

**Department of Community Planning and Economic Development – Planning
Division**

Rezoning, Conditional Use Permit, Site Plan Review
BZZ-2395

Date: July 18, 2005

Applicant: Richard and Sheila Nichols, 7117 Tralee Drive, Edina, MN 55439

Address of Property: 2415, 2419 and 2423 2nd Street NE

Project Name: Solo on 2nd

Contact Person and Phone: Craig Roberts, Julie Snow Architects Inc., 2400 Rand Tower, 527 Marquette Avenue, Minneapolis, MN 55402, (612)752-0270

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: May 25, 2005

End of 60-Day Decision Period: July 23, 2005

End of 120-Day Decision Period: On July 5, 2005, Staff sent the applicant a letter extending the decision period to no later than September 21, 2005

Ward: 3 **Neighborhood Organization:** Bottineau Neighborhood Assn.

Existing Zoning: R2B (Two-family) District and C1 (Neighborhood Commercial) District

Proposed Zoning: R4 (Multiple-family) District

Zoning Plate Number: 9

Lot area: 20,422 square feet or .46 acres

Legal Description: BS Wrights Addn to Mpls, Lots 11, 12, 13, Block 15

Proposed Use: Two-story, 12 unit owner-occupied condominium development

Concurrent Review:

- Petition to rezone the subject properties from the R2B and C1 districts to the R4 district.
- Conditional Use Permit for a 12-unit residential development in the R4 district.
- Site Plan review.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments, Chapter 525: Article VII Conditional Use Permits and Chapter 530 Site Plan Review.

Background: The applicant, Craig Roberts, proposes to construct a 2-story, 12-unit, owner-occupied condominium development located on the properties at 2415, 2419 and 2423 2nd Street NE. The site is zoned R2B and C1 which permits single family and two-family residential as well as small scale commercial uses. The applicant is applying to rezone the property to the R4 district which allows multi-family residential. A conditional use permit and major site plan review are required with residential developments consisting of 5 or more units.

The 12 units would have a back-to-back layout, with 6, 2-story units fronting onto 2nd Street NE and the other 6, 2-story units fronting on to a courtyard area at the interior of the site. The units average 1000 square feet in size. The first floor would feature an open floor plan with living room, dining area, kitchen and half bath. The upper level would offer an open floor plan sleeping area, master bath, walk-in closet and outdoor terrace.

Staff did receive correspondence from the Bottineau Neighborhood Association which has been attached for reference. The letter summarizes the neighborhoods efforts to work with the developers. The Bottineau Neighborhood Association has not taken a position on the proposal.

REZONING

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 subject properties are located less than a half block off of Lowry Avenue NE which is a Community Corridor. The following policies are relevant to the proposed development.

Relevant Policy: **9.6** Minneapolis will work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment.

Relevant Implementation Steps:

- Promote the use of progressive design guidelines and street-oriented building alignments to maximize compatibility with surrounding neighborhoods.

Relevant policy: **9.5.** Minneapolis will support the development of residential dwellings of appropriate form and density.

Relevant Implementation Steps:

- Promote the development of well designed moderate density residential dwellings adjacent to one or more of the following land use features: Growth Centers, Commercial Corridors, Community Corridors and Activity Centers.

The project would incorporate moderate density adjacent to a Community Corridor.

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

The amendment is clearly in the interest of the property owner. It would allow the applicant to construct a 12-unit condominium development, instead of the allowable single family or two-family dwellings permitted under the existing zoning classification of R2B or small scale neighborhood commercial use which would be permitted in the C1 district. However, adopted policies in the comprehensive plan indicate that there is a public interest associated with adding housing capacity in along major corridors.

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 property is located less than a half block off of Lowry Avenue NE. The properties located along the south side of Lowry Avenue NE are zoned a mix of C1, C2 and I1 further to the west. There is one C1 zoned property at the west corner of 2nd Street NE and 24th Avenue NE, but the majority of the properties located in the area and on this specific block along 2nd Street NE are zoned R2B.

While Staff is aware that no R4 zoning is located on the block face in question the proposed multi-family use of the subject site would seem appropriate given the proximity of the properties to a Community Corridor. The R4 zoning classification could be deemed compatible with the surrounding zoning as it would provide a medium density transition area from the commercial uses lining Lowry Avenue NE with the single and two-family uses which predominantly surround the site.

