



Request for City Council Committee Action from the Department of Community Planning and Economic Development

Date: March 26, 2015

To: Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Interim Use Permit to allow a temporary parking lot located at the property of 1919-1921 10th Avenue South.

Recommendation: The Department of Community Planning and Economic Development recommends that the City Council adopt staff findings for the application(s) by Franklin Bakery LLC for the properties located at 1919-1921 10th Avenue South:

A. Interim Use Permit to allow a temporary parking lot.

Recommended motion: Approve the interim use permit to allow a temporary parking lot, subject to the following conditions:

1. The interim use shall expire no later than April 3, 2017.
2. At the end date of the interim use, the applicant shall cease operation of the parking lot and the site shall be completely landscaped with turf and shrubs until such time that a land use application or zoning approval is granted to allow a different use of the property.
3. A front yard at least 23 feet in width shall be provided between the parking area and 10th Avenue in full conformance with the landscaping and screening requirements of section 530.170 of the zoning code.
4. A barrier, such as a fence or boulders, shall be provided between the parking area and the landscaping to clearly define the parking area and prevent vehicles from driving on or parking in the required front yard.
5. Turf shall be reestablished in between the public sidewalk and street curb.
6. As needed for maintenance, the parking lot surfacing shall be re-compacted.

7. Approval of the final site and elevation plans by the Department of Community Planning and Economic Development.
8. All site improvements shall be completed by June 15, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Ward: 6

Prepared by: Janelle Widmeier, Senior City Planner Approved by: Jason Wittenberg, Planning Manager and Steve Poor, Interim Development Services Director Presenters in Committee: Janelle Widmeier, Senior City Planner, 612-673-3156

Community Impact:

Neighborhood Notification: The applicant notified the Ventura Village neighborhood group, as required, on October 20, 2014, informing them of the Interim Use Application request. Staff has not received official correspondence from the neighborhood as of the printing of this report. Notice of the Interim Use Permit and corresponding Zoning and Planning Committee public hearing was mailed by the City on March 16, 2015.

- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60-day decision period: May 9, 2015
- End of 120-day decision period: not applicable
- Other: Not applicable

Background/Supporting Information: Please see attached staff report.