

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permits, Variances, Site Plan Review and Alley Vacation
BZZ-1825

Date: August 9, 2004

Applicant: Clark Gassen with Financial Freedom Development

Address of Property: 1805 West Lake Street

Project Name: The Edgewater

Contact Person and Phone: Lauren Huynh with ESG Architects, Inc., (612) 373-4675

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

Date Application Deemed Complete: June 28, 2004

End of 60-Day Decision Period: August 27, 2004

End of 120-Day Decision Period: The applicant has requested an extension of time until November 15, 2004

Ward: 10 **Neighborhood Organization:** East Calhoun Community Organization

Existing Zoning: R6

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 24

Legal Description: Not applicable for this application

Proposed Use: 26-unit, for-sale condominium development

Concurrent Review:

Conditional Use Permit: for a 26-unit condominium development.

Conditional use permit: to increase the height of the building located in the SH (Shoreland) Overlay District from the permitted 2.5 stories/35 feet to 6 stories/80 feet.

Variance: to reduce the front yard setback along Knox Avenue South from the established 22 feet to 0 feet.

Variance: to reduce the corner side yard setback along Lake Street from the required 18 feet to 0 feet.

Variance: to reduce the rear yard setback from the required 15 feet to 7 feet 6 inches.

Variance: to increase the maximum impervious surface coverage from 85 percent to 91 percent.

Major site plan review.

Alley Vacation.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits; Chapter 525, Article IX, Variances, specifically Section 525.520 (1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations” and Section 525.520(15) “to vary the maximum lot coverage and impervious surface coverage requirements”; and Chapter 530 Site Plan Review.

Background: After this item was noticed for the City Planning Commission meeting on August 9, 2004 it was realized that additional land use applications may be needed as a result of a review of the development by the Zoning Administrator. In addition, based on discussions with the applicant about the staff recommendations the applicant requested that this item be continued to the September 27, 2004 City Planning Commission meeting in order for the applicant and staff to work out some of the concerns that were raised. Staff is recommending that this item be continued to the September 27, 2004 City Planning Commission meeting in order for a new notice to be sent out to the applicable neighborhood organization and the property owners within 350 feet of the site.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division:

Staff is recommending that this item be **continued** to the September 27, 2004 City Planning Commission meeting.