

Department of Community Planning and Economic Development – Planning Division
Rezoning
BZZ-4918

Date: September 20, 2010

Applicant: Jordan Area Community Council

Address of Property: 2539 Irving Avenue N

Project Name: Probation House Rezoning

Contact Person and Phone: Dennis Wagner, (612) 522-3196

Planning Staff and Phone: Kimberly Holien, (612) 673-2402

Date Application Deemed Complete: August 12, 2010

End of 60-Day Decision Period: October 11, 2010

End of 120-Day Decision Period: On August 26, 2010, staff sent a letter to the applicant extending the decision period to no later than December 10, 2010.

Ward: 5 Neighborhood Organization: Jordan Area Community Council (JACC)

Existing Zoning: R1A

Proposed Zoning: OR1, Neighborhood Office Residence, district

Zoning Plate Number: 7

Legal Description: Lot 1, Block 2, Forest Heights Addition to Minneapolis

Proposed Use: Continue to use the existing structure as an office.

Concurrent Review:

- Petition to rezone the property located at 2539 Irving Avenue North from the R1A, Single Family, district to the OR1, Neighborhood Office Residence, district in order to allow for an office use to continue operating within the existing structure.

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

Background: The applicant proposes to rezone the property located at 2539 Irving Avenue North from the R1A district to the OR1 district in order to allow a probation office to continue to operate within the existing residential structure. This item has been continued from the September 7, 2010 City Planning Commission meeting. In 2004, the Jordan Area Community Council (JACC) cooperated with Hennepin

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County to establish a probation house, an outreach probation safe house to serve Hennepin County Corrections clients within their neighborhood, within the residential structure. The approach of placing county probation services in the neighborhood was supported by the Mayor and others as a way to address livability concerns in the immediate area. The probation office has been operating in this location since 2004. While criminal activity remains an ongoing concern in the area, there have been noticeable improvements. The purpose of the rezoning application at this time is to bring the zoning and the use of the building legally into compliance. Office uses are first permitted in the OR1 district. Should the rezoning be approved, the building would be required to meet all applicable building codes as it pertains to the legal change in use.

The first floor of the existing structure has three rooms. One room is used for client appointments and as a waiting room. One room is used as a meeting space and break room and one is a kitchen. The second floor contains four rooms that are used by juvenile agents. The basement is used for storage.

The Jordan Area Community Council is the neighborhood group and the applicant. They purchased the vacant house for this purpose.

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 **continue** the application for rezoning for one cycle, to the meeting of October 4, 2010.

Attachments:

1. Zoning code information sheet
2. Zoning map
3. Correspondence
4. Site plan and floor plans