

Department of Community Planning and Economic Development – Planning Division
Rezoning
BZZ – 2108

Date: December 13, 2004

Applicant: Agape Development Partners

Address of Property: 1915-1919 W. Broadway

Project Name: N/A

Contact Person and Phone: Stuart Ackerberg, (612) 824-2100

Planning Staff and Phone: Jason Wittenberg, (612) 673-2297

Date Application Deemed Complete: November 18, 2004

End of 60-Day Decision Period: January 17, 2005

Ward: 5 Neighborhood Organization: Northside Residents Redevelopment Council

Existing Zoning: R5

Proposed Zoning: OR2

Zoning Plate Number: 7

Legal Description: Lots 13 & 14, Block 23, Forest Heights Addition to Minneapolis, Hennepin County

Proposed Use: Child care facility

Concurrent Review: Not applicable for this application

Applicable zoning code provisions:
525.250. Initiation of zoning amendments.

Background: The applicant proposes to rezone the property from the R5 District to the OR2 District. On November 8, 2004, the City Planning Commission approved a conditional use permit for a childcare facility serving up to 101 children. Child care facilities are a permitted (rather than conditional) use in the OR2 District.

The applicant has manufactured two wall signs that exceed the maximum permitted area of signs allowed in the R5 District. Further, illumination of signs is not permitted in the residence districts. It appears that the proposed signs would be allowed in the proposed OR2 District. The

applicant has indicated that another purpose of the rezoning is to allow greater flexibility in terms of future use of the existing nonresidential structure.

REZONING –

Required Findings for the Zoning Amendment (Rezoning):

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

The Minneapolis Plan designates this area of West Broadway as a Commercial Corridor.

Commercial Corridors are characterized by the following features.

- Streets have high traffic volumes, with a minimum of 10,000 Average Annual Daily Traffic (AADT) and ranging up to a 20,000 AADT count.
- Streets have a mix of uses, with commercial uses dominating. The commercial element typically includes some automobile service uses, and/or drive-through facilities. Light industrial uses may also be found along these streets. Low density residential is uncommon.
- A mix of uses commonly occurs within some of the structures.
- Buildings that front onto commercial corridors generally retain a traditional urban form in their siting, massing and relationship to the street.

Planning staff has identified the following policies of the Minneapolis Plan as being relevant to the request to rezone the property to the OR2 District.

Relevant policy: 4.3. Minneapolis will support development in Commercial Corridors where it enhances the street’s character, improves its ability to accommodate automobile traffic and foster pedestrian movement, and expands the range of goods and services offered.

Relevant Implementation Steps:

- Support a mix of uses on Commercial Corridors--such as retail sales, office, institutional, higher density residential (including Major Housing Sites where designated), and clean low-impact light industrial—where compatible with the existing and desired character of the street.

Staff comment: The proposed OR2 District would contribute to allowing a mix office and residence uses in the corridor.

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

Although the rezoning would largely benefit a particular property owner, the zoning change is generally consistent (in terms of density and permitted uses) with a community

based study of appropriate zoning classifications on West Broadway. Also, there is some public interest in ensuring that existing nonresidential building can be adaptively reused with a variety of uses. Note that most retail uses would not be allowed due to the fact that neighborhood serving retail sales and service uses in the OR Districts must be small in scale and located within larger mixed use buildings.

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 immediate area includes a mix of single- and multi-family residential uses as well as institutional and commercial uses. The proposed OR2 District and the uses allowed in the district would be compatible with the existing uses in the area.

In 2003 the City Planning Commission and City Council approved a rezoning of the adjacent property to the west from R5 to OR2. The recent comprehensive rezoning study of West Broadway produced a recommendation that the entire block face in question should be rezoned to the R5 District. Planning staff believes that the proposed OR2 District is compatible with the R5 District in that it allows the same residential density and allows office and commercial uses with relatively few off-site impacts.

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.

While the property could be used for residential and some institutional uses, the existing zoning does not allow for a variety of non-residential uses in what was developed as a non-residential building on a commercial corridor.

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.

Plymouth Christian Youth Center, an institutional use, has undergone expansion to the north of the site in question. The Lindquist Apartments, a mixed use supportive housing development, will be developed on the adjacent lot in the near future. The comprehensive rezoning study of West Broadway hopes that the area in question will see residential redevelopment at moderate to high densities. The proposed classification is consistent with this vision.

RECOMMENDATION

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Zoning Amendment (Rezoning):

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application to rezone the property at 1915-1919 West Broadway from the R5 District to the OR2 District.

Attachments:

1. Statements submitted by the applicant
2. Petition for Amendment of the Zoning Code
3. Zoning map
4. Site plan
5. Floor plans
6. Building elevations
7. Proposed signs
8. Photos