

CPED Planning Division Report

Rezoning (BZZ-1502)

Date: January 12, 2004

Date Application Deemed Complete: November 14, 2003

End of 60 Day Decision Period: January 13, 2004

Date Extension Letter Sent: November 18, 2003

End of 120 Day Decision Period: March 2, 2004

Applicant: Keg House Development LLC

Address of Property: 34 13th Avenue NE

Contact Person and Phone: Patricia Fitzgerald 612-872-8495

Planning Staff and Phone: Jim Voll 612-673-3887

Ward: 3 **Neighborhood Organization:** Sheridan

Existing Zoning: I1 Light Industrial District and MR Mississippi River Overlay

Proposed Zoning: I1 with Industrial Living Overlay District (ILOD)

Zoning Plate Number: 9

Legal Description: That part of Block 9 lying Northerly of the Northerly line of Broadway Street Northeast (the Northerly line of Broadway Street is a line parallel with and 40 feet Northerly from a line extending from the intersection of the Westerly extension of the East and West Quarter line of Section 14, Township 29, Range 24, with the center line of Pembina Street, now Ramsey Street, to the intersection of the center lines of River Street, now Water Street and Brewery Street, now 13th Avenue NE, as said streets are shown on the plat of Orths Addition to the Town of St. Anthony), except that part of Block 9 lying Westerly of the Northwestern extension of the Southwesterly line of block 3, Goldsmith's Addition to St. Anthony, Orths Addition to the Town of St. Anthony.

Proposed Use: Professional offices, arts-related uses, and retail.

Appropriate Section(s) of the Zoning Code: Chapter 525, Article VI Zoning Amendments and Chapter 551, Article IV Industrial Living Overlay District.

Background: The applicant proposes to add the Industrial Living Overlay District (ILOD) to the property zoned I1 Light Industrial at 34 13th Avenue NE. This will allow retail uses to be located in the building. The building contains a mix of tenants that are office, arts-related, and retail uses (see attached tenant list). A minor site plan review was approved for this site in June of 2003 (PW#7334).

Findings As Required By The Minneapolis Zoning Code for the Rezoning Application:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The Minneapolis Plan shows Broadway as a community corridor and that the site is located in a major study area.

The Minneapolis Plan states the following about community corridors: “Community Corridors are locations that support new residential development at medium density and increased housing diversity in our neighborhoods. They support limited commercial uses, which are measured against their impacts on residential character, such as the production of fumes or noise or negative aesthetics. Design and development along these streets is oriented towards the pedestrian experience. The streets, which form the spine of the community corridors, carry fairly high volumes of traffic, but must balance vehicular travel against residential quality of life. These streets are also important identifiers and travel routes for neighborhood residents and pass-through traffic.”

The study for this area is *The Above the Falls* plan that was adopted by the City Council on June 9, 2000. *Above the Falls* shows this area as appropriate for commercial development, but the site will remain zoned I1 Light Industrial. The proposed ILOD is designed to encourage the rehabilitation and reuse of existing industrial structures, so it should not hinder industrial activity in the surrounding area, but will allow for additional commercial activity.

The ILOD is in conformance with the policies of the comprehensive plan for this area.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The rezoning is in the interest of the applicant as will allow additional uses at the site. However, the addition of retail to the area should be in keeping with the overall redevelopment of the area and in this sense it is in the interest of the public.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The ILOD will retain the underlying industrial zoning and will allow additional limited retail and residential uses. There is industrial zoning to the north and south and commercial zoning to the east. The area is a mix of industrial, office, retail, and residential uses.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The site could be used for a variety of light industrial uses. These uses would still be allowed under the proposed zoning.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The character of this area to the north is changing as it is being redeveloped from the brewery complex to a mix of office, retail, and residential uses.

Recommendation of the CPED Planning Division:

The CPED Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application to add an Industrial Living Overlay District to the lot zoned I1 at 34 13th Avenue NE.

Attachments:

1. Letter from applicant.
2. List of tenants.
3. Zoning map.
4. Site plan.
5. Photos of the site.