

**Department of Community Planning and Economic Development – Planning Division**  
Variances and Site Plan Review  
BZZ-5770

**Date:** October 15, 2012

**Applicant:** CPM Development, LLC

**Address of Property:** 525 10<sup>th</sup> Avenue Southeast

**Project Name:** 525 10<sup>th</sup> Avenue Southeast

**Contact Person and Phone:** Pat Mackey, Mackey Malin Architects (612) 220-6190

**Planning Staff and Phone:** Janelle Widmeier, (612) 673-3156

**Date Application Deemed Complete:** September 21, 2012

**End of 60-Day Decision Period:** November 20, 2012

**Ward: 3 Neighborhood Organization:** Marcy Holmes

**Existing Zoning:** R5 Multiple-family District and UA University Area Overlay District

**Proposed Zoning:** Not applicable for this application

**Zoning Plate Number:** 15

**Legal Description:** Not applicable for this application

**Proposed Use:** Multiple-family dwelling with 10 units

**Concurrent Review:**

- Variance to reduce the minimum front yard requirement adjacent to 6<sup>th</sup> Street Southeast from 15 feet to 7 feet to allow the building.
- Variance to increase the percentage of required parking spaces that may be satisfied by providing compact spaces from 25 to 100 percent.
- Site plan review.

**Applicable zoning code provisions:** Chapter 525, Article IX Variances, specifically section 525.520 (1) “To vary the yard requirements, including permitting obstructions into required yards not allowed by the applicable regulations” and (7) “To increase the percentage of required parking spaces that may be satisfied by providing compact spaces”; and Chapter 530 Site Plan Review.

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**Background:** The applicant is proposing to build a 3-story multiple-family dwelling with 10 dwelling units with a total of 29 bedrooms at the property of 525 10<sup>th</sup> Avenue Southeast. The existing rooming house would be demolished. Site plan review is required for any development with five or more dwelling units.

The minimum front yard requirement for the subject property is the district requirement of 15 feet adjacent to 6<sup>th</sup> Street Southeast. The building would be set back 7 feet from the front lot line. A variance is required to reduce the front yard requirement from 15 feet to 7 feet to allow the building.

The minimum parking requirement is 15 spaces. In the enclosed parking garage, 15 compact spaces were proposed to be provided. Not more than 25 percent of the required spaces can be compact spaces. In other words, at least 11 spaces must comply with the dimensions required for standard spaces. A variance would be required to increase the percentage of required parking spaces that may be satisfied by providing compact spaces. After the public hearing notices were sent for the October 15, 2012 Planning Commission meeting, modifications were made to the project plans to address concerns raised by Planning Staff. These changes will result in eliminating the need to increase the allowed number of compact spaces, but will reduce the total number of proposed parking spaces provided on the site. To reduce the number of parking spaces, a variance of the minimum parking requirement is required. Staff is recommending that the planning commission continue the applications to the October 29, 2012 meeting of the Planning Commission to allow the new variance to be noticed for the public hearing as required.

**RECOMMENDATIONS:**

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the variance to reduce the minimum front yard requirement adjacent to 6<sup>th</sup> Street Southeast from 15 feet to 7 feet to allow the building located at the property located at 525 10<sup>th</sup> Avenue Southeast to the October 29, 2012 meeting of the Planning Commission.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the variance to increase the percentage of required parking spaces that may be satisfied by providing compact spaces from 25 to 100 percent located at the property located at 525 10<sup>th</sup> Avenue Southeast to the October 29, 2012 meeting of the Planning Commission.

**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 application for site plan review for a new multiple-

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family dwelling with 10 units located at the property located at 525 10<sup>th</sup> Avenue Southeast to the October 29, 2012 meeting of the Planning Commission.

**Attachments:**

1. Zoning map