

Department of Community Planning and Economic Development – Planning Division

Conditional Use Permit and Site Plan Review

BZZ-5578

Preliminary Plat

PL-265

Date: June 11, 2012

Applicant: Bigos-Calhoun Greenway, LLC, Attn: W. Vasilis, 8325 Wayzata Boulevard, Golden Valley, MN 55426, (763) 367-7400

Address of Property: 3140 Chowen Avenue South and 3129 Ewing Avenue South

Project Name: Dwell – Bigos Calhoun Greenway Expansion

Contact Person and Phone: UrbanWorks Architecture, Attn: Tod Elkins, 901 N. 3rd Street, Suite #145, Minneapolis, MN 55401, (612) 455-3104

Planning Staff and Phone: Becca Farrar, Senior City Planner, (612)673-3594

Date Application Deemed Complete: May 1, 2012

End of 60-Day Decision Period: June 30, 2012

End of 120-Day Decision Period: On May 30, 2012, Staff sent a letter to the applicant extending the decision period to no later than August 29, 2012.

Ward: 13

Neighborhood Organization: West Calhoun Neighborhood Council

Existing Zoning: R6 (Multiple-family) district

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 23

Lot area: 197,950 square feet or approximately 4.54 acres

Legal Description: Not applicable for this application.

Proposed Use: Establish a PUD for a new 185-unit residential development.

Concurrent Review:

- Conditional Use Permit for a Planned Unit Development (PUD) to allow a new 6-story, 72-foot tall, 185-unit residential development on the subject site. The proposed development would become a unified development with the existing 4-story, 42-foot tall, 151-unit residential development located on the property.
- Site Plan review for a PUD in the R6 (Multiple-family) district.
- Preliminary Plat.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits, Chapter 527, Planned Unit Development, Chapter 530 Site Plan Review and Chapter 598, Land Subdivision Regulations.

Background: The applicant proposes to construct a new 6-story, 72-foot tall, 185-unit residential development on the properties located at 3140 Chowen Avenue South and 3129 Ewing Avenue South. The development is made possible due to the acquisition of the parcel located on Ewing Avenue South via the City of Minneapolis and combining it with the parcel located on Chowen Avenue South. The proposed development would become a unified development with the existing 4-story, 42-foot tall, 151-unit residential development located on the site. A conditional use permit for a Planned Unit Development (PUD) is required in order to develop the site as proposed. Site plan review as well as a preliminary plat is also required for the development.

The applicant attended the City Planning Commission (CPC) Committee of the Whole (COW) meeting on April 9, 2012. At that meeting there were concerns generated by the Planning Commission and the applicant was asked to modify the proposal and return to another CPC COW meeting prior to moving forward to the CPC public hearing. The applicant has requested a continuance to the June 25, 2012, Planning Commission meeting in order to attend the June 14, 2012, CPC COW meeting.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for the Conditional Use Permit for a Planned Unit Development to allow a new 6-story, 72 foot tall, 185-unit residential development on the properties located at 3140 Chowen Avenue South and 3129 Ewing Avenue South to the June 25, 2012, Planning Commission meeting.

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

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission **continue** the site plan review application for a Planned Unit Development on the properties located at 3140 Chowen Avenue South and 3129 Ewing Avenue South to the June 25, 2012, Planning Commission meeting.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the preliminary plat application for the properties located at 3140 Chowen Avenue South and 3129 Ewing Avenue South to the June 25, 2012, Planning Commission meeting.

Attachments:

1. Zoning map

