

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-1982

Date: October 13, 2004

Applicant: Americasa, LLC

Address of Property: 316 and 328 10th Avenue Southeast, Minneapolis, MN

Project Name: Americasa Faculty House

Contact Person and Phone: David Hoban, (612) 328-8175

Planning Staff and Phone: Lonnie Nichols, Senior Planner, (612) 673-5468

Date Application Deemed Complete: September 17, 2004

End of 60-Day Decision Period: November 16, 2004

End of 120-Day Decision Period: January 15, 2005

Ward: 2 Neighborhood Organization: Marcy Holmes

Existing Zoning: R5 (high density, multiple family residential) district

Proposed Zoning: R5, “not applicable for this application”

Zoning Plate Number: 15

Legal Description: St. Anthony Falls, Blk 028, SWLY 60½ ft of Lot South and NWLY 11 ft of SWLY 60½ ft of Lot 4.

Proposed Use: Faculty house with off-street parking on adjoining lot.

Concurrent Review: Conditional Use Permit to change the use of an existing sorority house to a faculty house, Heritage Preservation Commission administrative staff review of exterior improvements, and Parking Area Design and Maintenance to bring the property closer to compliance with code requirements.

Applicable zoning code provisions: Chapter 520 - Introductory Provisions, Chapter 521 - Zoning Districts and Maps, Chapter 525-Article VII-Conditional Use Permits, Chapter 536 - Specific Development Standards, Chapter 546 – Residential Districts, Heritage Preservation Historic District.

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Background: Up to August 2004, the property at 316 10th Avenue SE was occupied by the Tri-Delta Sorority for over 50 years, and the adjacent lot at 328 10th Avenue SE was used as a parking lot for the sorority. The structure at 316 10th Avenue SE was constructed in 1922. The property is located one block from the University of Minnesota campus, and the building at 316 10th Avenue SE is identified in the University of Minnesota Greek Letter Chapter House Historic District, which was designated by the City of Minneapolis in 2003. Americasa, LLC is purchasing the said properties and has submitted application for a conditional use permit to use the structure at 316 10th Avenue SE as a faculty house and the property at 328 10th Avenue SE as a parking lot. The proposed use, which will also serve the University of Minnesota, is similar to the previous use, with the exception that a faculty house is limited to 12 rooming or dwelling units whereas a sorority can serve a maximum of 32 persons. The applicants have not proposed structural changes to the building, but will use an existing residential room as a home office/library and storage area to limit the number of dwelling units in the structure to twelve (12). The lot at 316 10th Avenue SE is 7986 sf. The lot at 328 10th Avenue SE is 8046 sf.

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:

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

The use of the existing structure located at 316 10th Avenue SE as a faculty house will not be detrimental to or endanger the public health, safety, comfort or general welfare. It is similar to the former use as a sorority with fewer residents.

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 use of the existing structure located at 316 10th Avenue SE as a faculty house 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. It will have fewer residents than the previous sorority use.

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

Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided. However, staff is requesting that some asphalt be removed from the rear yard of 316 10th Avenue SE and the front yard of 328 10th Avenue SE (the parking lot parcel). See finding #6 below.

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

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Twelve off street parking stalls (one per room/dwelling unit) are required for the proposed faculty house and 24 are currently provided. The applicants need to identify and stripe a handicapped accessible parking stall in the lot. Once that is done, adequate measures will have been or will be provided to minimize traffic congestion in the public streets. Staff is further recommending the applicants add bicycle parking to the property.

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

The Minneapolis Comprehensive plan does not list anything specific for the subject parcels of this application, but the following objective and selected implementation steps support the proposed use of this existing structure in a designated historic district:

4.14 Minneapolis will maintain the quality and unique character of the city's housing stock, thus maintaining the character of the vast majority of residential blocks in the city.

Implementation Steps

Encourage adaptive re-use, retrofit and renovation projects that make the city's housing stock competitive on the regional market.

Provide the flexibility in the city's ordinances to improve and maintain existing structures.

Attain the greatest possible degree of enhancements to neighborhood livability when making infrastructure improvements or modifications.

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 proposed use of faculty house for 316 and 328 10th Avenue SE meets the following Specific Development Standard listed in Chapter 536 of the zoning code.

Faculty house. The use shall be located on a zoning lot used as a fraternity, sorority or rooming house on the effective date of this ordinance which is located within one-half (1/2) mile of the educational facility served. There shall be no more than twelve (12) rooming or dwelling units.

Section 535.80 of the zoning code. Refuse storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses.

The property at 316 and 328 10th Avenue SE is identified in the University of Minnesota Greek Letter Chapter House Historic District, which was designated by the City of Minneapolis in 2003

The rear yard, behind the existing residential structure, of 316 10th Avenue SE is currently almost solid asphalt. Staff is recommending a minimum of approximately 500 sf of the asphalt area is restored to

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turf, landscaping, or permeable pavers to improve the ecological function and aesthetic quality rear yard. There also appears to be space in this area for a bicycle rack.

The surface parking lot at 328 10th Avenue SE provides a 6 foot setback along 10 Avenue SE and 4th Street SE, but is otherwise solid asphalt of approximately 73 feet in width. In order to come in closer compliance with parking design and maintenance requirements, staff is recommending the applicants remove a 5 foot wide strip of asphalt along the interior lot line adjacent to the residential structure fronting 4th Street SE and approximately a 10 foot wide strip of asphalt along 10th Avenue SE to restore some of the 34 foot front yard setback established by the residential structure located at 316 10th Avenue SE. This area along 10th Avenue SE should also be landscaped, as the grade drops moving westward toward the sidewalk, and landscaping will help storm water filtrate into the soil instead of sheet to the public sidewalk. Code requirements include a minimum parking area (asphalt) width of 58 feet (18 + 22 + 18): two way drive aisle width of 22 feet, stall depth of 18 feet x 2 (and minimum stall width of 8½ feet), and including van HC stall width of 8 feet parking area + 8 feet striped area and 18 foot depth.

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 for a faculty house located 316 10th Avenue SE with parking lot at 328 10th Avenue SE subject to the following conditions:

1. Approximately 500 sf of the asphalt shall be removed from the rear yard of 316 10th Avenue SE and this area is restored to turf, landscaping, or permeable pavers to improve the ecological function and aesthetic quality rear yard.
2. Approximately a 5 foot wide strip of asphalt along the interior lot line adjacent to the residential structure fronting 4th Street SE and a 10 foot wide strip of asphalt along 10th Avenue SE shall be removed and restored to turf and landscaping to help storm water filtrate into the soil instead of sheet to the adjacent property and public sidewalk.
3. The parking area shall be re-striped to include a van accessible handicapped stall, to meet city code.
4. The outdoor dumpster shall be screened per city code, with materials compatible to the existing residential structure.
5. Bicycle parking will be added to the site.
6. The Community Planning and Economic Development Planning Division shall review and approve the final site and landscaping plans.
7. Heritage Preservation Commission staff shall review and approve exterior improvements to the property.

Attachments:

1. Staff report and zoning code information

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2. Statement of use
3. Findings
4. Correspondence
5. Zoning map
6. Plans
7. Photos