

Department of Community Planning and Economic Development – Planning Division
Rezoning Petition
BZZ – 3181

Date: November 27, 2006

Applicant: Gloria J. Hiner

Address of Property: 2514 South 8th Street

Project Name: 2514 South 8th Street

Contact Person and Phone: Gloria J. Hiner, (612) 338-6705

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: October 26, 2006

End of 60-Day Decision Period: December 25, 2006

End of 120-Day Decision Period: On November 14, 2006, staff sent the applicant a letter extending the decision period no later than February 23, 2007.

Ward: 2 **Neighborhood Organization:** Cedar Riverside / West Bank

Existing Zoning: OR3 Institutional Office District

Proposed Zoning: C1 Neighborhood Commercial District

Zoning Plate Number: 21

Legal Description of Property to be Rezoned: Lot 40, Rusts Subdivision Block 14 & 21, Murphy's Addition to Minneapolis

Proposed Use: Not applicable

Concurrent Review:

Petition to rezone the property of 2514 South 8th Street from OR3 to C1.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments.

Background: The applicant proposes to rezone the property of 2514 South 8th Street to C1 as she thought it had been zoned since 1999. The site is currently vacant. It is located between two properties owned by the applicant. The property to the west is occupied by a mixed use building and is zoned C1. The property to the east is occupied by a duplex and is zoned OR3. The applicant has not proposed any changes to the property, but has indicated it would be used as part of the adjacent commercial property.

As of writing this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

REZONING: Petition to rezone the property of 2514 South 8th Street from OR3 to C1.

Findings as required by the Minneapolis Zoning Code for the rezoning petition:

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

The site is located adjacent to Riverside Avenue, which is designated as a community corridor by *The Minneapolis Plan*. According to the principles and polices outlined in the plan, the following apply to this proposal:

4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridors streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.

Applicable Implementation Step

Support the continued presence of small-scale retail sales and commercial services along Community Corridors.

Ensure that commercial uses do not negatively impact nearby residential areas.

Staff comment: Although the subject site is not located directly on the community corridor, it is oriented towards Riverside Avenue as a result of the angle of the corridor. The site is next to a mixed use building with two small-scale retail sales and commercial services uses, is located in the C1 district, and is owned by the applicant. The applicant has indicated that the subject site would be used as part of the adjacent commercial property. The existing commercially zoned property is within a cluster of commercial properties at the intersection of 25th Avenue South, Riverside Avenue and 8th Street South. Rezoning the site to the C1 district could support the presence of the existing uses by allowing for some future expansion space that is still within proximity of the corridor. If an expansion or a new commercial use were proposed, it would be subject to yard setback and use requirements. Therefore effects on the adjacent residential property should be minimal. The proposed rezoning to C1 is consistent with these goals of *The Minneapolis Plan*.

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

Because of the properties location nearby and orientation towards a community corridor, use of the land for small-scale retail sales or commercial services would be appropriate. The amendment is in the public interest and not solely in the interest of the property owner.

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 properties located around the intersection of 25th Avenue South, Riverside Avenue and 8th Street South are zoned C1 and include a mix of commercial and residential uses. The Augsburg Campus is located west of 25th Avenue and south of Riverside Avenue. The Fairview Hospital campus is located north of Riverside Avenue and west of 26th Avenue. Both institutional campuses are located in the OR3 district. Directly west of the site and west of 26th Avenue, the area is predominantly medium-density residential. The subject site is located south of a 6-level parking ramp owned by the Fairview Hospital. The properties are separated by an alley. The property to the west of the subject site is occupied by a mixed use building and is zoned C1. The property to the east is occupied by a duplex and is zoned OR3. The proposed zoning should be compatible with the surrounding uses and zoning classifications.

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 subject site is 3,000 square feet in area. The small lot size would only allow for the establishment of a two-family dwelling. The C1 district would allow small scale retail sales and services uses. If rezoned, the applicant has indicated it would be used as part of the adjacent commercial property. Rezoning the site to the C1 district could support the presence of the existing uses by allowing for some future expansion space. Because of the property's location near a community corridor and next to two large institutions, small-scale retail sales and services uses would be more appropriate use of the land than low-density housing.

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.

City records show that the property was zoned R6, Multifamily Residential from 1963 to 1965. In 1965, it was rezoned from R6 to B3S-1, Community Service District, to allow a parking facility (the majority of the block was rezoned at the same time). Then in 1985, it was rezoned to B1-1, Office Residence District, as part of a 40-acre rezoning study conducted by the City. It remained in the B1-1 zoning district until 1999 when the current zoning code was adopted and the zoning classification was changed to OR3, Institutional Office Residence District. The B1-1 district of the previous code is most like the OR3 district of the current zoning code for the uses that are allowed. Staff did not find any evidence that 2514 8th St was zoned B3S-1 anytime after 1985. The Augsburg College campus has undergone several changes in the recent past, including the expansion of a parking lot at the property of 2400 Butler Place (west of 25th Avenue South and north of Interstate-94). With the previously mentioned exception, there has not been a change in zoning or in the type of development within this immediate area of Minneapolis since 1999.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Rezoning:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the petition to rezone the property of 2514 South 8th Street from the OR3 district to the C1 district.

Attachments:

1. Statement of use
2. Zoning map
3. Plans
4. Photos