

**Department of Community Planning and Economic Development—Planning Division
Conditional Use Permit, Site Plan Review, Lot Area and Front Yard Variances
BZZ-2289**

Hearing Date: 4/25/05

Date Application Deemed Complete: 3/31/05

End of 60-Day Decision Period: 5/30/05

Applicant: Brakins Homes, Inc., 4050 Olson Memorial Hwy, Suite 205, Golden Valley, MN 55422,
763-847-1345

Address of Property: 908 to 920 Washburn Ave. N.

Contact Person and Phone: Akinyele Akinsanya, President/CEO of Brakins Homes, 612-747-7437

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: 5 **Neighborhood Organization:** Willard Hay Neighborhood

Existing Zoning: R1, Single Family District

PIN: 2002924130140

Zoning Plate number: 12

Proposed Use: Application by Brakins Homes, Inc. to construct 8 town homes on 908-920 Washburn Ave. N. The project will be called the Bassett Creek Woods Townhomes

Prior approvals (approved by the Planning Commission on 9/27/04):

- **Variance:** To reduce the front yard setback from 35 feet to 25 feet.
- **Subdivision:** To replat 5½ lots into 4 lots to allow 4 single-family homes.

Concurrent Review: Conditional use permit for the use, site plan review, lot area variance, front yard variance.

Applicable zoning code provisions:

- **Conditional use permit:** Required for more than 5 units per Table 548-1.
- **Variance:** Lot area variance per 525.520 (2) because the 6,000 sq. ft. lot area requirement per dwelling unit would require a 48,000 sq. ft. lot and the site has 32,408 sq. ft., which is large enough to accommodate 5 units without the variance.

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

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- **Variance:** To reduce the established front yard setback from 35 ft. to 25 ft. The Planning Commission's previous approval of this variance (9/27/04) was for a substantively different project.
- **Site plan review:** Per Chapter 530 of the Zoning Code.

BACKGROUND

Staff are recommending this project be continued to the 5/9/05 Planning Commission agenda because limitations on staff resources prevented the completion of the staff report in a timely manner.

RECOMMENDATIONS

The City Planning Department recommends that the City Planning Commission **continue** the conditional use permit application for the 8-unit Bassett Creek Woods Townhomes project at 908 to 920 Washburn Ave. N. to the 5/9/05 Planning Commission hearing.

The City Planning Department recommends that the City Planning Commission **continue** the lot area variance application for the 8-unit Bassett Creek Woods Townhomes project at 908 to 920 Washburn Ave. N. to the 5/9/05 Planning Commission hearing.

The City Planning Department recommends that the City Planning Commission **continue** the front yard variance application for the 8-unit Bassett Creek Woods Townhomes project at 908 to 920 Washburn Ave. N. to the 5/9/05 Planning Commission hearing.

The City Planning Department recommends that the City Planning Commission **continue** the site plan review application for the 8-unit Bassett Creek Woods Townhomes project at 908 to 920 Washburn Ave. N. to the 5/9/05 Planning Commission hearing.