

Department of Community Planning and Economic Development
Rezoning
BZZ 6066

Date: June 24, 2013

Applicant: David Barnhart

Address of Property: 2827 Williams Avenue SE

Contact Person and Phone: David Barnhart, (612) 242-3442

CPED Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: May 10, 2013

End of 60-Day Decision Period: July 9, 2013

End of 120-Day Decision Period: September 30, 2013 (*Staff received an extension letter from the applicant June 17, 2013*)

Ward: 2 Neighborhood Organization: Prospect Park/East River Road Improvement Association

Existing Zoning: R4 Multiple Family District

Proposed Zoning: C2 Neighborhood Corridor Commercial District

Zoning Plate Number: 22

Proposed Use: Additional surface parking serving commercial and office uses located at 2828 University Avenue SE.

Petition to rezone: to change the zoning classification of 2827 Williams Avenue SE from R4 Multiple-Family District to C2 Neighborhood Corridor Commercial District to allow for the expansion of an accessory parking lot serving the office building at 2828 University Avenue SE.

Zoning code section authorizing the requested variance: Chapter 525, Article VI Zoning Amendments, Chapter 541 Off-Street Parking and Loading, Chapter 546 Residence Districts and Chapter 548 Commercial Districts.

Continuance: The subject property is an irregular shaped parcel, approximately 8,790 square feet in area. The previous use of the property was a single-family dwelling that was razed in 2012 by the applicant. The applicant owns the adjacent properties at 2828 and 2900 University Avenue SE. The adjacent properties are used for a commercial and office building with an accessory surface parking lot. The existing building has three tenants, two of which are office uses and one is a child care center. The applicant acquired the subject property July 2012, to allow for the existing accessory parking lot expansion. The subject property is zoned R4 Multiple Family District. Accessory parking for commercial uses is prohibited in the R4 District. Therefore, the applicant has submitted a petition to rezone the subject property to C2 Neighborhood Corridor Commercial District.

The applicant has been meeting with members of the Prospect Park/East River Road Improvement Association. The applicant is interested in pursuing an application to rezone the subject property to add the TP Transitional Parking Overlay District, in lieu of the C2 Neighborhood Corridor Commercial District, to allow for the extension of the parking lot. To rezone to add the TP Overlay District, the applicant must provide consent signatures from 2/3 of the property owners within 100 feet. Therefore, the applicant has requested a continuance to the August 12, 2013, City Planning Commission public hearing, in an attempt to secure signatures to pursue the TP Overlay District rezoning.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the application for the rezoning petition to change the zoning classification of 2827 Williams Avenue SE from R4 Multiple-Family District to C2 Neighborhood Corridor Commercial District to allow for the expansion of an accessory parking lot serving the commercial and office building at 2828 University Avenue SE to the **August 12, 2013**, City Planning Commission public hearing.

Attachments:

1. Zoning map