

Department of Community Planning and Economic Development – Planning Division
Rezoning
BZZ-2206
Preliminary Plat
PL-167

Date: March 7, 2005

Applicant: Heritage Housing LLC

Address of Property: Area roughly bounded by Van White Memorial Boulevard, 10th Avenue North, 12th Avenue North, and Humboldt Avenue North

Project Name: Heritage Park, 2nd ownership phase

Contact Person and Phone: Gary Findell, (651) 587-4825

Planning Staff and Phone: Thomas Leighton, (612) 673-3853

Date Application Deemed Complete: February 4, 2005

End of 60-Day Decision Period: April 5, 2005

Ward: 5 Neighborhood Organization: Sumner Glenwood (no neighborhood organization) & Near North (Northside Residents Redevelopment Council)

Existing Zoning: R1A, R4, and I1

Proposed Zoning: R4

Zoning Plate Number: 12, 13

Plat Name: HERITAGE PARK HOUSING ADDITION 2

Legal Description: Outlot D, City of Minneapolis Heritage Park. Outlots A, B, C, D, E, Minneapolis Heritage Park Plat 2.

Proposed Use: Single family and multiple family housing

Concurrent Review

Rezoning: Rezoning from R1A and I1 to R4

Plats, RLS, Minor Subdivisions: Platting of outlots into lots for single family and twin home development

Applicable zoning code provisions: Chapter 525, Article VI, Zoning Amendments; Chapter 598, Land Subdivision Regulations.

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Background: The subject area is part of the Heritage Park development. Streets were platted in a prior action. Areas defined by the platted streets were platted as outlots in the same subdivision application. This application plats the outlots in the eastern half of the subject area into lots suitable for building single family homes and twin homes. It replats the outlots in the western half of the subject area into new outlots suitable for a future townhouse development.

The property in the subject area is zoned R1A, R4, and I1. All property not now zoned R4 is proposed to be rezoned to R4. This entails a triangular shaped multiple lot area at the eastern end of the subject area that is currently zoned R1A, and about three acres of property at the west end of the property that is currently zoned I1.

Staff have not completed the evaluation of this proposal.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the rezoning application to March 28, 2005.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the subdivision application to March 28, 2005.

Attachments:

1. Preliminary plat
2. Development plan