

**Department of Community Planning and Economic Development – Planning
Division**

Conditional Use Permit, Variance and Site Plan Review
BZZ-5084

Date: March 7, 2011

Applicant: Clement and Lara Haastrup, 2604 Alamo Circle NE, Blaine, MN 55449, (763) 742-0499

Address of Property: 3020, 3024 and 3028 University Avenue SE

Project Name: Prospect Place

Contact Person and Phone: James Mackey, 1723 Lafond Avenue, Saint Paul, MN 55104, (651) 644-0869

Planning Staff and Phone: Becca Farrar, Senior City Planner, (612) 673-3594

Date Application Deemed Complete: February 1, 2011

End of 60-Day Decision Period: April 1, 2011

End of 120-Day Decision Period: On February 25, 2011, Staff sent a letter to the applicant extending the decision period to no later than May 31, 2011.

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

Existing Zoning: OR2 (High Density Office Residence) District, PO (Pedestrian Oriented) Overlay District, and UA (University Area) Overlay District

Proposed Zoning: Not applicable for this development

Zoning Plate Number: 22

Lot area: 18,010 square feet or approximately .41 acres

Legal Description: Not applicable for this development

Proposed Use: Mixed-use building including ground level commercial and 17 dwelling units.

Concurrent Review:

- Conditional Use Permit to allow 17 dwelling units.
- Variance of the front yard setback requirement from 15 feet to 8 feet to allow a new multi-family residential building.
- Site plan review for a new 4-story, 52 foot tall, multi-family residential building located in the OR2 (High Density Office Residence) district and within the PO (Pedestrian Oriented) and UA (University Area) Overlay districts.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits, Chapter 525, Article IX, Variances, and Chapter 530, Site Plan Review.

Background: The site is currently occupied by three residential structures; a single-family dwelling and two duplexes. The applicant is proposing to demolish all three of the buildings and construct a new four-story, mixed-use development including two ground level commercial spaces and 17 dwelling units located in floors 2-4 of the building with a total of 32 bedrooms. The properties are zoned OR2 with both the PO and UA Overlay Districts. In order to develop the site as proposed a conditional use permit is required to allow 17 dwelling units. Additionally, even though the proposed building is located in a PO, because the property is zoned OR2, the applicant is requesting a variance of the front yard setback requirement along University Avenue SE from 15 feet to 8 feet. Site plan review is also required.

The proposal includes 19 underground parking spaces and 9 surface stalls situated to the side and rear of the building. To access the surface parking lot and underground parking the building has been designed with a partial first floor allowing room for a driveway to pass underneath the building off of University Avenue SE. The ground floor of the structure is proposed to include two commercial spaces, one a possible sit-down restaurant totaling 1,976 square feet and a potential retail space totaling 1,557 square feet. The first floor uses have individual entrances facing the street. The residential lobby is also accessed from the street side.

The following is a summary of the proposed building layout for floors 2-4:

- Second floor – (5) 2 bedroom apartments = 10 total bedrooms
- Third floor – (5) 2 bedroom apartments + (1) 1 bedroom apartment = 11 total bedrooms
- Fourth floor – (5) 2 bedroom apartments + (1) 1 bedroom apartment = 11 total bedrooms

A total of 32 bedrooms in 17 dwelling units are proposed. All units would have one bathroom.

Staff has not received official correspondence from the Prospect Park East River Road Improvement Association (PPERRIA) prior to the printing of this report. All correspondence received prior to the Planning Commission meeting will be forwarded on for consideration.

After receiving feedback at the Planning Commission Committee of the Whole meeting on February 24, 2011, the applicant is altering the front façade along University Avenue SE to include balconies that project two feet beyond the face of the proposed building. This requires a variance to allow the balconies on floors 2-4 to encroach into the required yard; the project must be continued until the March 28, 2011, Planning Commission meeting in order for the project to be re-noticed.

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 **continue** the conditional use permit application for 17 dwelling units (with a total of 32 bedrooms) located on the properties at 3020, 3024 and 3028 University Avenue SE to the March 28, 2011, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the variance application to reduce the front yard setback from the required 15 feet to 8 feet for the building located on the properties at 3020, 3024 and 3028 University Avenue SE to the March 28, 2011, Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the site plan review application for a new 4-story, mixed-use development including 17 dwelling units (32 bedrooms) on the properties located at 3020, 3024 and 3028 University Avenue SE to the March 28, 2011, Planning Commission meeting.

Attachments:

1. Zoning Map