

**Department of Community Planning and Economic Development—Planning Division
Rezoning
BZZ-1884**

Date: 7/26/04

Applicant: Daniel Lubbers

Address of Property: 3020 and 3022 10 Ave. S., Minneapolis, MN

Project Name: None

Contact Person and Phone: Daniel Lubbers, 3022 10 Ave. S. Minneapolis, MN 55407; 612-822-0657

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Date Application Deemed Complete: 7/8/04

End of 60-Day Decision Period: 9/6/04

End of 120-Day Decision Period: N/A

Ward: 8 **Neighborhood Organization:** Powderhorn Park Neighborhood Association

Existing Zoning: R4 and R2B

Proposed Zoning: Rezone the R2B portion of the lot to R4

Zoning Plate Number: 26

Legal Description:

Addition Name:	THE ERASTUS BYERS ADDN TO MPLS
Lot:	006
Block:	001
Metes & Bounds:	LOT 6 AND THAT PART OF LOT 5 WHICH LIES S OF N 14 FT THOF AND WHICH LIES SELY OF A LINE RUNNING FROM A PT ON W LINE OF SAID 5 DIS 26 FT S FROM

Proposed Use: Application by Mr. Daniel Lubbers to eliminate the split zoning on his property at 3020 and 3022 10 Ave. S. and rezone the northern partial lot (3020) from R2B to R4 so that

**If you need more information or have special needs, please call the
Minneapolis Planning Department at 612-673-2597.**

the entire zoning lot will be R4. This will allow the use of the existing fourth unit in the residence.

Prior approvals: None

Concurrent Review: Rezone the northern partial lot from R2B to R4 so that the entire zoning lot will be R4.

Background: The combined lot size is 8,763 sq. ft., sufficient for four dwelling units, if zoned R4. Attachment 4 includes letters of support from the neighborhood group and the Council Member of the ward.

REZONING

Findings as Required By the Minneapolis Zoning Code:

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

- a. The following is a review of the project relative to the applicable plans and policies of the *Minneapolis Plan* (adopted by the City Council in 2000 (emphasis added)):

The following is a review of the project relative to the applicable plans and policies of the City.

- a. **The City's Goals (selected goal):** Increase the City's population and tax base by developing and supporting housing choices city-wide through preservation of existing housing and new construction.
- b. **The *Minneapolis Plan* (adopted by the City Council in 2000):**

Policy 4.1: Minneapolis will grow by increasing its supply of housing.

Policy 4.2: Minneapolis will improve the availability of housing options for its residents.

Implementation Steps (selected):

- Increase the variety of housing styles and affordability levels available to prospective buyers and renters.
- Provide and maintain areas that are predominantly developed with single and two family structures.
- Promote the development of housing suitable for people and households in all life stages, and that can be adapted to accommodate changing housing needs over time.

c. **Petition’s Consistency with City Plans and Policies:** The following describes how the petition relates to the above plans and policies and the Zoning Code:

- The rezoning will allow the use of the existing fourth unit in the existing building consistent with the above selected City Goal and Plan policies 4.1 and 4.2.

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

Rezoning to allow the owner to use an existing fourth unit is in the interest of the 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 two subject lots are adjacent to the community level commercial uses located along Lake Street (Attachment X). The massive Midtown Exchange project which involves the reuse of the old Sears building is less than half a block to the north. Zoning in this area includes C1, C2, and C3A. The site is on the northern edge of residential uses and zoning (R2B and R5). The rezoning will allow the continued use of the existing fourth unit. This is compatible with the surrounding commercial, office, 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.**

There is reasonable use of the property as a three-unit dwelling unit.

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 residential character of the area to the east, west, and south of the site has not substantially changed. It is a stable low-density neighborhood. The commercial area along Lake Street continues to grow and constantly redevelop. The massive Midtown Exchange project which involves the reuse of the old Sears building is expected to introduce a significant economic stimulus to the area.

RECOMMENDATIONS

**Department of Community Planning and Economic Development—Planning Division
Rezoning BZZ-1884**

Petition to Rezone from R2B to R4: The Community Planning and Economic Development Department—City Planning Division recommends that the City Planning Commission **approve** the rezoning to R4 of the lot located at 3020 10th Ave. S.

ATTACHMENTS

1. Zoning Code Information Sheet
2. Statement of use and findings
3. Correspondence
4. Zoning and other maps
5. Plans
6. Photos