

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-3411

Date: March 5, 2007

Applicant: Alex Goldfarb

Address of Property: 2625 Pillsbury Avenue S.

Project Name: Additional one dwelling unit to an existing 4-unit structure

Contact Person and Phone: Alex Goldfarb, 612-202-8200

Planning Staff and Phone: Michael Wee, 612-673-5468

Date Application Deemed Complete: February 1, 2007

End of 60-Day Decision Period: April 2, 2007

End of 120-Day Decision Period: Not applicable

Ward: 6 **Neighborhood Organization:** Whittier

Existing Zoning: R5 Multiple Family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 25

Legal Description: Not applicable for this application.

Proposed Use: Not applicable for this application.

Appropriate Section(s) of the Zoning Code: Chapter 546 Article VIII – Multiple-Family District

Background: In 2005, the property owner submitted a conditional use permit (BZZ-2499) to add a fifth unit at 2625 Pillsbury Avenue S., but the application was withdrawn. There was a change of ownership since then, and the current owner, Alex Goldfarb, is again submitting an application to allow a fifth unit in the basement. The property is a 4-unit two-story structure in a 44.9 foot wide lot and a lot area of 7,504 square feet. The proposed fifth dwelling unit will be 1,432 square feet in floor area with entry from the rear. Overall, the property will have a floor area ratio (FAR) of 0.71, which is way under the maximum allowable FAR of 2 in an R5 District. No alteration or addition to existing structure is proposed.

A 4-car detached garage exists and is located towards the rear of the property, with access through the alley. Zoning code requires one parking space for the proposed fifth unit. This will be provided and

located adjacent to the west end of an existing detached garage. Parking areas are permitted obstruction in a required interior side yard, provided such parking area is located in the rear 40 feet or twenty percent of the lot, whichever is greater. However, the proposed parking pad will be located approximately 47 feet from the rear lot line, and will, therefore, require an interior side yard setback of 5 feet and a drive aisle of 22 feet. All driveways and parking areas will be hard surfaced to comply with Section 541.300.

At the time of writing this staff report, no comments were received from the neighborhood associations. Staff will forward comments, if any are received, at the City Planning Commission meeting.

CONDITIONAL USE: to allow the addition of one dwelling unit to an existing 4-unit multiple-family structure located at 2625 Pillsbury Avenue S.

Findings as required by the Minneapolis Zoning Code:

The 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 to add one dwelling unit to an existing 4-unit multiple-family structure at 2625 Pillsbury Avenue S:

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

Multiple-family dwelling of 5 or more units require a conditional use permit in an R5 district. The proposed additional unit in the basement of an existing structure will not endanger the public health, safety, comfort or general welfare of the surroundings, provided it meets all building code requirements. No change in or expansion of the existing structure is proposed.

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 with high-density residential units. There is no evidence that the proposed addition will impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

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

The site is served by existing infrastructure, and deemed adequate even with the new addition. Existing driveway is not paved. Staff is recommending that driveways and parking areas be hard surfaced in compliance with Section 541.300(a). Uncovered driveway is a permitted obstruction in a required interior side yard, provided it leads to a properly located parking area. In order for the new parking space to comply with Section 541.260 parking standards, it has to be positioned in a manner to directly face the building, while allowing a 22 foot drive aisle and the required 5-foot interior side yard setbacks.

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

One parking space is required per dwelling unit. A detached garaged currently accommodates four vehicles for the four existing units. One additional parking space is required for the proposed unit. The applicant will provide one parking space adjacent to the garage in compliance of the code. Planning staff believes that existing traffic condition in the area will not be impacted by this proposal. An expansion of the garage is not proposed; otherwise it will require a variance for exceeding the maximum floor area for an accessory structure.

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

The proposed basement unit will increase housing availability in the neighborhood. This increase is consistent with Policy 4.9 as outlined in *The Minneapolis Plan*.

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.

The conditional use permit allowing 5 dwelling units at 2625 Pillsbury Avenue S. conforms to applicable regulations of R5 District, including floor area ratio, minimum lot size, maximum building height, and maximum impervious surface.

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 allow an additional dwelling unit in the basement to an existing 4-unit multiple-family structure located at 2625 Pillsbury Avenue S. subject to the following conditions:

1. All driveways and parking spaces must be hard surfaced in compliance with Section 541.300.
2. New parking space will be positioned in a manner to allow a 22-foot drive aisle and 5-foot interior setbacks from the side lot lines in compliance with Chapter 541 standards.
3. Planning staff review of site plan reflecting the above conditions before permits can be issued.

Attachments:

1. Statement of use
2. Findings
3. Zoning map
4. Plans
5. Photos