

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-2001

Date: November 22, 2004

Applicant: Tim Baylor with JADT Development Group, LLC

Address of Property: 2313 West River Road North

Project Name: Riverview Homes Phase II

Contact Person and Phone: Paul Bilotta, (763) 592-0911

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Date Application Deemed Complete: October 26, 2004

End of 60-Day Decision Period: December 25, 2004

End of 120-Day Decision Period: Not applicable

Ward: 3 **Neighborhood Organization:** Hawthorne Area Community Council

Existing Zoning: I2 **Overlay Zoning:** Industrial Living, Mississippi River and Shoreland

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 8

Legal Description: Not applicable for this application

Proposed Use: 59 for-sale condominium development

Concurrent Review:

Conditional use permit: for 59 dwelling units.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits

Background: The Minneapolis City Planning Commission has reviewed this development twice in the past three years. In October of 2001 the Minneapolis City Planning Commission approved a rezoning adding the Industrial Living Overlay District to the site, a conditional use permit for a 72-unit condominium development and a preliminary plat for Phase I and Phase II of the Riverview Homes development. After this meeting the applicant revised the plans and reduced the number of dwelling units within the development from 72 units to 47 units. In June of 2003, the Minneapolis City Planning Commission approved a conditional use permit to increase the height of a 47-unit condominium development from the permitted 2 ½ stories (or 35 feet) to 4 stories (or 57 feet) and major site plan review. After this meeting the applicant revised the plans and converted all of the two-story units in the

building to one-story units, therefore increasing the number of dwelling units within the building to 59 dwelling units. Today, the applicant is seeking approval of a conditional use permit for a 59-unit condominium development. No other elements of this development have changed.

CONDITIONAL USE PERMIT – for 59 dwelling units

Findings as Required by the Minneapolis Zoning Code:

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

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

The Planning Division does not believe that 59 dwelling units will be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The for-sale condominiums will increase home ownership opportunities in the Hawthorne neighborhood.

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 Planning Division does not believe that 59 dwelling units will be injurious to the use and enjoyment of surrounding property nor will it impede the normal development of the surrounding area. Utilizing the site for a residential development would provide additional opportunities for housing within the neighborhood. A development such as this would increase the property's value, contribute to the building of the city's infrastructure and contribute to the city's tax base.

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

The applicant will be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

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

The parking requirement for this development is one parking space per dwelling unit or 59 spaces. There are 95 parking spaces located in the underground parking garage and 21 parking spaces located along the private drive that is adjacent to the building.

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

Department of Community Planning and Economic Development – Planning Division
BZZ-2001

The site is located in a light-industrial area. West Broadway Avenue, which is located two blocks south of this site, is a designated Commercial Corridor. According to the principles and policies outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Identify project sites where housing redevelopment or housing revitalization are the appropriate responses to neighborhood conditions and marked demand.
- Support development of residential dwellings of appropriate form and density.
- Encourage new development to use human scale design features and incorporate sunlight, privacy and view elements into building and site designs.
- Ensure that new development density is well integrated with existing neighborhood character through transitions in scale and attention to design.

The applicant is proposing to construct a four-story, 59-unit for-sale condominium development on the site. The site is located to the south of the Riverview Homes Phase I development which was recently completed and is now occupied by home owners. This development will increase home ownership opportunities in the Hawthorne neighborhood which, according to the 2000 Census, has a 64 percent rental rate.

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

With the approval of the conditional use permit this development will be in conformance with the applicable regulations of the zoning code.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application for 59 dwelling units located at 2313 West River Road North subject to the following conditions:

1. There shall be no more than 59 dwelling units located within the building.

Attachments:

1. Statement of proposed use
2. CUP and variance findings
3. September 23, 2004 letter to CM Samuels
4. September 1, 2004 letter from CM Samuels
5. September 23, 2004 letter to the Hawthorne area Community Council
6. Zoning Map
7. Site plan, floor plans and elevations
8. Photographs of the site and surrounding area