
LAND USE APPLICATION SUMMARY

Property Location: 2628 Essex St SE
Project Name: apt on Essex - East
Prepared By: Shanna Sether, Principal City Planner, (612) 673-2307
Applicant: Brian Gadiant
Project Contact: Brian Gadiant
Request: To construct a new 32-unit, multiple-family dwelling.

Required Applications:

| | |
|-------------------------|--|
| Variance | To reduce the front yard setback along Essex St SE from 18 ft. 10 in. to 4 ft. to allow for the proposed structure. |
| Variance | To reduce the front yard setback along 27 th Ave SE from 15 ft. to 2 ft. to allow for the proposed structure. |
| Variance | To reduce the minimum rear yard (south) setback for the proposed structure. |
| Variance | To reduce the minimum interior side yard (west) setback from 5 ft. to 1 ft. 7 in. for the parking area. |
| Variance | To reduce the minimum off-street parking from 16 spaces to 10 spaces. |
| Variance | To increase the maximum compact stalls from 25% to 92.7%. |
| Variance | To reduce the minimum distance between a parking space and the principal structure from 6 ft. to 0 ft. |
| Site Plan Review | For a new multiple-family structure. |

SITE DATA

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|-----------------------------------|--|
| Existing Zoning | R5 Multiple-Family District UA University Area Overlay District |
| Lot Area | 7,745 square feet / .178 acres |
| Ward(s) | 2 |
| Neighborhood(s) | Prospect Park / East River Road Improvement Association |
| Designated Future Land Use | Urban Neighborhood |
| Land Use Features | Growth Center (University of Minnesota) |
| Small Area Plan(s) | <u>Stadium Village University Avenue Station Area Plan (2012)</u> |

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|----------------------------------|----------------|--------------------------------|-----------------|
| Date Application Deemed Complete | April 20, 2018 | Date Extension Letter Sent | May 14, 2018 |
| End of 60-Day Decision Period | June 19, 2018 | End of 120-Day Decision Period | August 18, 2018 |

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property was originally constructed as a single-family dwelling in 1908, and later converted to a duplex in 1939.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area includes a mix of low to very high density residential buildings. The immediate area is experiencing a significant change in housing density, with new multi-story residential projects currently under construction and recently completed projects on this block and to the north of the site. The Stadium Village Activity Center boundary is one block north of the site. The University of Minnesota – Twin Cities campus is .65 miles northwest of the site.

PROJECT DESCRIPTION. The applicant is proposing to construct a new multiple-family residential building with 32 studio units. There are 10 parking spaces located within the first floor of the building envelope. In addition to the site plan review application for the new residential building, the applicant is seeking the following variances:

- **Front Yard Setbacks.** The property is located on a reverse corner lot with frontages along Essex St SE and 27th Ave SE. The adjacent properties front along the opposite streets, thereby requiring a front yard setback applied on both street sides.
 - The front yard setback is increased from 15 ft. to 18 ft. 10 in. based on the location of the existing single-family dwelling located at 2624 Essex St SE. The proposed building will be 4 ft. from the front property line along Essex St SE.
 - The front yard setback is 15 ft., the district setback, along 27th Ave SE. The adjacent dwelling at 133 27th Ave SE is located 14 ft. 10 in. from the front property line along 27th Ave SE. The applicant is proposing to construct the first floor 3 ft. from the front property line along 27th Ave SE and 2 ft. from the front property line for floors 2-4, which cantilevers over the first floor.
- **Rear and interior yard setbacks.** The rear yard setback is based on the calculation of $5 + 2x$ feet, where x is the number of stories above the first floor. The proposed dwelling would be located 5 feet from the rear property line and requires a variance to reduce the rear yard setback. The minimum interior side yard setback for parking area is 5 feet. The applicant is proposing the drive aisle to be located 1 ft. 7 in. from the interior side property line and has requested a variance.
- **Off-street parking.**
 - The minimum off-street parking requirement in the UA University Area Overlay District is $\frac{1}{2}$ parking spaces per bedroom. The proposed project has 32 bedrooms and requires a minimum of 16 parking spaces. The applicant has shown 9 parking spaces and 1 van accessible handicapped parking stall, all enclosed within the first floor of the structure. The applicant is seeking a variance to reduce the minimum off-street parking requirement from 16 spaces to 10.
 - The zoning code requires that a minimum of 75% of the required parking stalls comply with the standard parking stall dimensions. Therefore, a minimum of 12 parking spaces are required to be standard in size. The applicant is proposing 1 handicapped accessible stall and 9 compact stalls. Therefore, the applicant is requesting a variance to increase the number of compact parking stalls from 25% to 92.7%.
 - The minimum distance between an open parking area and the habitable portion of a dwelling is 6 feet. The proposed parking is located within the building envelope, but is not entirely enclosed. The parking is immediately adjacent to a corridor and two residential dwelling units on the first floor. There is no separation between the parking spaces and the wall of the habitable dwellings; therefore, the applicant is seeking a variance to reduce the minimum distance from 6 ft. to 0 ft.

CONTINUANCE

Notifications were sent to the neighborhood association, property owners within 350 feet and published in *Finance and Commerce*. Since the notifications were prepared for the May 21, 2018, planning commission meeting staff has identified an additional land use application to increase the maximum height of the proposed structure, due to floor heights of floors 2-4 measured as 15 ft., instead of the maximum 14 ft. In order to allow for sufficient notification, staff is recommending a continuance for one-cycle, to the June 11, 2018, City Planning Commission.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Brian Gadiant for the property located at 2628 Essex St SE:

A. Variance to decrease the front yard setback.

Recommended motion: **Continue** the variance to reduce the front yard setback along Essex St SE to the June 11, 2018, City Planning Commission public hearing.

