

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit, three Variances and Site Plan Review
BZZ-2345

Date: June 13, 2005

Applicant: Troy Mathwig

Address of Property: 3104 and 3106 West Lake Street

Project Name: Calhoun Condominiums

Contact Person and Phone: Gretchen Camp with BKV Group, Inc., (612) 339-3752

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

Date Application Deemed Complete: May 13, 2005

End of 60-Day Decision Period: July 12, 2005

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

Ward: 7 Neighborhood Organization: Cedar Isles Dean Neighborhood Association

Existing Zoning: C2, Neighborhood Corridor Commercial District, SH Shoreland Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 23

Legal Description: Not applicable for this application

Proposed Use: 123-unit condominium development

Concurrent Review:

Conditional use permit: for a Planned Residential Development

Variance: to reduce the east interior side yard setback from the required 13 feet to a distance ranging between 7 feet and 13 feet for portions of the building, patios and balconies

Variance: to reduce the west interior side yard setback from the required 13 feet to a distance ranging between 7 feet and 13 feet for portions of the building, patios and balconies

Variance: to reduce the rear yard setback along the north property line from the required 13 feet to 10 feet for patios and balconies

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”; and Chapter 530, Site Plan Review.

Background: This site is located in the SH Shoreland Overlay District. When sites are located in the SH, MR or FP Overlay Districts the DNR, Park Board and affected Watershed District need to be notified of the upcoming public hearing. When this project was originally noticed, these organizations were not notified. 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 a Planned Residential Development located at 3104 and 3106 West Lake Street 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 east interior side yard setback from the required 13 feet to a distance ranging between 7 feet and 13 feet for portions of the building, patios and balconies located at 3104 and 3106 West Lake Street 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 west interior side yard setback from the required 13 feet to a distance ranging between 7 feet and 13 feet for portions of the building, patios and balconies located at 3104 and 3106 West Lake Street 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 along the north

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property line from the required 13 feet to 10 feet for patios and balconies located at 3104 and 3106 West Lake Street 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 3104 and 3106 West Lake Street to the June 27, 2005, City Planning Commission meeting.