

Department of Community Planning and Economic Development – Planning Division
Rezoning Petition
BZZ – 4895

Date: September 7, 2010

Applicant: Gerald and Cora Rygh

Address of Property: 2017 Grand Avenue South

Project Name: 2017 Grand Avenue South Multi-family Dwelling

Contact Person and Phone: Gerald and Cora Rygh, (612) 861-2705

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

Date Application Deemed Complete: July 23, 2010

End of 60-Day Decision Period: September 21, 2010

End of 120-Day Decision Period: On August 27, 2010, staff sent the applicant a letter extending the decision period no later than November 20, 2010.

Ward: 6 **Neighborhood Organization:** Whittier Alliance

Existing Zoning: R2B Two-Family Residence District

Proposed Zoning: R3 Multiple-Family Residence District

Zoning Plate Number: 18

Legal Description: Lot 10, the North 20 feet of Lot 9 and the South 4 feet of Lot 11, including one half vacated alley adjacent to said Lots 9, 10 and 11, Block 1, BADGER & PENNEYS ADDITION TO MINNEAPOLIS, according to recorded plat thereof, Hennepin County, Minnesota

Proposed Use: Multi-family dwelling with four units.

Concurrent Review: Petition to rezone the property of 2017 Grand Avenue South from R2B to R3.

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

Background: The applicant proposes to legalize a fourth dwelling unit at the property of 2017 Grand Avenue South. A two-family dwelling is a permitted use in the R2B district. There are nonconforming rights for three units. The City doesn't have any records to show that the fourth unit, located in the basement, was legally established. To legalize the unit, the applicant is petitioning to rezone the subject property from R2B to R3. The property is approximately 8,300 square feet in area. In the R3 district, a four-unit dwelling on a zoning lot with 6,000 square feet or more of lot area is a permitted use. One parking space for each dwelling unit is required. A three-car garage exists on the site. The applicant would provide a fourth parking space in the existing driveway. There is sufficient

room to park a car outside of the required interior side yard (5 feet minimum) and at least six feet from the dwelling.

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 2017 Grand Avenue South from R2B to R3.

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.

In *The Minneapolis Plan for Sustainable Growth*, the future land use designation of the site is urban neighborhood. According to the principles and policies outlined in the plan, the following apply to this proposal:

Policy 3.1: Grow by increasing the supply of housing.

Applicable Implementation Step

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.

Applicable Implementation Steps

3.6.2 Promote housing development in all communities that meets the needs of households of different sizes and income levels.

3.6.4 Provide and maintain moderate and high-density residential areas, as well as areas that are predominantly developed with single and two family structures.

Staff comment: The R3 district allows low to medium density. Although the subject property is not within or directly adjacent to a designated land use feature, it is in an area near downtown. It is located one property in from Franklin Avenue. High density housing and zoning is typical along Franklin Avenue in the immediate area. Rezoning the property will allow more variety in housing types; in this case, an efficiency unit. The proposed rezoning is consistent with the comprehensive plan.

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

The subject site is located near downtown. Increased density near downtown supports the physical and economical center of the city. 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 uses in the immediate area range from single-family dwellings to large multiple-family dwellings. On the attached zoning map, the number of dwellings of each property located on the same block as and across the street from the subject property is referenced. These properties are zoned R2B and R5. R5 zoning is directly to the north, east and west of the subject site. 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.

In the R2B district, a single-family dwelling or a two-family dwelling is allowed. The R3 district could allow up to 5 dwellings without a lot area variance. Please note: With the existing building, it may not be possible to add a fifth unit and provide the required amount of parking without exceeding the maximum amount of impervious surface allowed. A fifth unit would also require a conditional use permit.

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.

In the 1970's, the subject property, along with other properties in the area, were down-zoned from R6 to R2B. Staff could not find any records indicating why these properties were rezoned. There has been little, if any, change in development trends in the immediate area since the subject property was placed in the R2B district.

RECOMMENDATION

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 2017 Grand Avenue South from the R2B district to the R3 district.

Attachments:

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