



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: July 29, 2004

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Prepared by: Jim Voll, City Planner, (612) 673-3887

Approved by: Barbara Sporlein, Director, Planning

Subject: Moratorium Waiver.

Previous Directives: The City Planning Commission approved a minor subdivision for this site at its meeting of June 21, 2004 (MS-116).

Financial Impact: Not applicable

<p>Community Impact:</p>

<p>Ward: 3</p>

<p>Neighborhood Notification: The Jordan Neighborhood was notified of the application by a letter dated July 6, 2004. As of the writing of this report, staff has not received any written comments from the neighborhood group.</p>

<p>City Goals: See staff report</p>
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<p>Comprehensive Plan: See staff report</p>
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<p>Zoning Code: See staff report</p>

<p>Living Wage/Job Linkage: Not applicable</p>

<p>Other: Not applicable</p>

Background/Supporting Information: Please see attached staff report.

CPED Planning Division Report

Waiver From Moratorium Application (BZZ - 1858)

Date: July 29, 2004

Applicant: Michael Alada

Date Application Deemed Complete: July 13, 2004

End of 60 Day Decision Period: September 11, 2004

Address Of Property: 1606 27th Avenue North

Contact Person And Phone: Michael Alada 612-964-4041

Planning Staff And Phone: Jim Voll 612-673-3887

Ward: 3 **Neighborhood Organization:** Jordan

Existing Zoning: R1A Single-family Residential District

Reason For Waiver: To allow the construction of a new single-family home at 1606 27th Avenue North in the moratorium area that is defined as that part of north Minneapolis north of West Broadway to the Mississippi River and to the city limits.

Background: The City Council has approved a moratorium on the construction of new single-family dwellings, two-family dwellings, and multiple-family dwellings of three and four units in the area of north Minneapolis bounded by West Broadway Avenue and the Mississippi River north to the city limits, except housing being developed in conjunction with the Community and Economic Development Department. The interim ordinance (Chapter 578) was approved by the City Council on June 18, 2004.

Michael Alada plans to build a house at 1606 27th Avenue North. This lot is part of a larger lot that was under one property identification number (PID) and address (1604 27th Avenue North). A minor subdivision (MS-116) was approved by the City Planning Commission on June 21, 2004 that split the lot into two separate parcels. The new vacant lot has been addressed at 1606 27th Avenue North. Mr. Alada has applied for separate PIDs from Hennepin County.

Neighborhood Review: The Jordan Neighborhood was notified of the application by a letter dated July 6, 2004. As of the writing of this report, staff has not received any written comments from the neighborhood group.

Findings:

Section 529.50 of the Minneapolis Code states that, "a waiver may be granted where the City Council finds substantial hardship caused by the restrictions and finds that the waiver will not

unduly affect the integrity of the planning process or the purpose for which the interim ordinance is enacted.”

Hardship: Michael Alada plans to build a house at 1606 27th Avenue North. This lot is part of a larger lot that was under one property identification number (PID) and address (1604 27th Avenue North). A minor subdivision (MS-116) was approved by the City Planning Commission on June 21, 2004 that split the lot into two separate parcels. The new vacant lot has been addressed at 1606 27th Avenue North. Mr. Alada has applied for separate PIDs from Hennepin County. Mr. Alada has been in the planning stage for several months and has complied with various City and County requirements. A delay at this point could constitute a substantial hardship.

Interference with the purposes of the moratorium:

The city council is concerned about the effects of the design of new single-family dwellings, two-family dwellings, and multiple-family dwellings of three and four units, especially in and near older neighborhoods with low and moderate priced housing. The city council is concerned that the design of some newly constructed housing in these neighborhoods is incompatible with the traditional design of surrounding properties and may detract from the desirability of these areas as places to live. The city council also is concerned that the design of some newly constructed housing in these neighborhoods may negatively affect neighborhood livability and discourage homeownership, maintenance and investment in surrounding properties.

The city council is interested in protecting the livability of the study area by preserving the existing character of its traditional residential neighborhoods. Approximately one-third of the city’s total vacant residential lots are located within the study area. Many of these lots are available for residential development at low cost. The city council is concerned about future residential development in the study area without additional design standards for single-family dwellings, two-family dwellings, and multiple-family dwellings of three and four units. The city council is concerned that further development without such design standards could negatively affect existing and future residential development and contribute to neighborhood instability.

As a result of the important land use and zoning issues cited above, the city, through its planning division of the Community Planning and Economic Development Department (CPED), will conduct studies to consider possible amendments to the comprehensive plan or official zoning controls to address the issues of design standards for these residential uses. (Residential developments of five units or more are governed by the standards for conditional use permit and site plan review.)

There are very few houses on 27th Avenue North that are reverse frontage lots like the subject property; most face east or west. The houses to the northeast and southeast on Irving Avenue North are predominantly of the bungalow style, with varied roof lines of similar pitch. There are examples of other styles on the block and these homes typically have varied roof lines of similar pitch as well. Many of the homes have enclosed porches or vestibules. Most of the homes are single-family with detached garages located at the rear of the property. Most of the homes have windows along almost the entire façade. (Please see the attached photos of the houses).

The proposed home has architectural detail including a brick border around the front façade, a porch, and cedar shakes at the peak. The building meets the window requirements of the code

and has a roof pitch similar to surrounding homes. It also has a basement. There will be a garage at the rear of the site that accesses the alley. This house is compatible with the character of the surrounding area.

Recommendation of The CPED Planning Division:

The CPED Planning Division recommends that the City Council adopt the above findings and **approve** the waiver application for the property located at 1606 27th Avenue North.