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.

There are reasonable uses of the property permitted under the existing R2B and C1 zoning classification as either single family or two-family dwelling units or as

a small scale neighborhood commercial use. However, it is important to note that the residential density allowed in the proposed R4 District is the same as the residential density allowed by the C1 District.

- 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.**

Under the 1963 Zoning Code, the C1 zoned property was formerly zoned B3S-3, the other R2B properties were zoned the same. A duplex, single-family or small scale commercial building could be constructed on the property however; construction of a multi-family residential building would provide a transition from the commercial uses and zoning classifications lining Lowry Avenue NE with the predominantly single and two-family dwellings to the south.

CONDITIONAL USE PERMIT

Findings as required by the Minneapolis Zoning Code for a Conditional Use Permit:

The Minneapolis Department of Community Planning and Development, Planning Division, has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

Development of a two-story, 12-unit residential condominium development should not have negative impacts on the area. The majority of residential developments located within the general area are single-family homes, however the proximity of the parcels to Lowry Avenue NE which is a Community Corridor predominately lined with commercial uses is less than half a block from the site. A residential development of moderate density would be compatible and would provide a transition from the commercial uses that line Lowry Avenue NE with the low density residential uses in the area. Staff does not believe that the project would prove detrimental to public safety, comfort or general welfare.

- 2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

The site is currently vacant. The scale and intensity of the project would prove compatible with the surrounding uses and should not impede normal and orderly

development of the area provided an adequate transition through landscaping is maintained between the project and the single-family residential dwelling to the south of the site.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The site would be accessed via the public alley to the surface parking lot. The Public Works Department has reviewed the preliminary plan and will review the final plan for compliance with standards related to access and circulation, drainage, and sewer/water connections. The Preliminary Development Review (PDR) comments have been attached for reference. There are some issues in regard to the alley and maneuvering area based on the layout of the parking spaces. Staff is concerned with the number of parking spaces utilizing the alley for maneuvering. Staff will continue to work with the applicant to redesign the project to accommodate on-site maneuvering.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

There are no proposed curb cuts to the property along 2nd Street NE. The development would use the alley for access purposes. The project would comply with the minimum number (12) of required off-street parking spaces. Staff will require that the site plan be revised to include a van accessible parking space. All parking spaces would be located in a surface parking lot adjacent to the alley on the east side of the property.

5. Is consistent with the applicable policies of the comprehensive plan.

The conditional use permit to allow 12-units of housing in a condominium development is consistent with the relevant provisions of the Minneapolis Plan, as follows:

Relevant policy: **9.5.** Minneapolis will support the development of residential dwellings of appropriate form and density.

Relevant Implementation Steps:

- Promote the development of well designed moderate density residential dwellings adjacent to one or more of the following land use features: Growth Centers, Commercial Corridors, Community Corridors and Activity Centers.

The proposed conditional use permit would allow residential development of moderate density adjacent to a Community Corridor.

- 6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit, the rezoning request, relevant variances, and site plan review.**

If all land use/zoning applications are approved, including a rezoning, site plan review, and reconfiguration of the parking area, the proposal will comply with all provisions of the R4 District.

SITE PLAN REVIEW

Required Findings for Site Plan Review

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.

- **Entrances and windows:**
- **Residential uses:**
 - **Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:**
 - a. **Windows shall be vertical in proportion.**
 - b. **Windows shall be distributed in a more or less even manner.**
 - **Nonresidential uses:**

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. **Windows shall be vertical in proportion.**
 - b. **Windows shall be distributed in a more or less even manner.**
 - c. **The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.**
 - d. **First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.**
 - e. **First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.**
 - f. **Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.**

Minimum window area shall be measured as indicated in section 531.20 of the zoning code.

- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

Twelve condominium units are proposed on the site. Six of the proposed units would be oriented towards 2nd Street NE. The proposed setback is 20.9 feet from the property line along 2nd Street NE as the property is subject to a front yard increase per 546.160. The building is not located within eight feet of the property line as it is subject to the front yard increase established by the property to the south. There are amenities located between the building and the front lot line including landscaping. The other six units are oriented towards the interior of the site. All six units oriented towards 2nd Street NE have principal entrances facing the street. The applicant proposes to construct walkways from each unit which connect with the existing sidewalk located along 2nd Street NE in

order to facilitate pedestrian access and circulation. There are walkways located within the setback along the north and south property line. The six units facing the interior of the site are connected through a series of walkways to the courtyard area adjacent to the surface parking as well as to the walkways to the north and south which provide a connection to the public sidewalk along 2nd Street NE. Staff will require that the applicant provide a walkway in front of the parking spaces as well as a central walkway within the courtyard area.

