

Community Planning and Economic Development Planning Division Report
Rezoning, Conditional Use Permits, Variance, and Site Plan Review
BZZ-2476

Date: August 29, 2005

Applicant: Troy Mathwig, Mathwig Development

Address Of Property: 110-112 6th Street NE and 509 1st Avenue NE

Project Name: Not yet determined.

Contact Person And Phone: Bekah Padilla – Miller Hanson Partners 612-332-5420

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

Date Application Deemed Complete: June 20, 2005

End of 60 Day Decision Period: August 19, 2005

Date Extension Letter Sent: July 11, 2005

End of 120 Day Decision Period: October 18, 2005

Ward: 1 **Neighborhood Organization:** Nicollet Island/East Bank

Existing Zoning: C2 Neighborhood Corridor Commercial District

Existing Overlay Districts: None.

Proposed Zoning: C3A Community Activity Center District

Plate Number: 14

Proposed Use: Mixed-use building with 162 dwelling units and 12,000 square feet of first floor retail.

Concurrent Review:

Rezoning: From C2 Neighborhood Corridor Commercial District to the C3A Community Activity Center District (approved at 8/1/05 CPC).

Conditional Use Permit: To allow 162 dwelling units (approved at 8/1/05 CPC).

Conditional Use Permit: To increase the height from four stories or 56 feet, whichever is less to 12 stories or 140 feet (approved to eight stories at 8/1/05 CPC).

Variance: To reduce the required westerly interior side yard from 27 feet to various distances (approved at 8/1/05 CPC).

Site Plan Review. (Continued to 8/15/05 CPC and 8/29/05 CPC).

Appropriate Section(s) of the Zoning Code: Chapter 525, Article VI Zoning Amendments; Article VII Conditional Use Permits; Article IX Variances; and Chapter 530 Site Plan Review.

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Background: Mathwig Development proposed to demolish the existing buildings located at 110-112 6th Street NE and 509 1st Avenue NE and to construct in its place a 162 unit residential building with an enclosed four level parking structure and first floor retail along 1st Avenue NE. The City Planning Commission at its meeting of August 1, 2005, approved the rezoning and variance applications, approved the conditional use permit for 162 units, denied the conditional use permit for 12 stories and in lieu thereof approved a conditional use permit for an eight story building, and continued the site plan review. The site plan was continued again at the 8/15/05 meeting. Since this meeting the applicant has withdrawn all land use applications related to this project (please see attached letter).

RECOMMENDATION:

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

The Community Planning and Economic Development - Planning Division recommends that the City Planning Commission adopt the above findings and accept the **withdrawal** of the site plan review application for a 162 unit residential building with first floor commercial located at 110-112 6th Street NE and 509 1st Avenue NE.

Attachments:

- 1) Letter from the applicant.
- 2) Site and zoning map.