

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-5789

Date: October 15, 2012

Applicant: Michael Allen - All Energy Solar

Addresses of Property: 5155 34th Avenue S

Contact Person and Phone: Michael Allen, (612) 545-8033

Planning Staff and Phone: Kimberly Holien, (612) 673-2402

Date Application Deemed Complete: September 18, 2012

End of 60-Day Decision Period: November 17, 2012

End of 120-Day Decision Period: Not applicable for this application

Ward: 12 **Neighborhood Organization:** Nokomis East Neighborhood Association

Existing Zoning: C1, Neighborhood Commercial district, AP, Airport Overlay district

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 39

Legal Description: Lot 12, including adjacent parts of vacated streets, Nels A. Rosendahls Addition to Minneapolis.

Proposed Use: Solar energy system on an existing, mixed-use building.

Concurrent Review:

Conditional use permit: for a solar energy system

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits.

Background: The applicant is proposing to install a solar energy system on the existing building at 5155 34th Avenue. Two building-mounted solar energy systems are proposed that would be installed on the roof of the principal structure and the roof of the accessory structure. A building-integrated system that mimics an awning will also be installed on the south side of the principal structure. The building-integrated solar energy system includes nine solar panels.

Upon further review of the application, staff determined that the awning-like solar energy system meets the definition of *building-integrated solar energy system*, which is defined as, “A solar energy system

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that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to active photovoltaic or hot water systems that are contained within roofing materials, windows, walls, skylights, and awnings, or passive systems that are designed to capture direct solar heat.”

This type of solar energy system is permitted and staff is recommending that the application be returned to the applicant accordingly.

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 findings above and **return** the conditional use permit for a solar energy system at 5155 34th Avenue S.

Attachments:

1. Zoning map