

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit and Variance
BZZ-3155

Date: August 28, 2006

Applicant: J. Robinson

Address of Property: 401 University Avenue SE

Project Name: 401 University Cluster Development

Contact Person and Phone: Jeb Robinson 612-220-7321

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: July 24, 2006

End of 60 Day Decision Period: September 22, 2006

Date Extension Letter Sent: August 18, 2006

End of 120 Day Decision Period: November 21, 2006

Ward: 3 **Neighborhood Organization:** Marcy-Holmes

Existing Zoning: R5 Multiple-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 15

Legal Description: Not applicable for this application.

Proposed Use: Seven-unit Cluster Development with two structures.

Concurrent Review:

Conditional Use Permit: For a seven-unit Cluster Development

Variance: To reduce the corner yard setback on 4th Avenue SE from 10 feet to zero feet.

Variance: To reduce the rear yard setback on the easterly property line from 7 feet to 6 feet.

Appropriate Zoning Code Provisions: Chapter 525, Article VII Conditional Use Permits; Article IX Variances, Specifically Section 525.520(1) “To vary the yard requirements.”

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Background: The applicant proposes to demolish an existing duplex to the north of (but on the same lot as) 401 University Avenue SE and to move another duplex to the site to replace the demolished duplex. The applicant has requested a continuance to the September 18, 2006, meeting of the City Planning Commission to allow him to meet with the Marcy-Holmes neighborhood group.

RECOMMENDATIONS:

Recommendation of the Community Planning and Economic Development Department – Planning Division for the conditional use permit for a cluster development:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the conditional use permit for a cluster development application to the September 18, 2006, meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the conditional use permit for the corner yard setback variance:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the variance application to reduce the corner yard setback on 4th Avenue SE from 10 feet to zero feet to the September 18, 2006, meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the conditional use permit for the rear yard variance:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the variance application to reduce the rear yard setback from seven feet to six feet to the September 18, 2006, meeting of the City Planning Commission.

Attachments:

1. Zoning map.
2. Letter from applicant.