherence to the regulations of this zoning ordinance would cause undue hardship.**

Front yard variance: The proposed building meets the 15-foot setback requirement of the R6 District, however, the single-family residence adjacent to the west is set back 26 feet; 11 feet more than required by the Zoning Code. The “string test” method called for in the Code establishes a 21-foot setback for the proposed project (Attachment X) and the applicant is seeking a 6-foot variance to allow the building to meet the standard 15-foot setback. The apartment building on the other side of the site is built up to the property line. The proposed 15-foot setback is approximately halfway between the setbacks of the two adjacent buildings and it would provide a transition between the two buildings.

The excessive setback of the residence to the west is the source of the hardship in this case. To meet the strict setback requirement of the Code, the project would have to shrink by 6 feet in length since the building is built to the maximum extent of the site. This would result in a loss 1,416 sq. ft. in space (6% of the total).

Drive aisle variance: The lot width combined with the required setbacks leave a buildable site that is one foot short of the 58-ft. minimum in the Code required to allow a drive aisle with parking on each side within the garage. Without the one-foot drive aisle variance, half of the stalls could not be counted as “legal” stalls and the applicant would have to seek a one-stall parking variance.² Since the project complies with other important goals and policies of the City that encourage enclosed parking, the hardship is created by the lot width combined with the required setbacks. Note that while the drive aisle on the floor plan is shown as 22 feet in width, the parking spaces on one side of the drive aisle are one foot short of their required length.

- 2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.**

Front yard setback: As stated above, the excessive setback of the residence to the west is the source of the hardship in this case.

² The parking requirement would be 11 stalls (12 stalls less one for the provision of bicycle parking), and the garage can contain 9 legal stalls without a variance.

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Drive aisle variance: As stated above, the hardship is created by the lot width combined with the required setbacks.

3. **The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.**

Front yard setback: As stated above, the project increases the residential density from the current low density to high density consistent with the high-density residential allowed in the R6, Multi-Family District. This is also consistent with the City’s first Goal and with the Minneapolis Plan. The project provides high-density residential close to the significant amenities in the area and it will be compatible with the surrounding medium-to-high-density residential uses.

Drive aisle variance: The reduction by one foot (a 5% decrease) in the width of the drive aisle will not be significant. Furthermore, the reduction will only affect the users of the building who will learn to accommodate the slightly narrower aisle width. No other use will be affected by the variance.

4. **The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

The project will have adequate utility service, access and driveways, and fire and safety measures. It will have no significant effect on congestion.

SITE PLAN REVIEW

Findings as Required By the Minneapolis Zoning for Site Plan Review

Required Findings for Site Plan Review

- a. **The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- b. **The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

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Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent

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grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.

- f. **Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.**

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

Conformance:

- Building placement is as close to the street as is possible while conforming to the standard 15-ft. front yard setback (subject to the above-described front yard variance). Primary pedestrian access is via the main entrance on 31st St. which is clearly defined.
- The main entrance includes landscaping and a patio area. Note, however, that the required front walkway (including pavers) cannot exceed six feet in width as allowed by Table 535-1 of the zoning code. Although revised plans were not available for this report, the applicant has committed to comply with the applicable requirements in the Code.
- All required parking is in the first level garage. Due to the 12-ft. slope on the site, the garage is at grade on the alley side and completely below grade on the south side.
- Building materials include stucco with architectural stone and string courses for accents. All four sides of the building will be compatible with each other, and all include windows and architectural details. The south façade includes a 5-ft.-high Mansard-style metal roof that also wraps around the sides for 12 feet.
- The windows will be of clear glass and have a vertical orientation.
- The percentage of glass is as follows:
 - South side (primary façade):
 - First floor: (20% glass required by the Code within 2 and 10 feet of wall): 22% provided.
 - Second and third floors (10% of entire wall required by Code): 35% and 22% respectively
 - East and west sides (no minimum percentage required by the Code):
 - First floor: 9% provided.
 - Second and third floors: 10% provided.
 - North side (alley side, no minimum percentage required by the Code):
 - First floor: 12% provided.
 - Second and third floors: 13% provided.
 - The east, west, and north sides where the garage level is exposed higher than 6 feet will contain 4 windows (however, revised plans showing this change were not available for this report).
- The roof will have a flat pitch which is the same as most of the multi-family residential buildings in the area (refer to photos of nearby buildings).

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ACCESS AND CIRCULATION:

- Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.
- Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.
- Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.
- Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.
- Site plans shall minimize the use of impervious surfaces.

Conformance:

- The applicant will add a public sidewalk within the public right-of-way.
- The project will have a 6-ft. walkway from the sidewalk to the entrance, and a 3-ft. walkway from the sidewalk to the emergency exit on the west side at the garage level.
- The front yard patio will not exceed 50 sq. ft. and will not extend more than four feet into the required yard, consistent with the Code (revised plans will show this change).
- Vehicular access to the garage is via the alley on the north side.
- The project will have no substantive effect on traffic, parking, and access.
- All areas not needed for buildings, access, or trash and recycling will be landscaped.

