



Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: August 23, 2012

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject: Interim use permit to allow two surface parking facilities at 2201 Plymouth Avenue North and 1245 Penn Avenue North and 2215 Plymouth Avenue North to serve the NorthPoint Health & Wellness Center and surrounding community.

Recommendation:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Council adopt the findings and **approve** the application for an interim use permit to allow two surface parking facilities at 2201 Plymouth Avenue North and 1245 Penn Avenue North and 2215 Plymouth Avenue North, subject to the following conditions:

1. The interim use shall expire no later than August 31, 2017.
2. Approval of the final site and elevation plans by the Department of Community Planning and Economic Development – Planning Division.
3. All site improvements shall be completed by August 31, 2013, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Ward: 5

Prepared by: Shanna Sether, Senior City Planner, 612-673-2307 Approved by: Hilary Dvorak, Interim Planning Manager, 612-673-2639 Presenters in Committee: Shanna Sether, Senior City Planner, 612-673-2307
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Community Impact

- Neighborhood Notification: A large public meeting was held May 29, 2012. The Northside Residential Redevelopment Council's Residential Commercial Task Force was briefed. NRRC's Letter of support is attached.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60 decision period: October 12, 2012

Background/Supporting Information

Hennepin County Property Services has filed an interim use permit to allow a temporary parking facility at the properties located at 2201 Plymouth Avenue North and 1245 Penn Avenue North and 2215 Plymouth Avenue North. Interim uses are granted by the City Council and are required to conform to the Zoning Ordinance as if it were established as a conditional use. The City Council may waive conditions that would apply to an interim use upon a finding that the temporary nature of the interim use will eliminate the adverse effects that the condition was intended to prevent. Interim uses may be granted for a period of up to five years, provided the use is allowed as a conditional use in the district in question. Parking facilities are a conditional use in the OR2 High Density Office Residence District. The applicant has requested approval to use these properties as an interim surface parking facility for five (5) years. See the attached staff report, recommendation and supporting information.