

**Department of Community Planning and Economic Development – Planning Division**  
Zoning Amendment (Rezoning), Conditional Use Permits, Site Plan Review  
BZZ-2669

**Date:** November 14, 2005

**Applicant:** Michael Johnson & Greg Jansma

**Address of Property:** 800 16<sup>th</sup> Ave SE

**Project Name:** 800 16<sup>th</sup> Ave SE

**Contact Person and Phone:** Claire Crowe, 350 St. Peter St, Ste. 240, St. Paul MN 55102, 651-203-1166

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

**Date Application Deemed Complete:** October 7<sup>th</sup>, 2005

**End of 60-Day Decision Period:** December 6, 2005

**End of 120-Day Decision Period:** On November 8, 2005, staff sent a letter to the applicant extending the decision period to no later than February 4, 2006.

**Ward:** 2      **Neighborhood Organization:** University (adjacent to Marcy Holmes and Southeast Como)

**Existing Zoning:** I1, Light Industrial District

**Zoning Plate Number:** 15

**Lot area:** 21,520 square feet

**Proposed Use:** 24 dwelling units

**Concurrent Review:**

- Rezone to ILOD or R5
- Conditional Use Permit to allow an increase in maximum building height
- Conditional Use Permit to allow 24 new dwelling units and dwelling units in an ILOD
- Variance to reduce drive aisle width
- Variance to reduce yard setback
- Site Plan Review

**Applicable zoning code provisions:** Chapter 525: Article VII Conditional Use Permits – Chapter 530 – Chapter 546: Article I General Provisions; Article VIII R5 Multiple-Family District - Chapter 550:

Article I General Provisions; Article II Light Industrial District – Chapter 551: Article IV Industrial Living Overlay District.

**Background:** The applicants have submitted multiple land use applications to convert an existing 3-story light industrial building to a 5-story apartment building. This requires a rezoning application for either an Industrial Living Overlay District (ILOD) or an R5 Multiple-Family Residential District; a conditional use permit to create 5 or more dwelling units in an ILOD or R5 District; a conditional use permit to allow an increase in the minimum height permitted; a variance to reduce the drive aisle width in the enclosed parking garage; a variance to reduce a setback if rezoned to R5; and a site plan review. The applicants are proposing to add two stories to the top of the building and provide both underground and surface parking.

The originally proposed building would contain 24 dwelling units ranging from 776 to 1,481 square feet, and 2 to 5 bedrooms. Thirty-two underground and 20 surface parking stalls were proposed. The project is currently undergoing revisions.

At this time staff has received no written comments from the adjacent neighborhoods, Marcy-Holmes Neighborhood Association and Southeast Como Improvement Association.

Drawings submitted for the applications were determined to be insufficient to determine a staff recommendation and indicated potential issues that would be raised during the Preliminary Development Review (PDR) meeting, which did not take place in time for the printing of this report. For these reasons staff recommended a continuance of the applications to November 14, 2005. Because revised drawings have not yet been received and the plans have not been through the PDR process yet, and because two additional variances have been required and were noticed for the November 28, 2005 Planning Commission meeting, staff is recommending continuing the applications to November 28, 2005.

### **RECOMMENDATION:**

#### **Recommendation of the Department of Community Planning and Economic Development – Planning Division for the zoning amendment application:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application to rezone the property at 800 16<sup>th</sup> Ave SE to an ILOD or R5 District to the hearing of November 28, 2005.

#### **Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit for an increase in maximum building height:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **continue** the conditional use permit to allow an increase in maximum building height to the hearing of November 28, 2005.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit to allow 23 new dwelling units at 800 16<sup>th</sup> Ave SE:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and continue the conditional use permit to allow 23 new dwelling units to the hearing of November 28, 2005.

**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 and City Council adopt the above findings and continue the site plan review for 800 16<sup>th</sup> Ave SE to the hearing of November 28, 2005.

**Attachments:**

1. Zoning Map