

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit, six Variances and Site Plan Review
BZZ-2343

Date: June 13, 2005

Applicant: Jay Nord, St. Anthony Boulevard, LLC.

Address of Property: 3207 Central Avenue Northeast

Project Name: The St. Anthony

Contact Person and Phone: John Harriss with Harriss Architects, Inc., (612) 339-2190

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Date Application Deemed Complete: May 17, 2005

End of 60-Day Decision Period: July 16, 2005

End of 120-Day Decision Period: Not applicable for this application

Ward: 1 Neighborhood Organization: Waite Park Community Council

Existing Zoning: OR2, High Density Office Residence District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 6

Legal Description: Not applicable for this application

Proposed Use: 34-unit condominium development

Concurrent Review:

Conditional use permit: for 34 dwelling units.

Variance: to reduce the front yard setback from the established 22 feet to a distance between 15 feet and 4 feet for the building and patios/balconies.

Variance: to reduce the corner side yard setback from the required 14 feet to 0 feet for the building.

Variance: to reduce the rear yard setback from the required 11 feet to 4 feet for the building and to 0 feet for 3 balconies.

Variance: to reduce the minimum lot size requirement from 700 square feet per dwelling unit to 548 square feet per dwelling unit (22 percent variance).

Variance: to increase the maximum lot coverage from 70 percent to 97 percent for the property.

Variance: to increase the maximum impervious surface coverage from 85 percent to 99 percent.

Site plan review.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits, Chapter 525, Article IX, Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations,” Section 525.520(2) “to vary the lot area or lot width requirements up to thirty (30) percent...,” Section 525.520(15) “to vary the maximum lot coverage and impervious surface coverage requirements”; and Chapter 530, Site Plan Review.

Background: The applicant is in the process of working on revisions to the project as originally proposed. Therefore, the Planning Division is recommending that the project be continued to the June 27, 2005, City Planning Commission meeting.

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 34 dwelling units located at 3207 Central Avenue Northeast to the June 27, 2005, City 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 to reduce the front yard setback from the established 22 feet to a distance between 15 feet and 4 feet for the building and patios/balconies located at 3207 Central Avenue Northeast to the June 27, 2005, City 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 to reduce the corner side yard setback from the required 14 feet to 0 feet for the building for a detached garage located at 3207 Central Avenue Northeast to the June 27, 2005, City 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 to reduce the rear yard setback from the

Department of Community Planning and Economic Development – Planning Division
BZZ-2343

required 11 feet to 4 feet for the building and to 0 feet for 3 balconies located at 3207 Central Avenue Northeast to the June 27, 2005, City 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 to reduce the minimum lot size requirement from 700 square feet per dwelling unit to 548 square feet per dwelling unit (22 percent variance) located at 3207 Central Avenue Northeast to the June 27, 2005, City 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 to increase the maximum lot coverage from 70 percent to 97 percent for the property located at 3207 Central Avenue Northeast to the June 27, 2005, City 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 to increase the maximum impervious surface coverage from 85 percent to 99 percent located at 3207 Central Avenue Northeast to the June 27, 2005, City 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 for the property located at 3207 Central Avenue Northeast to the June 27, 2005, City Planning Commission meeting.