

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ – 3813

Date: November 13, 2007

Applicant: Richard White

Address of Property: 1212 Powderhorn Terrace

Project Name: 1212 Powderhorn Terrace

Contact Person and Phone: Richard White, (612) 721-4018

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

Date Application Deemed Complete: October 19, 2007

End of 60-Day Decision Period: December 18, 2007

Ward: 8 **Neighborhood Organization:** Powderhorn Park Neighborhood Association

Existing Zoning: R6 Multiple Family District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 26

Legal Description: Not applicable for this application

Proposed Use: Multi-family dwelling with 20 units.

Conditional use permit to increase the number of dwelling units from 19 to 20 for an existing multiple-family dwelling located at 1212 Powderhorn Terrace.

Applicable zoning code provisions: Chapter 525, Article VII Conditional Use Permits and Chapter 546 Residence Districts

Background: Richard White, on behalf of Dennis Rentals Powderhorn, is proposing to increase the legal number of dwelling units from 19 to 20 for an existing multiple family dwelling located at 1212 Powderhorn Terrace. The 20th unit is a one bedroom apartment that currently exists in the basement and has been in this location for an undeterminable period of time. In the R6 district, a conditional use permit is required to allow new or additional dwelling units that total more than four dwelling units. The proposed conversion of nineteen dwelling units to twenty units will not require any additional land use applications.

CPED Planning Division Report
BZZ – 3813

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.

Due to the required land use application for a conditional use permit, the site plan is also subject to design and maintenance standards as provided in Chapter 530 Site Plan Review and Chapter 541 Off-Street Parking and Loading and Preliminary Development Review by Public Works, Police and Fire.

CONDITIONAL USE PERMIT: to increase the number of dwelling units from 19 to 20.

Findings as required by the Minneapolis Zoning Code for the conditional use permit:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below 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.

Conversion of the existing multiple family residential building on the site to allow one additional dwelling unit would not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

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 surrounding area is fully developed. The additional dwelling unit will be provided within an existing area of the structure and should not impede on the normal or orderly development of surrounding property in the area. Based on the lot area and the zoning classification, the subject property could support a density of up to 26 dwelling units, several more than the number proposed.

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

The site is served by existing infrastructure. Vehicle access would be from the alley at the rear of the property. The Public Works Department will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right of way. The final plan must indicate all drainage patterns, including roof drains.

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

The structure was built in 1924 as a 19-unit apartment building. Off-street parking was not required in the zoning code at the time the building was constructed. There is an existing asphalt parking area to the rear of the site that serves as the parking area. The addition/legalization of one dwelling unit, requires that the applicant provide one additional off-street parking space, per the zoning code. The applicant is proposing to install a bike rack that supports four bicycles on the site. The zoning code allows a reduction of one off-street parking stall with the installation of a bike rack supporting a minimum of four bicycles. With the installation of the proposed bike rack, the applicant will meet the required parking for the site. Further, staff believes that the legalization the 20th unit will not substantially increase the congestion of the public streets.

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

4.9 Minneapolis will grow by increasing its supply of housing.

Applicable Implementation Steps

Support the development of new medium- and high-density housing in appropriate locations throughout the City.

Staff comment: The property is located in an area with a mix of low- to high-density residential uses. There are fourteen multifamily buildings located along Powderhorn Terrace and along 12th Avenue South.

9.22 Minneapolis will promote increased housing production in designated areas of the City in order to accommodate population growth.

Applicable Implementation Steps

Consistent with the City of Minneapolis adopted Housing Principles, develop strategies so that the variety of housing types throughout the city and its communities shall be increased, giving prospective buyers and renters greater choice in where they live.

Develop an approach to residential development which combines housing form and housing density; for example, medium density residential development may be a townhouse development as well as a high-rise structure, while an attached dwelling form may result in a low density development or a medium density development.

Staff comment: The immediate area around the site is designated as multifamily residential. There are fourteen other multifamily buildings nearby. Six are condominiums and eight are rental; thereby providing prospective buyers and renters with greater housing choices.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

The use of the site for a multi-family residence will conform to the applicable regulations of the district in which it is located upon the approval of the conditional use permit and the required design and maintenance standards.

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 **approve** the application for a conditional use permit to increase the number of dwelling units from 19 to 20 for an existing multiple-family dwelling located 1212 Powderhorn Terrace in the R6 Multiple Family District, subject to the following conditions:

1. The Community Planning and Economic Development Planning Division shall review and approve the final site, landscaping, and elevation plans.
2. Bicycle racks shall be provided to accommodate no fewer than four (4) bicycles on the property. Bicycle racks shall allow for the locking of bicycles in a stable upright position in a location that allows for visual monitoring within 20 feet of the building entrance. The bicycle parking may be located in the public right-of-way with permission of the city engineer.
3. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

Attachments:

1. Statement of use
2. Findings
3. August 29, 2007, e-mail to Council Member Glidden and Powderhorn Park Neighborhood Association
4. Zoning map
5. Site plan and floor plans
6. Photos of the site and surrounding areas