

Department of Community Planning and Economic Development – Planning Division
Rezoning Petition
BZZ – 4095

Date: October 6, 2008

Applicant: Gallop Solutions, Inc

Address of Property: 2732 Bloomington Ave

Contact Person and Phone: Tom Bohlen, (651) 501-0000

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

Date Application Deemed Complete: September 10, 2008

End of 60-Day Decision Period: November 9, 2008

End of 120-Day Decision Period: January 8, 2009

Ward: 9 Neighborhood Organization: Midtown Phillips

Existing Zoning: R2B, Two-Family District

Proposed Zoning: R4, Multiple Family District

Zoning Plate Number: 26

Legal Description: S 38 FT OF LOT 2 AND N 2 FT OF LOT 3, Wright's Addition of Minneapolis

Proposed Use: Three dwelling units

Concurrent Review:

Petition to rezone the property of 2732 Bloomington Ave from R2B to R4.

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

Background: The subject site contains a four-unit multiple family dwelling that has been vacant since September 2006 and is currently boarded. Due to the fact that the building has been out of use for more than one year, it has lost its rights to remain as a legally non-conforming structure. The applicant appealed this decision of the Zoning Administrator in January 2008 at the Board of Adjustments. That appeal was denied. The applicant has now made an application to rezone the site from R2B to R4 to accommodate the building. The building is proposed to be converted from four dwelling units to three dwelling units.

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The site has 4,686 square feet of lot area. The R4 District requires 1,500 square feet of lot area per dwelling unit. The site has adequate lot area for the three proposed dwelling units under the requested zoning designation. An R3 zoning designation would not allow three dwelling units on the site. The R3 District requires 2,500 square feet of lot area per dwelling unit, with a maximum variance of 30 percent. Under a scenario where the maximum lot area variance is granted, the site would require 5,250 square feet of lot area.

The site has off-street parking off the alley in the rear to satisfy the minimum requirement of three parking stalls. The applicant is proposing to renovate the building to convert the two existing units on the second floor into one dwelling unit. The two units on the first floor would remain. The first floor units are 847 square feet each. The second floor unit is proposed at 1,694 square feet.

Continuance: An additional land use application for a variance was identified by staff after the notifications were sent to the property owners within 350 feet, neighborhood organization and *Finance and Commerce*. Staff is recommending that the applications be continued one cycle to the October 20, 2008, Planning Commission meeting to allow for notification of the additional variance application.

RECOMMENDATIONS

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 petition to rezone the property of 2732 Bloomington Ave from the R2B district to the R4 district to the meeting of October 20, 2008.

Attachments:

1. Zoning map