

Department of Community Planning and Economic Development - Planning Division
Conditional Use Permit, Variance, and Site Plan Review
BZZ-4193

Date: October 20, 2008

Applicant: 500 LLC

Address of Property: 500 3rd Street North

Project Name: 500 – 3rd Office Building

Contact Person and Phone: David Kelly, Architect 952-922-2220

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

Date Application Deemed Complete: September 22, 2008

End of 60 Day Decision Period: November 21, 2008

Ward: 7 Neighborhood Organization: North Loop

Existing Zoning: B4S-1 Downtown Service District and DP Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 13

Legal Description: Not applicable for this application.

Proposed Use: A three-story addition to an existing four-story building for office use.

Concurrent Review:

Variance: To increase the maximum allowable Floor Area Ratio from 4.0 to 4.78.

Site Plan Review: For a three-story approximately 22,500 square foot building addition.

Applicable zoning code provisions: Chapter 525, Article IX Variances, specifically Section 525.520(3) “to vary the gross floor area ratio...”; and Chapter 530, Site Plan Review.

Background: The applicant proposes to convert a four-story warehouse building to office use. In addition, a three-story addition on top of the existing four stories is proposed that will also be office space. The basement and first floor will be converted to parking space for the building. Additions over 1,000 square feet require site plan review. The proposed addition will increase the building floor area ratio (FAR) to 4.78, which exceeds the allowable FAR of 4.0 in the B4S-1 Downtown Service District, so a variance of this requirement is necessary.

CPED Planning Division Report

BZZ-4193

Planning staff recommends that the Commission continue this item to the November 3, 2008, meeting of the City Planning Commission to allow staff to complete further review of the changes with adopted small area plans and the applicable standards of the National Historic District.

RECOMMENDATIONS:

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission **continue** the variance application to increase the maximum allowable floor area ratio from 4.0 to approximately 4.78 for property located at 500 3rd Street North to the November 3, 2008, meeting of the City Planning Commission meeting.

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 500 3rd Street North to the November 3, 2008, meeting of the City Planning Commission.