All proposed parking for the townhome development would be located toward the (east) rear of the site adjacent to the alley. The applicant proposes to provide 12 unenclosed surface parking spaces for the development. The surface parking lot would need to be defined with a 6 inch by 6 inch continuous concrete curb, unless the site is designed for on-site retention and filtration of stormwater, and striped accordingly. Staff will continue to work with the applicant to redesign the project to accommodate on-site maneuvering.

The proposed design of the buildings would incorporate windows at the first floor. At least 20% of the first floor façade that faces a public street or sidewalk shall be windows or doors. The east and west elevations of the proposed building exceed this requirement as approximately 67% of the area is either windows or doors. The north and south elevations are rather blank facades. There are blank, uninterrupted walls greater than 25 feet in width along the north façade that do not include windows, entries, recesses or projections, or other architectural elements. Staff recommends that the Commission require the building be modified to meet this requirement. The 10 percent window requirement on upper floors facing streets, and the parking lot has been met as approximately 22% of the area is windows. The exterior materials would be compatible on all sides of the proposed buildings. The applicant is proposing that the exterior of the residential structure be composed of cementitious panels. The proposed building form and the pitch of the roof line is compatible with the area. The proposed roof line would be flat, and a two-story building would be compatible with other structures in the area.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

There are walkways that connect the principal entrances of the residential units to the public sidewalks. Staff is concerned that there is no pedestrian walkway through the courtyard area. Staff will require that the proposal be modified to include a central walkway and walkway adjacent to the surface parking spaces. The proposed walkways on the site are 5 feet wide.

The site is accessed from the alley off of Lowry Avenue NE and also off of 24th Avenue NE via the alley. Traffic impacts on surrounding properties would be minimized. There are some on site maneuvering issues due to the configuration of the proposed parking spaces adjacent to the alley. Staff will continue to work with the applicant to accommodate all required maneuvering on site.

The proposal attempts to minimize the use of impervious surfaces. The site would have a landscaped area of approximately 5,733 square feet or approximately 44% of the site not covered by buildings is proposed to be pervious. These areas include the lawn, gardens and various planting areas.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
 - Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

According to the applicant, once the project is complete approximately 44% percent of the site not occupied by buildings or 5,733 square feet of the site will be landscaped (please see the attached site/landscaping plan). The site is approximately 20,422 square feet in size with buildings occupying 7,360 square feet. Based on the site information, approximately 2,612 square feet would be required. The zoning code requires that there be at least 6 trees and 27 shrubs planted on the site. The applicant is proposing to have 36 trees and 120 shrubs on the site. The applicant must ensure that no parking space is greater than 50 feet from an on-site deciduous tree. Although the applicant is exceeding the landscape requirement, Staff will require that the applicant provide a more substantial vegetated buffer adjacent to the south property line. If the parking area is reconfigured in a manner that provides on-site maneuvering, screening must be provided between such parking area(s) and the public alley and residential uses to the east.

ADDITIONAL STANDARDS:

- **All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.**
- **Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.**
- **Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.**
- **To the extent practical, site plans shall minimize the blocking of views of important elements of the city.**
- **To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.**
- **Site plans shall include crime prevention design elements as specified in section 530.260 related to:**
 - **Natural surveillance and visibility**
 - **Lighting levels**
 - **Territorial reinforcement and space delineation**
 - **Natural access control**
- **To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.**

The surface parking lot would need to be defined with a 6 inch by 6 inch continuous concrete curb, unless the site is designed for on-site retention and filtration of stormwater, and striped accordingly. Staff encourages that the applicant explore the preferred alternative of on-site retention and filtration as opposed to the installation of the concrete curbing. The applicant is proposing to install lighting at each unit entry and column mounted lighting in the rear yard adjacent to the parking area. The applicant will also need to provide adequate lighting along the walkways. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541. The City's CPTED officer has recommended that any additional plantings follow the 3' – 7' rule to allow visibility on site. The officer further recommended that the 3 foot tall parking screen walls be removed as those barriers provide hiding spaces.

