

**Department of Community Planning and Economic Development—Planning Division
Variance and Preliminary and Final Plat
BZZ-2394 and PL-171**

Hearing Date: 7/18/05 (continued from the 6/27/05 hearing)

Applicant: Project for Pride in Living, 1035 Franklin Ave. E., Minneapolis, MN 55404

Address of Property: 1900 Willow Ave. N.

Project Name: Lowell Curve Housing Project

Contact Person and Phone: Gary Findell, 250 3rd Ave. N. #450, Minneapolis, MN 55401, 651-587-4825

Staff Contact Person and Phone: J. Michael Orange, City Planner (voice: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us)

Date Application Deemed Complete: 5/4/05

End of 60-Day Decision Period: 7/3/05

End of Second 60-Day Decision Period: Extended by written notice (dated 6/1/05) to 9/1/05, and by written permission from the applicant (received 7/11/05) to 9/30/05.

Ward: 3 **Neighborhood Organization:** Jordan Area Community Council

Existing Zoning: R2B, Two-Family District

Zoning Plate Number: 7

Proposed Use: Application by Project for Pride in Living to construct 14 single family homes on the site of the former Lowell School located at 1900 Willow Ave. N.

Prior Approvals:

- City Council approved the Lowell Redevelopment Plan on 9/14/04

Concurrent Review:

- Variance for lot widths
- Preliminary and final plat

Applicable Zoning Code Provisions:

- Variance per 525.520 (2).
- Preliminary and final plat per Chapter 598.

If you need more information or have special needs, please call the
Minneapolis Planning Department at 612-673-2597.

BACKGROUND

The applicant requests the continuation to the 8/1/05 Planning Commission hearing.

RECOMMENDATIONS

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the lot width variance application for the Lowell Curve Housing Project at 1900 Willow Ave. N.:

Recommended Motion: The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission continue the lot width variance application for the Lowell Curve Housing Project at 1900 Willow Ave. N. to the 8/1/05 Planning Commission hearing.

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the preliminary and final plat application for the Lowell Curve Housing Project at 1900 Willow Ave. N.:

Recommended Motion: The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission continue the preliminary and final plat application for the Lowell Curve Housing Project at 1900 Willow Ave. N. to the 8/1/05 Planning Commission hearing.