

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ – 3400

Date: February 20, 2007

Applicant: Patrick Burns

Address of Property: 329 Monroe Street Northeast

Project Name: 329 Monroe Street Northeast

Contact Person and Phone: Patrick Burns, (952) 582-2990

Planning Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: January 25, 2007

End of 60-Day Decision Period: March 26, 2007

Ward: 3 **Neighborhood Organization:** St. Anthony East Neighborhood Association

Existing Zoning: R5

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 14

Legal Description: Not applicable for this application

Proposed Use: Multi-family dwelling with 8 units.

Conditional use permit to increase the number of dwelling units from 7 to 8 for an existing multiple-family dwelling located at 329 Monroe Street NE.

Applicable zoning code provisions: Chapter 525, Article VII Conditional Use Permits and Chapter 546 Residence Districts

Background: Patrick Burns, on behalf of Dale and Katherine Dordal, is proposing to increase the number of dwelling units from 7 to 8 for an existing multiple family dwelling located at 329 Monroe Street. The additional dwelling unit will be located in the basement where an existing storage area presently exists. In the R5 district, a conditional use permit is required to allow new or additional dwelling units that total more than four dwelling units. The proposed conversion of seven dwelling units to 8 will not require any additional land use applications.

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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.

Due to the proposed changes to the structure and existing parking area, the site plan is also subject to design and maintenance standards as provided in Chapter 530 Site Plan Review and Chapter 541 Off-Street Parking and Loading.

CONDITIONAL USE PERMIT: to increase the number of dwelling units from 7 to 8.

Findings as required by the Minneapolis Zoning Code for the conditional use permit:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Conversion of the existing multiple family residential building on the site to allow one additional dwelling unit would not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding area is fully developed. The additional dwelling unit will be provided within an existing area of the structure and should have a positive effect on surrounding properties.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The site is served by existing infrastructure. Vehicle access would be from the alley at the rear of the property. The Public Works Department will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way. The final plan must indicate all drainage patterns, including roof drains.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The zoning code requires one off-street parking space per dwelling unit. The applicant is proposing to enhance the existing parking area to include a new van accessible handicapped parking stall and one additional standard stall. The total number of off-street parking stalls will be seven. There is an existing bike rack that supports four bicycles on the site. The Zoning Code

allows a reduction of one off-street parking stall with the installation of a bike rack supporting a minimum of four bicycles. Therefore, the parking requirement will be met for the proposed eight dwelling units.

5. Is consistent with the applicable policies of the comprehensive plan.

The property is located near three community corridors; Broadway Street NE, University Avenue NE and Central Avenue NE. According to the principles and policies outlined in *The Minneapolis Plan*, the following policies are relevant to the conditional use permit:

4.9 Minneapolis will grow by increasing its supply of housing.

Applicable Implementation Steps

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

Staff comment: The property is located in an area with a mix of uses; low- to high-density residential uses and commercial uses. The intersection of Spring Street Northeast and Monroe Street Northeast has medium- to high-density residential to the north and a liquor store and two nightclubs to the south. The proposed development would be medium-density consistent with the existing uses on the block.

9.5 Minneapolis will support the development of residential dwellings of appropriate form and density.

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.

Expand the understanding of the role that urban density plays in improving business markets, increasing the feasibility of urban transit systems and encouraging the development of pedestrian-oriented services and open spaces.

Staff comment: The properties are located near three community corridors. The proposed residential use would likely support the nonresidential uses along the community corridors.

9.22 Minneapolis will promote increased housing production in designated areas of the City in order to accommodate population growth.

Applicable Implementation Steps

Consistent with the City of Minneapolis adopted Housing Principles, develop strategies so that the variety of housing types throughout the city and its communities shall be increased, giving prospective buyers and renters greater choice in where they live.

Develop an approach to residential development which combines housing form and housing density; for example, medium density residential development may be a townhouse

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development as well as a high-rise structure, while an attached dwelling form may result in a low density development or a medium density development.

Staff comment: The immediate area around the site is designated as residential and commercial. The proposed use will allow the owners of the structure to occupy the additional unit and maintain the existing rental units.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

The use of the site for a multi-family residence will conform to the applicable regulations of the district in which it is located upon the approval of the conditional use permit and the required design and maintenance standards.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to increase the number of dwelling units from 7 to 8 for an existing multiple-family dwelling located at 329 Monroe Street NE.

Attachments:

1. Statement of use
2. Findings
3. January 3, 2007, e-mail to Council Member Hofstede
4. January 3, 2007, e-mail from the St. Anthony East Neighborhood Association
5. Zoning map
6. Site plan, floor plans, elevations
7. Photos of the site and surrounding areas