

**Department of Community Planning and Economic Development – Planning Division**  
**Conditional Use Permit and Site Plan Review**  
**BZZ 4533**

**Date:** September 14, 2009

**Applicant:** Dennis Kroll

**Addresses of Property:** 631, 633 and 635 Ontario Street SE

**Project Name:** Eagle Crossing Apartments

**Contact Person and Phone:** Dennis Kroll, (612) 925-3830

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

**Date Application Deemed Complete:** August 21, 2009

**End of 60-Day Decision Period:** October 20, 2009

**Ward: 2 Neighborhood Organization:** Prospect Park & East River Road Improvement Association

**Existing Zoning:** R5 Multiple Family Residence District, MR Mississippi River Critical Area Overlay District and UA University Area Overlay District

**Proposed Zoning:** Not applicable for this application

**Zoning Plate Number:** 22

**Legal Description:** Not applicable for this application

**Proposed Use:** Seventeen-unit multiple family residential structure

**Concurrent Review:**

- **Conditional use permit** to allow for seventeen dwelling units
- **Site Plan Review**

**Applicable zoning code provisions:** Chapter 525, Article VII Conditional Use Permits; Chapter 530 Site Plan Review; Chapter 541 Off-Street Parking and Loading; Chapter 546 Residence Districts and Chapter 551 Overlay Districts

**Continuance:** The applicant, Dennis Kroll, on behalf of Patrick Burns, is proposing to construct a seventeen unit residential building located at 631, 633 and 635 Ontario Street SE. The subject property includes three parcels, and the present uses include two single family homes and one duplex. The property is located in a high density residential area North of Interstate 94 and northeast of East River

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Parkway and the Mississippi River. A multiple-family dwelling with more than 5 units requires a conditional use permit in the R5 Multiple Family District. Similarly, a site plan review application is required for any new use containing five or more dwelling units.

The applicant received Preliminary Development Review comments from Public Works – Traffic on September 2, 2009, that the proposed vehicle access and curb cut from Ontario Street SE would not be allowed. The applicant has requested a continuance in order to allow for new drawings to be prepared for the City Planning Commission.

**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 **continue** the application for a conditional use permit to allow for seventeen-unit, multiple family dwelling for the property located at 631-635 Ontario Street SE to the September 28, 2009, City Planning Commission public hearing.

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the Site Plan Review:**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for site plan review for the proposed seventeen-unit, multiple family dwelling located at 631-35 Ontario Street SE to the September 28, 2009, City Planning Commission public hearing.

**Attachments:**

1. PDR Report
2. Zoning Map