

**Department of Community Planning and Economic Development – Planning Division**  
Zoning Amendment (Rezoning), Conditional Use Permit, Variances, Site Plan Review  
BZZ-3284

**Date:** November 13, 2006

**Applicant:** Lyn-Lake Development Partners, LLC

**Address of Property:** A large portion of 2900 Aldrich Ave S

**Project Name:** Aldrich Apartments – North Building

**Contact Person and Phone:** Gretchen Camp, (612) 373-9122

**Planning Staff and Phone:** Tara Beard, (612) 673-2351

**Date Application Deemed Complete:** October 13, 2006

**End of 60-Day Decision Period:** December 12, 2006

**End of 120-Day Decision Period:** The applicant was sent a letter on October 18, 2006 extending the decision period to February 10, 2007.

**Ward:** 10      **Neighborhood Organization:** Lowry Hill East Neighborhood Association, adjacent to Calhoun Area Residents Action Group

**Existing Zoning:** I1 Light Industrial District

**Proposed Zoning:** R6 Multiple Family District

**Zoning Plate Number:** 24

**Legal Description of Property Proposed for Rezoning:** The land referred to is situated in the State of Minnesota, County of Hennepin, and is described as follows:

2900 Aldrich Ave S

Lot 1, 2, 3, 4, 5, and lot 6, Block 18, Windom's Addition to Minneapolis

Please note, the concurrent applications BZZ-3283 and PL-207 show that only a portion of Lot 6, Block 18, Windom's Addition to Minneapolis is intended for use of this project.

**Lot area:** 31,425 square feet

**Proposed Use:** A residential development including 98 new dwelling units and underground parking.

**Concurrent Review:**

- Rezone a large portion of 2900 Aldrich Ave S from I1 to R6.
- A Conditional Use Permit to allow 98 new dwelling units.
- A Variance to reduce the minimum front yard from 15 to 3 feet.
- A Variance to reduce the minimum corner side yard along 29<sup>th</sup> St from 18 feet to 10 feet.
- A Variance to reduce the minimum interior side yard along the public alley from 15 to 1 foot.
- A Variance to reduce the Minimum Lot Area from 338 sq. ft. per dwelling unit (with a density bonus) to 321 sq. ft. per dwelling unit, a 5% reduction.
- Site Plan Review

**Applicable zoning code provisions:** Chapter 525: Article VI Zoning Amendments, Article VII Conditional Use Permits, Article IX Variances; Chapter 530 Site Plan Review.

**Background:** The applicant, Lyn Lake Development Partners, LLC, is proposing a new multi-family residential building on the majority of the current address of 2900 Aldrich Ave S. This proposal is in conjunction with another project immediately south that will have mixed-uses and will share underground parking with the building at 2900 Aldrich Ave S.

This project is proposed to be continued to allow proper noticing to occur and allow some design changes to be made.

**RECOMMENDATIONS:**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the zoning amendment change from I1 zoning to R6 zoning district:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a zoning amendment to change a large portion of 2900 Aldrich Ave S from a I1 to a R6 zoning district to the hearing of November 27, 2006.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit to allow 98 new dwelling units:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a conditional use permit for 98 new dwelling units at 2900 Aldrich Ave S to the hearing of November 27, 2006.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance to reduce the minimum front yard from 15 to 3 feet:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the minimum front yard from 15 to 3 feet at 2900 Aldrich Ave S to the hearing of November 27, 2006.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance to reduce the minimum corner side yard along 29<sup>th</sup> St from 18 feet to 10 feet:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the minimum corner side yard along 29<sup>th</sup> St from 18 feet to 10 feet at 2900 Aldrich Ave S to the hearing of November 27, 2006.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance to reduce the minimum interior side yard along the public alley from 15 to 1 foot:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the minimum interior side yard along the public alley from 15 to 1 foot at 2900 Aldrich Ave S to the hearing of November 27, 2006.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance to reduce the Minimum Lot Area from 338 sq. ft. per dwelling unit (with a density bonus) to 321 sq. ft. per dwelling unit, a 5% reduction:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the Minimum Lot Area from 338 sq. ft. per dwelling unit (with a density bonus) to 321 sq. ft. per dwelling unit, a 5% reduction, at 2900 Aldrich Ave S to the hearing of November 27, 2006.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a site plan review at 2900 Aldrich Ave S to the hearing of November 27, 2006.

**Attachments:**

1. Zoning map