

**Department of Community Planning and Economic Development – Planning
Division
Rezoning
BZZ-3061**

Date: June 26, 2006

Applicant: Hennepin County Taxpayer Services Department, 300 S. 6th Street, A-600
Government Center, Minneapolis, MN (612) 348-9716

Addresses of Property: 3445 1st Avenue South

Project Name: E2 Cityhomes

Contact Person and Phone: Tom Menke, The Urban Project, LLC, 1811 10th Avenue
South, Minneapolis, MN 55404

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

Date Application Deemed Complete: June 1, 2006

End of 60-Day Decision Period: July 30, 2006

End of 120-Day Decision Period: On June 15, 2006, Staff sent the applicant a letter
extending the decision period to no later than September 28, 2006.

Ward: 10 **Neighborhood Organization:** Lyndale Neighborhood Association

Existing Zoning: R2B (Two-family) district

Proposed Zoning: R3 (Multiple-family)district

Zoning Plate Number: 25

Lot area: 10,354 square feet or .24 acres

Legal Description: LOTS 10 and 11 2ND ADDN to MPLS (PID #: 03-028-24-42-0200)

Proposed Use: Rezone the subject property to construct a 4-unit townhome development.

Concurrent Review:

- Petition to rezone the subject property from the R2B district to the R3 district.

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

Background: The applicant proposes to rezone the subject parcel located at 3445 1st
Avenue South from the R2B district to the R3 district for construction of a 4-unit

townhome development. The property is currently vacant and was formerly occupied by an eight-unit townhouse complex. The design of the proposed development does not require any additional land use applications that require a public hearing as a 4-unit development does not require a conditional use permit or site plan review and no variances appear necessary based on the proposal. The site is required to complete administrative site plan review before permits may be issued. The building appears to meet the minimum requirements for administrative site plan review.

The site is currently considered a brownfield and is in need of geotechnical and environmental correction. The proposed development would include one housing structure with 4 attached townhome units as well as a detached garage 4 car garage located off the alley. The structure as proposed would be approximately 6,300 square feet in size and two stories with a flat roof design. The 2 end units would be approximately 1,600 square feet in size and the 2 interior units would be approximately 1,500 square feet in size. Each residential unit would contain 2 bedrooms and 2.5 baths. In addition each unit would also contain a living area, dining area, kitchen, utility room, storage closets and front and back porches.

The structure has been designed to attempt to blend into the architecture of the older homes around the site with newer design features. A variety of exterior materials are proposed on the exterior of the structure including stucco, brick and lapboard composite. Additionally, the project has preliminarily been accepted into a pilot-rating program sponsored by the U.S. Green Building Council called LEED for Homes. The program provides a rating system that acts as a guideline for improving sustainability in all aspects of the building process, from waste disposal to landscaping. Some of the sustainable features of the proposed development include, low flow water fixtures, motion sensed lighting, native landscaping, increased recycling of waste products, low emitting V.O.C. paints and adhesives, sustainable harvested wood products, etc.

Staff has not received correspondence from the Lyndale Neighborhood Association prior to the printing of this report.

REZONING

Findings as Required by the Minneapolis Zoning Code:

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

The subject parcel is located between Nicollet Avenue and Interstate 35W. According to the *Minneapolis Plan*, Nicollet Avenue is a Community Corridor. According to the Principles and Policies outlined in the *Minneapolis Plan*, the following apply to this proposal:

Relevant policy: **4.9.** Minneapolis will grow by increasing its supply of housing.

Relevant Implementation Steps:

- Support the development of infill housing on vacant lots.
- Support the development of new medium and high-density housing in appropriate locations throughout the City.

Relevant policy: **4.11.** Minneapolis will improve the availability of housing options for its residents.

Relevant Implementation Steps:

- Increase the variety of housing styles and affordability levels available to prospective buyers and renters.
- Provide and maintain moderate and high-density residential areas.

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.

Relevant Policy: **9.23** Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings and to maintain and improve compatibility with surrounding areas.

The development proposal is in conformance with the above noted principles, policies and implementation steps of 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 amendment could be considered in the sole interest of the property owner; however, based on the surrounding land uses, Staff believes this is an appropriate zoning classification and proposed use for the subject property. Additionally, the clean-up of the site and the new development facilitated by the rezoning could be considered to be in the public interest.

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 existing uses of property and the zoning classifications of property within the general area of the property in question would be compatible with the proposed zoning classification. The majority of the area is zoned R2B, however, the property is located on the same block as R5 properties and one block from Nicollet Avenue which clearly has varying zoning classifications. Additionally, there is a mixture of residential uses within the neighborhood with several multi-family developments which would appear to be non-conforming.

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 zoning classification; however, Staff would consider a 4-unit condominium development to be a reasonable use of the subject property which is not a permitted or conditional use under the current zoning classification.

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.

It could be considered that there has been a change in the character or trend of development in the general area of the property in question since the property was placed in its present zoning classification. Clearly the uses in the general vicinity are a mixture of single and two-family dwellings as well as multi-family dwellings. As previously mentioned the subject property is located one block off of Nicollet Avenue which has a mixture of zoning classification as well as on the same block as R5 zoned properties. The mixture of land uses appears to signal a change in the trend of development within the general area. The proposed use of the parcel allowing a medium density zoning classification on the subject property appears to be compatible with the surrounding zoning classifications and land uses.

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 3445 1st Avenue South from the R2B district to the R3 district.

Attachments:

1. Statement of use and description of project
2. Correspondence
3. Zoning map
4. Plans and photos