

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit, Variances and Site Plan Review
BZZ 4208

Date: November 17, 2008

Applicant: Crockett Investments, Inc.

Address of Property: 3403 38th Avenue South

Project Name: Longfellow Park Townhomes

Contact Person and Phone: David Crockett, (612) 845-5290

Planning Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: September 9, 2008

End of 60-Day Decision Period: November 7, 2008

End of 120-Day Decision Period: Staff sent a letter to the applicant on October 14, 2008, extending the decision period to no later than January 7, 2009.

Ward: 9 **Neighborhood Organization:** Longfellow Community Council

Existing Zoning: C1 Neighborhood Commercial District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 28

Legal Description: Not applicable for this application

Proposed Use: Five Residential Townhomes

Concurrent Review:

- **Conditional use permit** to allow for five dwelling units.
- **Variance** to reduce the front yard setback along 34th Street East from 14 feet to approximately 2 feet 6 inches to allow for a parking area on a reverse corner lot.
- **Variance** to reduce the front yard setback along 38th Avenue South from 20 feet to approximately 1 foot 6 inches, for 33 feet of the proposed structure.
- **Variance** to reduce the minimum width of a drive aisle to allow for maneuvering in the alley.
- **Site Plan Review**

Applicable zoning code provisions: Chapter 520 General Provisions; Chapter 525, Article VII Conditional Use Permits; Chapter 525, Article IX Variances; Chapter 530 Site Plan Review; Chapter 541 Off-Street Parking.

Background: The applicant proposed to develop the subject property as five residential townhouses. The applicant was originally partnered with Minneapolis Public Housing Agency (MPHA) who would replace five scattered site MPHA units. MPHA is no longer associated with the project. The applicant has withdrawn the application.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:

The application for a conditional use permit to allow for the construction of a five-unit townhome residential structure located 3403 38th Avenue South in the C1 Neighborhood Commercial District has been **withdrawn** by the applicant.

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

The application for variance to reduce the front yard setback along 34th Street East from 14 feet to 2 feet 6 inches to allow for a parking area on a reverse corner lot to allow for the construction of five-unit townhouse structure for the property located at 3404 38th Avenue South in the C1 Neighborhood Commercial District has been **withdrawn** by the applicant.

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

The application for variance to reduce the front yard setback along 38th Avenue South from 20 feet to approximately 1 foot 6 inches, for 33 feet of the proposed structure to allow for the construction of a five-unit townhouse structure for the property located at 3404 38th Avenue South in the C1 Neighborhood Commercial District has been **withdrawn** by the applicant.

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

The application for variance to reduce the minimum width of a drive aisle to allow for maneuvering in the alley for the property located at 3404 38th Avenue South in the C1 Neighborhood Commercial District has been **withdrawn** by the applicant.

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

The application for site plan review to allow for the construction of five-unit townhouse structure for the property located at 3404 38th Avenue South in the C1 Neighborhood Commercial District has been **withdrawn** by the applicant.

Attachments:

1. Withdrawal letter
2. Zoning map