

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit  
BZZ-4027

**Date:** June 16, 2008

**Applicant:** Plymouth Church Neighborhood Foundation

**Addresses of Property:** 1801 1<sup>st</sup> Avenue South

**Project Name:** 1801 1<sup>st</sup> Avenue South

**Contact Person and Phone:** Kirk Moorhead, (612) 871-0890

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

**Date Application Deemed Complete:** May 22, 2008

**End of 60-Day Decision Period:** July 21, 2008

**Ward:** 6      **Neighborhood Organization:** Stevens Square Community Organization

**Existing Zoning:** OR3 Institutional Office Residence District

**Zoning Plate Number:** 20

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

**Proposed Use:** Add one additional dwelling unit to an existing multiple family structure

**Concurrent Review:**

- **Conditional use permit** to increase the number of dwelling units from 19 to 20 for an existing multiple-family dwelling located at 1801 1<sup>st</sup> Avenue South in the OR3 Institutional Office Residence District.

**Applicable zoning code provisions:** Chapter 525, Article VII, Conditional Use Permits, Chapter 525, Article IX, Variances, Chapter 530 Site Plan Review, Chapter 535 General Rules of Applicability, Chapter 541 Off-Street Parking and Loading Chapter 548, Article I, Commercial Districts

**Continuance:** Staff incorrectly identified the number of dwelling units in the notification that was issued for this project. The notice should have read “conditional use permit to increase the number of dwelling units from 20 to 21 for an existing multiple-family dwelling located at 1801 1<sup>st</sup> Avenue South in the OR3 Institutional Office Residence District.”

In addition, the applicant provided a more detailed drawing of the proposed efficiency dwelling unit, after the notifications were sent, showing a floor area 272 square feet. The minimum area for an efficiency unit is 350 square feet. Therefore, the applicant will be required to apply for a variance to reduce the minimum gross floor area of an efficiency unit from 350 square feet to 272 square feet.

The notification error and additional land use application were identified 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 July 7, 2008, Planning Commission meeting to allow for notification correction and additional variance application.

### **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 and the City Council accept the above findings and **continue** the application for the conditional use permit to increase the number of dwelling units for an existing multiple-family dwelling located at 1801 1<sup>st</sup> Avenue South in the OR3 Institutional Office Residence District to the July 7, 2008 City Planning Commission public hearing.

#### **Attachments:**

1. Zoning map