

**City of Minneapolis
Community Planning and Economic Development
Planning Division Report**

Rezoning Application
BZZ-1467

Date: March 22, 2004

Applicant: Nelson Molina

Address Of Property: 3200 15th Avenue South

Date Application Deemed Complete: February 20, 2004

End of 60 Day Decision Period: April 20, 2004

End of 120 Day Decision Period: June 19, 2004

Applicant Waive 60 Day Requirement: No

Contact Person and Phone: Mirian Molina, 612/210-2363

Planning Staff and Phone: Fred Neet, 612/673-3242

Ward: 9 **Neighborhood Organization:** Powderhorn Park Neighborhood Association

Existing Zoning: R2B

Proposed Zoning: R5

Zoning Plate Number: 26

Legal Description: Block 10, Lot 1 and north 15 feet of Lot 2, Williams addition to Minneapolis

Proposed Use: Convert a 3-unit dwelling to 4-units by adding a basement apartment

Previous Actions: none

Concurrent Review: none

Appropriate Section(s) of the Zoning Code: Chapter 525, Article VI

Minneapolis City Planning Division Report
BZZ-1467

Background:

The applicant proposes to convert a legally nonconforming tri-plex to a conforming 4-plex by adding a basement apartment and two outside parking spaces. With the lot size 5,689 square feet, this requires a rezoning from R2B, which requires 2,500 square feet of lot area per unit or 10,000 square feet, to R5 which requires 900 square feet per unit.

The area within ½ block is entirely zoned R2B. Adjacent to the west, however, is a 13-unit apartment building, and across the street to the north is a 3-unit structure.

Findings As Required By The Minneapolis Zoning Code:

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

The first of the City's eight goals is

1. **Increase the city's population and tax base by developing and supporting housing choices citywide through preservation of existing housing and new construction.**

Other relevant policies of The Minneapolis Plan include:

- 4.10 **Minneapolis will increase its housing that is affordable to low and moderate income households.**
- 4.11 **Minneapolis will improve the availability of housing options for its residents**

A policy which could be interpreted as negative for the application is:

- 9.21 **Minneapolis will preserve and enhance the quality of living in residential neighborhoods, regulate structures and uses which may affect the character or desirability of residential areas, encourage a variety of dwelling types and locations and a range of population densities, and ensure amenities, including light, air, privacy and open space.** (emphasis added)

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

The purpose of the amendment could be considered to allow another affordable dwelling unit in the city, though the applicant makes no such claim explicitly. Otherwise, a public purpose is not apparent.

The structure appears to have been designed originally as a duplex, as suggested by the second-level floor plan.

The basement unit, labeled "existing," appears to be the fourth unit. Its only entry is from the rear, without a private sidewalk to it from the front. The hallway leading from the entry to the living unit itself passes through a laundry room which serves other units. The furnace room for the entire structure is adjacent to this hallway and another hallway leading to the bathroom. Gas service, presumably for all four units, is accessed from the basement unit. Mail service appears awkward for the basement occupant(s).

The additional parking required is about 5 feet to the rear of the principal structure.

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.

Some existing uses, not others, are compatible with R5. The entire area within ½ block, however, is in the R2B district.

A 13-unit apartment building is across the alley to the west. A duplex is adjacent to the south, with a tri-plex and a four-plex beyond. Another tri-plex is across the street to the north. All these are zoned R2B.

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 only reasonable R2B uses in this location are single- and two-family residences, in addition to the existing legally nonconforming tri-plex.

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 pattern of land use in this general area has not changed significantly for at least several decades.

Recommendation of the Community Planning and Economic Development Planning Division:

The Community Planning and Economic Development Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **deny** the application to rezone 3200 15th Avenue South from R2B to R5.

Attachments: applicant's statement
map
site plan
floor plans
aerial photos
photographs