

Department of Community Planning and Economic Development - Planning Division
Rezoning, Conditional Use Permits, Variances, Site Plan Review, and Minor Subdivision
BZZ-1956 & MS-121

Date: October 25, 2004

Applicant: Bluff Street Development, LLC

Address Of Property: 520 2nd Street SE

Contact Person And Phone: Steve Minn 952-888-2001

Planning Staff And Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: August 18, 2004

End of 60 Day Decision Period: October 17, 2004

Date Extension Letter Sent: September 28, 2004

End of 120 Day Decision Period: December 16, 2004 (applicant has extended the review period until December 31, 2004)

Ward: 2 **Neighborhood Organization:** Marcy-Holmes

Existing Zoning: I1 Light Industrial and I2 Medium Industrial Districts

Existing Overlay Districts: IL Industrial Living Overlay District and MR Mississippi River Critical Area Overlay District.

Proposed Zoning: C3A Community Activity Center District

Plate Number: 15

Proposed Use: A 65 unit residential building.

Concurrent Review:

Rezoning: From I2 to C3A and to remove the ILOD.

Conditional Use Permit: To allow 65 dwelling units.

Conditional Use Permit: To increase the height from 4 stories to 8 stories.

Variance: Variance of the Floor Area Ratio (FAR).

Variance: Variance of the minimum lot area per dwelling unit.

Variance: Variance of the side yard setbacks.

Variance: Variance of the rear yard setback.

Variance: Variance of the required drive aisle widths.

Site Plan Review.

Minor Subdivision.

CPED – Planning Division Report
BZZ-1958 & MS-121

Applicable Zoning Code Provisions: Chapter 525, Article VI Zoning Amendments; Chapter 525, Article VII Conditional Use Permits; Chapter 525, Article IX Variances; Chapter 530 Site Plan Review; and Chapter 598 Subdivisions.

Background: This item was continued from the September 27, 2004 and October 13, 2004 meetings of the City Planning Commission. Bluff Street Development proposes to build a 65-unit, 8-story building at 520 Second Street SE. This site is in the St. Anthony Falls Historic District and requires HPC approval. This development was heard before the Heritage Preservation Commission (HPC) on August 10, 2004. At this meeting the HPC limited the height of the building to 4 stories. This was appealed to the Zoning and Planning Committee of the City Council and was before the full City Council on September 24, 2004. The City Council referred this item back to the September 30, 2004 Zoning and Planning Committee and the October 8, 2004 full City Council. In order to allow the developer and the staff to coordinate Planning Commission review with the outcome of these meeting staff is recommending a continuance to the November 8, 2004 meeting of the City Planning Commission. The applicant has provided a letter extending the 120 day review period from December 16, 2004 to December 31, 2004.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the rezoning from I1 and I2 to C3A and to remove the ILOD:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the rezoning application from the I1 and I2 Districts to C3A Districts and to remove the ILOD for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the conditional use permit for 65 dwelling units:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the conditional use permit application for 65 dwelling units for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the conditional use permit to increase the height of the building from 4 stories to 8 stories:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission continue the conditional use permit application to increase the height from 4 stories to 8 stories for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance to increase the floor area ratio:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission continue the variance application to increase the floor area ratio for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance to reduce the minimum required lot area per dwelling unit:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission continue the variance application to reduce the minimum required lot area per dwelling unit for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance to reduce the side yard setbacks:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission continue the variance application to reduce the side yard setbacks for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance to reduce the rear yard setback:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the variance application to reduce the rear yard setback for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance to reduce the minimum required width of drive aisles:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the variance application to reduce the minimum required width of drive aisles for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the site plan review:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the site plan review application for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the minor subdivision application for property located at 520 2nd Street SE to the November 8, 2004 meeting of the City Planning Commission.

Attachments:

- 1) Site map.
- 2) Letter from applicant.