

Department of Community Planning and Economic Development – Planning Division
Three Variances and Site Plan Review
BZZ-2172

Date: March 28, 2005

Applicant: Alex Young with MSP Metro Development Company, LLC

Address of Property: 1016 Marquette Avenue

Project Name: 1016 Marquette Avenue

Contact Person and Phone: Alex Young, (651) 287-8891

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

Date Application Deemed Complete: February 23, 2005

End of 60-Day Decision Period: April 24, 2005

End of 120-Day Decision Period: June 23, 2005

Ward: 7 Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Existing Zoning: B4-1 and Downtown Parking (DP) Overlay Districts

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 19

Legal Description: Not applicable for this application

Proposed Use: 11-story, 8-unit residential development

Concurrent Review:

Variance: to reduce the width of the drive aisle from the required 22 feet to 6 feet.

Variance: to reduce the north interior side yard setback from the required 21 feet (this was originally noticed as 25 feet) to 2 feet for the building with windows facing the interior side property line.

Variance: to reduce the south interior side yard setback from the required 21 feet (this was originally noticed as 25 feet) to 0 feet for the building with windows facing the interior side property line.

Site plan review: for eight dwelling units.

Applicable zoning code provisions: 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: The applicant has indicated that the project is undergoing some architectural changes due to structural, mechanical and pricing concerns. Therefore, the applicant has requested that the application be continued to the April 11, 2005 City Planning Commission hearing.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the application to the April 11, 2005 City Planning Commission hearing.

Attachments:

1. Request for continuance from the applicant