

Department of Community Planning and Economic Development—Planning Division  
Rezoning Petition, Yard and Parking Variances, Site Plan Review  
BZZ-2290

**Hearing Date:** 4/25/05

**Date Application Deemed Complete:** 4/4/05

**End of 60-Day Decision Period:** 6/3/05

**Applicant:** Chun Keath and Guenkeng Trann Ung, 6050 68 68<sup>th</sup> Ave. N., Brooklyn Park, MN 55429

**Address of Property:** 2725 University Ave. SE.

**Contact Person and Phone:** Spencer Ung, 6019 68<sup>th</sup> Ave. N.; Brooklyn Park, MN 55429

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

**Ward:** 2      **Neighborhood Organization:** Prospect Park East River Road Improvement Association

**Existing Zoning:** OR2, High Density Office Residence District

**PIN:** 30-029-23-13-0049

**Zoning Plate number:** 22

**Proposed Use:** Application by Chun Keath and Guenkeng Trann Ung to expand the existing U Garden restaurant located at 2725 University Ave. SE. Applications include a petition to rezone the site from OR2, High Density Office-Residential District, to C3A, Community Activity Center District; front and side yard variance; parking variance; and an amendment to the prior-approved site plan review (PR-500, approved on 4/19/99).

**Prior approvals (approved by the Planning Commission on 4/19/99):**

- **Expansion of a Nonconforming Use:** The size of the existing 38-seat restaurant exceeded that allowed in the B2-1 Zoning District (1963 Code) which made the existing restaurant a nonconforming use. The Planning Commission approved an expansion of the use to accommodate 100 seats.
- **Variance:** To reduce the side yard setback from 5 feet to 2.7 feet.
- **Site plan review**

**Concurrent Review:** Rezoning petition, yards and parking variances, site plan review.

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

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**Applicable zoning code provisions:**

- **Rezoning petition:** Petition to rezone the site from OR2, High Density Office-Residential District; to C3A, Community Activity Center District.
- **Yard variance:** To reduce the established front yard setback per 525.520 (1) from 15 ft. to zero ft. and the side yard setback in the vicinity of the proposed expansion from 5 ft. to the 2.7 ft. of the existing building
- **Parking variance:** To reduce the parking requirement per 525.520 (6).
- **Site plan review:** Per Chapter 530 of the Zoning Code.

**BACKGROUND**

The applicant requested that this project be continued to the 5/9/05 Planning Commission agenda.

**RECOMMENDATIONS**

The City Planning Department recommends that the City Planning Commission **continue** the rezoning petition for the U Garden Restaurant expansion project at 2725 University Ave. SE. to the 5/9/05 Planning Commission hearing.

The City Planning Department recommends that the City Planning Commission **continue** the yard variance application for the U Garden Restaurant expansion project at 2725 University Ave. SE. to the 5/9/05 Planning Commission hearing.

The City Planning Department recommends that the City Planning Commission **continue** the parking variance application for the U Garden Restaurant expansion project at 2725 University Ave. SE. to the 5/9/05 Planning Commission hearing.

The City Planning Department recommends that the City Planning Commission **continue** the site plan review application for the U Garden Restaurant expansion project at 2725 University Ave. SE. to the 5/9/05 Planning Commission hearing.