

**Department of Community Planning and Economic Development – Planning Division**  
**Rezoning Petition**  
**BZZ – 3302**

**Date:** November 27, 2006

**Applicant:** Thomas S. and April F. Kiel

**Address of Property:** 3552 Aldrich Avenue South

**Project Name:** 3552 Aldrich Avenue South Property

**Contact Person and Phone:** Thomas Kiel, (612) 824-6856

**Planning Staff and Phone:** Janelle Widmeier, (612) 673-3156

**Date Application Deemed Complete:** October 26, 2006

**End of 60-Day Decision Period:** December 25, 2006

**End of 120-Day Decision Period:** On November 16, 2006, staff sent the applicant a letter extending the decision period no later than February 23, 2007.

**Ward:** 10     **Neighborhood Organization:** Calhoun Area Residents Action Group

**Existing Zoning:** R2B Two-Family Residence District

**Proposed Zoning:** R3 Multiple-Family District

**Zoning Plate Number:** 24

**Legal Description of Property to be Rezoned:** Lot 7, Block 77, Remington's 2<sup>nd</sup> Addition to Minneapolis

**Proposed Use:** Duplex

**Concurrent Review:**

**Petition to rezone** the property of 3552 Aldrich Avenue South from R2B to R3.

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

**Background:** The applicant is petitioning to rezone the property of 3552 Aldrich Avenue South from R2B to R3 in order to allow the conversion of a single-family dwelling to a two-family dwelling. Although two-family dwellings are allowed in the R2B district, a minimum lot area of 10,000 square feet must be provided. The R3 district allows two-family dwellings with a minimum lot area requirement of 5,000 square feet. The lot area is 5,418 square feet. The applicant has indicated that the

conversion could occur with minor changes to the building. The existing 3-stall detached garage would provide the 2 parking spaces as required by the zoning code.

As of writing this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

**REZONING:** Petition to rezone the property of 3552 Aldrich Avenue South from R2B to R3.

**Findings as required by the Minneapolis Zoning Code for the rezoning petition:**

**1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.**

The site is located in close proximity to two land use designations of *The Minneapolis Plan*. The commercial properties around the intersection of 36<sup>th</sup> Street and Bryant Avenue are designated as a commercial node. Lyndale Avenue is designated as a community corridor. According to the principles and polices outlined in the plan, the following apply to this proposal:

**4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridors streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.**

**Applicable Implementation Step**

Strengthen the residential character of Community Corridors by developing appropriate housing types that represent variety and a range of affordability levels.

Promote more intensive residential development along these corridors where appropriate.

**4.5 Minneapolis will identify Neighborhood Commercial Nodes that provide a shopping environment of small-scale retail sales and commercial services and are compatible with adjacent residential areas.**

**Applicable Implementation Steps**

Promote medium density residential development around Neighborhood Commercial Nodes (see also Community Corridors policy...)

**4.11 Minneapolis will improve the availability of housing options for its residents.**

**Applicable Implementation Steps**

Increase the variety of housing styles and affordability levels available to prospective buyers and renters.

Provide and maintain moderate and high-density residential areas.

Provide and maintain areas that are predominantly developed with single- and two-family structures.

*Staff comment:* The site is located across an alley from a commercial property in a commercial node. The R3 district allows medium density, which is appropriate around a commercial node. Although the site is not located on the community corridor, the rezoning would support more density that is appropriate at this location of the corridor because of its proximity to a commercial node. To the north, the site is directly adjacent to a single-family dwelling. West of the site and across the alley, a multi-tenant commercial building exists. The site is located on the northwest corner of the 36<sup>th</sup> Street West and Aldrich Avenue South intersection where the other three corners are occupied by multi-family dwellings. The proposed rezoning could provide a transition between the lower density residences and the higher density residences. The proposed rezoning to R3 is in conformance with these goals of *The Minneapolis Plan*.

**2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.**

Because of the properties close proximity to a community corridor and a commercial node where medium density is encouraged, a two-family dwelling would be an appropriate use of the land. The amendment is in the public interest and not solely in the interest of the property owner.

**3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.**

The zoning in the immediate vicinity of the site includes R2B Two-Family Residential, R4 through R6 Multi-Family Residential and C1 Neighborhood Commercial Districts. Uses within this immediate area range from single-family dwellings to high-density residential and from small-retail and service uses to a gas station. To the north, the site is directly adjacent to a single-family dwelling in the R2B district. West of the site and across the alley, a multi-tenant commercial building exists in the C1 district. The site is located on the northwest corner of the 36<sup>th</sup> Street West and Aldrich Avenue South intersection where the other three corners are occupied by multi-family dwellings in the R4 district. The proposed zoning should be compatible with the surrounding uses and zoning classifications.

**4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.**

Primarily single- and two-family dwellings are allowed in the R2B district. In addition to the uses allowed in the R2B district, the R3 district allows multi-family dwellings. Although two-family dwellings are allowed in the R2B district, a minimum lot area of 10,000 square feet must be provided. The R3 district allows two-family dwellings with a minimum lot area requirement of 5,000 square feet. The lot area is 5,418 square feet. It would be reasonable to the existing single-family dwelling to remain. Because of the property's location near a community corridor and a commercial node where medium density is encouraged, a two-family dwelling could also be an appropriate use of the land.

**5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.**

For at least 10 years, the site was zoned R3 General Residence District. Sometime between 1973 and 1978, the zoning changed to R2B Residence District. It is unclear why the zoning changed within that time period, but staff believes a 40-acre rezoning study had been done that likely altered the zoning. The site has been zoned R2B since that time. Prior to 1999, the properties along 36<sup>th</sup> Street that are now zoned R4 or C1 were in B districts (Community Business Districts). The B districts were most comparable to the C1 district from today's zoning code. The most recent development in the area was a multi-family residence constructed in 1983 located on the northeast corner of 36<sup>th</sup> Street West and Aldrich Avenue. Within this immediate area of Minneapolis there has not been a change in zoning or in the type of development since 1999.

**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 and City Council adopt the above findings and **approve** the petition to rezone the property of 3552 Aldrich Avenue South from the R2B district to the R3 district.

**Attachments:**

1. Statement of use
2. Zoning map
3. Orthophoto
4. Map of Uses for Properties in Immediate Area
5. Plans
6. Photos