

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

Date: November 3, 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.

Continuance: The applicant previously submitted land use applications to allow for a six-unit townhouse development for review before the City Planning Commission. After several meetings with the Longfellow Community Council, neighbors and a design committee, the applicant withdrew the application.

The applicant again proposed to demolish the remaining structures and develop the site as five-unit residential townhouses that would similarly be sold to Minneapolis Public Housing Authority (MPHA) under turnkey contract. MPHA no longer has interest in the property. However, the applicant plans to move forward with the project.

The developer has requested another continuance to the November 17, 2008, City Planning Commission public hearing to allow for more time to work out details related to the project.

RECOMMENDATIONS

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** 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 to the November 17, 2008, City Planning Commission public hearing.

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the 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 for the property located at 3403 38th Avenue South in the C1 Neighborhood Commercial District to the November 17, 2008, City Planning Commission public hearing.

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the 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 five-unit townhouse structure for the property located

at 3403 38th Avenue South in the C1 Neighborhood Commercial District to the November 17, 2008, City Planning Commission public hearing.

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the variance to reduce the minimum width of a drive aisle to allow for maneuvering in the alley for the property located at 3403 38th Avenue South in the C1 Neighborhood Commercial District to the November 17, 2008, City Planning Commission public hearing.

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

The Community Planning and Economic Development - Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the site plan review to allow for the construction of five-unit townhouse structure for the property located at 3403 38th Avenue South to the November 17, 2008, City Planning Commission public hearing.

Attachments:

1. Zoning map