



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: Waiver request from the moratorium on large-scale development within Neighborhood Commercial Nodes and along Community Corridors in the Linden Hills Neighborhood to allow a 60 unit, multi-family residential building that varies in height from two to four stories and has a floor area ratio (FAR) of more than one and seven-tenths (1.7).

Recommendation:

The Community Planning and Economic Development Department - Planning Division recommends that the City Council adopt the above findings and **approve** the waiver application to allow the applicant to proceed with the submittal of land use applications for a 60 unit, multi-family residential building on the properties that varies in height from two to four stories and has a floor area ratio (FAR) of more than one and seven-tenths (1.7) on the properties located at 4525, 4529, 4537 and 4541 France Avenue South within the boundaries of the moratorium on large-scale development within Neighborhood Commercial Nodes and along Community Corridors in the Linden Hills Neighborhood.

Ward: 13

Prepared by: Becca Farrar, Senior Planner, 612-673-3594 Approved by: Hilary Dvorak, Planning Manager, 612-673-2639 Presenters in Committee: Becca Farrar, Senior Planner, 612-673-3594
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Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: Linden Hills Neighborhood Council was notified on July 12, 2012.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: September 24, 2012

Background/Supporting Information

On July 26, 2011, France 44, LLC, submitted a waiver application from the City Council approved moratorium on large-scale development within Neighborhood Commercial Nodes and along Community Corridors in the Linden Hills Neighborhood to allow a 60 unit, multi-family residential building that varies in height from two to four stories and has a floor area ratio (FAR) of more than one and seven-tenths (1.7). The moratorium applies to zoning approval, building permits, construction permits, or administrative waivers for building construction with a floor area ratio (FAR) of more than one and seven-tenths (1.7) and/or building construction that exceeds the maximum height permitted as of right under the city's zoning ordinance, in the geographic areas with frontage on the following streets: Upton and Sheridan Avenue South between West 42nd Street and West 45th Street; West 43rd Street between Linden Hills Boulevard and Vincent Avenue South; West 44th Street between Upton Avenue South and France Avenue South; France Avenue South between Glendale Terrace and West 47th Street. The subject parcels are located in the referenced area and meet the above listed criteria; therefore, the proposed development is subject to the restrictions of the moratorium and requires an approved waiver from the City Council to move forward with entitlements for the project. See the attached staff report, recommendation, and supporting information.