B. Variance to decrease the front yard setback.

Recommended motion: **Continue** the variance to reduce the front yard setback along 27th Ave SE to the June 11, 2018, City Planning Commission public hearing.

C. Variance to decrease the rear yard setback.

Recommended motion: **Continue** the variance to reduce the rear yard setback to the June 11, 2018, City Planning Commission public hearing.

D. Variance to decrease the interior yard setback.

Recommended motion: **Continue** the variance to reduce the interior yard setback to the June 11, 2018, City Planning Commission public hearing.

E. Variance to reduce the minimum off-street parking

Recommended motion: **Continue** the application for a variance to reduce the minimum off-street parking to the June 11, 2018, City Planning Commission public hearing.

F. Variance to increase the maximum compact parking stalls.

Recommended motion: **Continue** the application for a variance to increase the maximum percentage of compact parking stalls to the June 11, 2018, City Planning Commission public hearing.

G. Variance to decrease the minimum distance between parking and the structure.

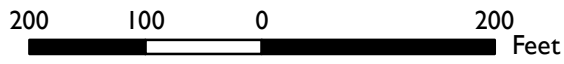
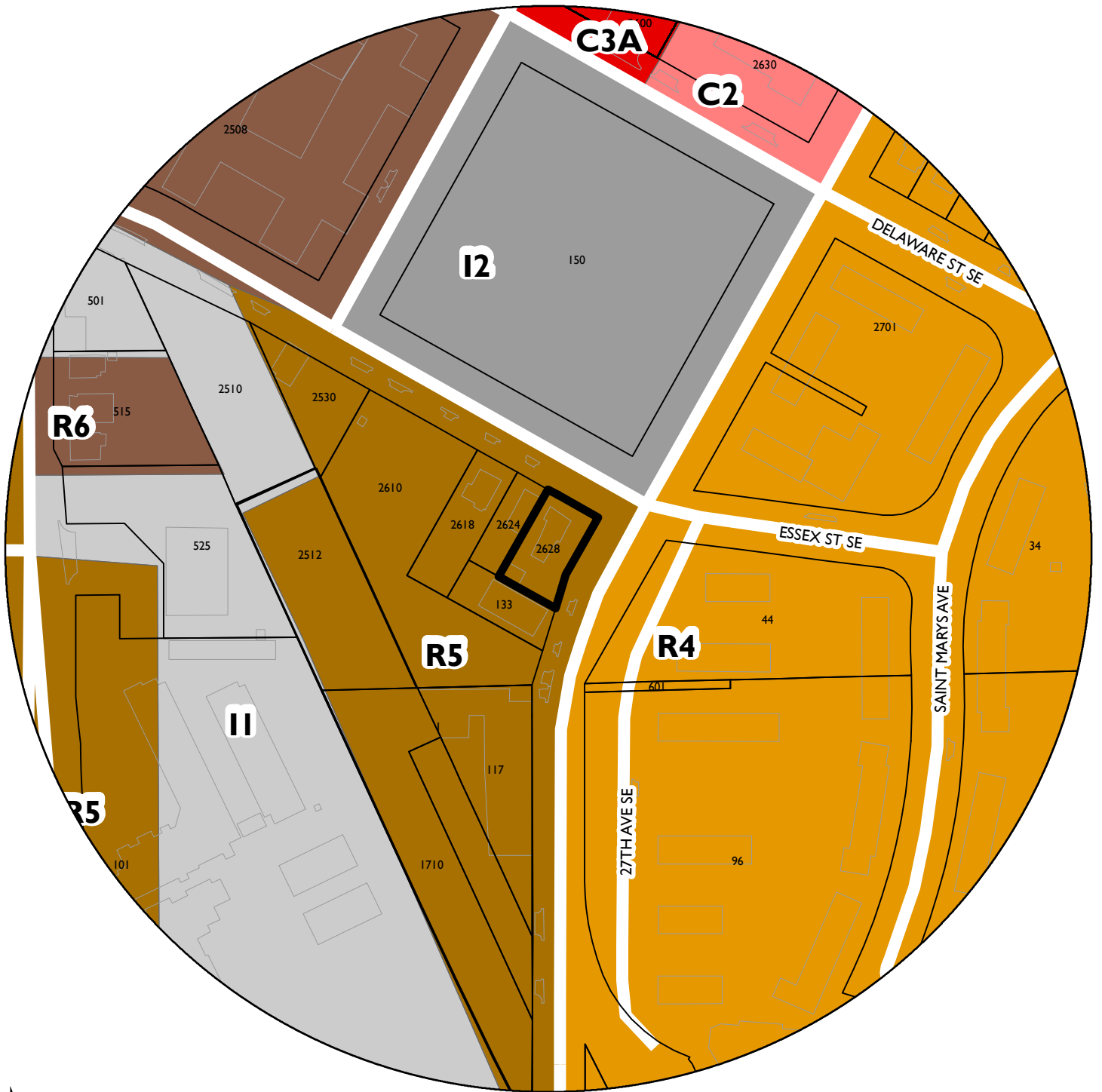
Recommended motion: **Continue** the application for a variance to reduce the minimum distance between an open parking space and the habitable portion of a dwelling to the June 11, 2018, City Planning Commission public hearing.

H. Site Plan Review.

Recommended motion: **Continue** the site plan review for a new 32-unit, multiple-family dwelling to the June 11, 2018, City Planning Commission public hearing.

ATTACHMENTS

1. Zoning map



PROPERTY ADDRESS
2628 Essex St SE

FILE NUMBER
PLAN6450