The site plan as proposed would likely not impact the adjacent properties. The development as proposed would not be expected to shadow adjacent properties or public spaces and wind currents would not be expected to be significant.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE - The proposed use is conditional in the R4 District

With the approval of the rezoning, conditional use permit, site plan review, and reconfiguration of the parking area, this development will meet the requirements of the R4 zoning district.

Parking and Loading: Chapter 541 of the zoning code requires one off-street parking space per dwelling unit. The applicant proposes to provide 12 surface parking spaces for the proposed development which meets the requirement.

Dumpster screening: Section 535.80. Refuse storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Staff will need a detail of the proposed trash enclosure submitted with final plans.

Signs: No signs are proposed at this time. All new signage is required to meet the requirements of the code. Permits are required from the Zoning Office should any signage be included for the development.

Maximum Floor Area: The maximum F.A.R. for multiple-family dwelling units in the R4 District is the gross floor area of the building which is 13,340 square feet divided by the area of the lot which is 20,422 square feet. The outcome is .65 which is less than the maximum of 1.5 that is permitted in the R4 District.

Minimum Lot Area: The project would meet the minimum lot width and area requirements of the R4 District. Multiple-family dwellings in the R4 District require 5,000 square feet of lot area or 1,500 square feet per dwelling unit, whichever is greater and must be situated on a lot at least 40 feet in width. The lot has 20,422 square feet of lot area, 1,701 square feet per dwelling unit, and is situated on a lot greater than 40 feet in width.

Height: Maximum building height for principal structures located in the R4 District is 4 stories or 56 feet, whichever is less. The proposal would conform with this requirement as the development is 2 stories or 22 feet tall.

Yard Requirements: The required yards are as follows:

Front: Typically the required setback would be 15 feet. However, the development is subject to a front yard increase per 546.160. Therefore, the required setback is 20.9 feet due to a required front yard increase established by the property to the south.

Rear yard: 7 feet

Interior side yards: 7 feet

The proposal meets the yard requirements.

Building coverage: The maximum building coverage in the R4 District is 70 percent. Buildings would cover approximately 36 percent of the lot.

Impervious surface area: The maximum impervious surface coverage in the R4 District is 85 percent. Impervious surfaces would cover approximately 71 percent of the site.

MINNEAPOLIS PLAN

See the above listed response to finding #5 in the conditional use permit application.

Section C: Conformance with Applicable Development Plans or Objectives Adopted by the City Council

No small area plans for this area of Minneapolis have been adopted by the City Council.

ALTERNATIVE COMPLIANCE

The Planning Commission may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers,**

ornamental metal fencing, architectural enhancements transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.

- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

No alternative compliance is necessary based on the proposal.

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 rezoning petition to change the zoning classification of the property located at 2415, 2419 and 2423 2nd Street NE from the R2B and C1 districts to the R4 district.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow for a 12-unit residential development for property located at 2415, 2419 and 2423 2nd Street NE.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for property located at 2415, 2419 and 2423 2nd Street NE subject to the following conditions:

1. CPED Planning Staff review and approval of the final site, elevation and landscaping plans.

2. All site improvements shall be completed by August 19, 2006, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. Incorporation of windows, entries, recesses, projections or other architectural elements to the north ground floor elevation of the proposed residential building to break up the blank uninterrupted walls that exceed 25 feet in width as required by section 530.120 of the zoning code.
4. Installation of a central walkway and walkway adjacent to the surface parking spaces.
5. The parking area shall be revised to comply with the on-site maneuvering requirement of 541.290 of the zoning code.
6. Installation of 6 inch by 6 inch continuous concrete interior curbing along the perimeter of the parking lot, unless the site is designed for on-site retention and filtration of stormwater, and adequate striping for the new parking lot.
7. Installation of additional vegetation to provide an adequate buffer between the proposed development and the residential structure to the south.
8. Designation of one handicapped van accessible parking space in the parking lot and installation of a decorative bike rack on the premises.
9. A detail of the proposed trash enclosure shall be included in the final plans that conforms with 535.80.

Attachments:

1. Statement of use
2. Findings
3. Correspondence
4. Zoning map
5. Plans
6. Photos