LANDSCAPING AND SCREENING:

- The composition and location of landscaped areas shall complement the scale of the development and its surroundings.
- Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.
- The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
- In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.

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- All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.
- Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.
- The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.

Conformance:

- The lot area (9,882 sq. ft.) less the building footprint (5,994 sq. ft.) yields a net site of 3,888 sq. ft. The Code requires a minimum of 778 sq. ft. of landscaping, 2 trees and 8 shrubs. With the exception of the service drive, sidewalks, the patio, and the trash enclosure, the entire site is landscaped (2,047 sq. ft.). This equals 53% of the net site. The project will include 7 trees and 20 arbor vitae shrubs.

ADDITIONAL STANDARDS:

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.
- Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels
 - Territorial reinforcement and space delineation
 - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

Conformance:

- The project will not block views of important elements of the city nor create any substantive shadows on adjacent buildings and open spaces.
- At only 3 floors, the building will have no significant impact on the generation of pedestrian-level winds.
- The site design and landscape plan allows views from the public sidewalk and alley into the site. The landscape plan includes a row of trees on both the east and west sides which will allow visibility in the important 2-to-5-foot range. Lighting will include full cut-off fixtures that will minimize glare while providing an overall acceptable level of lighting. The paved patio and the

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private sidewalk will define the public/private space and control access in the front of the building and on the west side respectively.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

Zoning Code: The proposed use is conditional in the R6 District.

Off-Street Parking and Loading: The project exceeds the minimum parking requirements and meets the loading requirements. Loading will be accomplished via the elevator that accesses all levels of the building. Chapter 541 requires not less than one parking space per dwelling unit in the R6 District.

Maximum Floor Area: The maximum floor area ratio (FAR) in the R6 District is 3.0. The lot in question is 9,982 sq. ft. and the project has a gross floor area of 17,982 sq. ft., which equals an FAR of 1.8.

Building Height: Building height in the R6 District is limited to 6 stories or 84 feet, whichever is less. The project will have the following heights:

- South side (front): 3 stories and 40' 8" above grade.
- North side (rear): 3 stories and 48' 6" above grade. Per the definitions in the Zoning Code, the partially exposed garage level does not meet the definition of a full story.

Minimum Lot Area: The minimum lot area in the R6 District is 400 sq. ft. per unit. The lot area per unit for the project is 832 sq. ft.

Yard Requirements: The R6 District includes the following yard requirements for this three-story project:

- South side (front): 21 ft.
- North side (rear): 9 ft.
- East and west sides: 9 ft.

Subject to the approval of the front yard variance, the project will conform to the requirements of the Code.

Specific Development Standards: N/A

Hours of Operation: N/A

Signs: If the project includes a sign, it will conform to the Code. None are proposed at this time.

Refuse storage: All storage of refuse and recyclable materials will be enclosed in the dumpster enclosure on the northwest corner of the site and accessed via the alley.

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Minneapolis Plan: Refer to the Conditional Use Permit section of this report.

Alternative Compliance: The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Conformance: There is no need for alternative compliance. The application meets all applicable provisions of the Zoning Code (subject to the approval of the yard and drive aisle variances).

RECOMMENDATIONS

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the Conditional Use Permit for the 31st St. Condominiums at 3810 and 3814 West 31st St.:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission **approve** the conditional use permit application for 12 dwelling units in the proposed 31st St. Condominiums at 3810 and 3814 West 31st St.

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the front yard variance application for the 31st St. Condominiums at 3810 and 3814 West 31st St.:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission **approve** the front yard variance application to reduce the front yard requirement from 21 ft. to 15 ft. for the proposed 31st St. Condominiums at 3810 and 3814 West 31st St.

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the drive aisle variance application for the 31st St. Condominiums at 3810 and 3814 West 31st St.:

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The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission **approve** the drive aisle variance application to reduce the minimum required width of parking aisles from 22 ft. to 21 ft. for the proposed 31st St. Condominiums at 3810 and 3814 West 31st St.

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the site plan review application for the 31st St. Condominiums at 3810 and 3814 West 31st St.:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission **approve** the site plan review application for the proposed 31st St. Condominiums at 3810 and 3814 West 31st St. subject to the following conditions:

1. CPED Planning staff review and approval of the final site, landscaping plans, and building elevations.
2. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed 25 feet in length as required by section 530.120(a) of the zoning code. This shall include garage level walls that extend six feet or more above grade.
3. Impervious surfaces in the front yard shall comply with Table 535-1 of the zoning code.
4. All site improvements shall be completed by July 18, 2006, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

Attachments:

1. Zoning and lot lines in the vicinity
2. Aerial photo
3. Project drawings
4. Information from the applicant
5. Setback requirement
6. Photos of the site and surrounding buildings