

Department of Community Planning and Economic Development
Rezoning
BZZ – 6137

Date: August 12, 2013

Applicant: Olu's Home Inc

Address of Property: 1315 12th Avenue North

Project Name: Olu's Home Inc

Contact Person and Phone: Gloria Freeman, (612) 824-1142

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

Date Application Deemed Complete: July 2, 2013

End of 60-Day Decision Period: August 31, 2013

End of 120-Day Decision Period: On July 31, 2013, staff sent the applicant a letter extending the decision period no later than October 30, 2013.

Ward: 5 **Neighborhood Organization:** Northside Residents Redevelopment Council

Existing Zoning: R4 Multiple-Family Residence District

Proposed Zoning: OR2 High Density Office Residence District

Zoning Plate Number: 12

Legal Description of Property: Lots 1 thru 7, Block 1 and Lots 1 thru 4, Block 4 including adjacent vacated walkway, Bethune 1st Addition, Hennepin County, Minnesota.

Proposed Use: Offices, child care center and adult day care (developmental achievement center)

Concurrent Review: Petition to rezone the property of 1315 12th Avenue North from R4 to OR2.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments.

Background: Olu's Home Inc, a use that provides services to individuals diagnosed with intellectual and mental disabilities as well as elderly individuals, is proposing to establish offices, a child care center and adult day care (developmental achievement center) in the existing building located at 1315 12th Avenue North. The building would be used as their main office with their intergenerational day centers. The 18,500 square foot building was originally built as a community building in 1985. A 36-space parking lot also exists on the site, which would accommodate the approximately 31 spaces required for

the proposed uses. The applicant has indicated that they will provide 12 bicycle spaces, which would fulfill the bicycle parking requirements for the child care center and offices of 3 spaces each.

Child care centers and developmental achievement centers are conditional uses in the R4 district, but offices are not an allowed use. Therefore, the applicant is requesting to rezone the property from R4 to OR2, where the proposed uses are all permitted.

As of writing this staff report, staff has not received any correspondence from the neighborhood group. Other correspondence in support of the proposal was received and is attached to this report. Staff will forward additional comments, if any are received, at the City Planning Commission meeting.

REZONING: Petition to rezone the property of 1315 12th Avenue North from R4 to OR2.

Findings as required by the Minneapolis Zoning Code:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The proposed zoning would be consistent with the applicable policies of the comprehensive plan, *The Minneapolis Plan for Sustainable Growth*. The future land use designation of the site is urban neighborhood. According to the principles and policies outlined in the plan, the following apply to this proposal:

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

The site is also located within the boundaries of the *Minneapolis Near Northside Master Plan*, which was adopted by the City Council in 2000. The plan primarily provided guidance for the development of Heritage Park. It did not identify that the use of the subject property should change from a community building providing services to the surrounding neighborhood.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

Rezoning the property will allow low-intensity neighborhood serving uses to be established and the reuse of a large nonresidential building. The amendment is in the public interest and not solely in the interest of the property owner.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

High density residential development within the R4 district is located to the south and east. Low density residential development within the R2B district is located to the west across Humboldt Avenue North. Industrial uses within the I1 district are located north of the site. The proposed zoning would be compatible with the surrounding uses and zoning classifications and would allow for the reuse of a large nonresidential building originally built for community purposes.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The R4 zoning district allows low to medium density residential uses and a limited number of low intensity nonresidential uses, but not offices. The OR2 district allows low to high density residential uses and a wider range, yet still limited, number of nonresidential uses that can serve small to medium scale mixed use areas within neighborhoods. Although there are reasonable uses allowed in the R4 zoning district, the uses allowed in the OR2 district allow more lower-intensity options for reuse of a large nonresidential building.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The subject site has been zoned R4 since the 1970's. In the immediate area, there hasn't been a significant change in the character or trend of development.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development for the Rezoning:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the petition to rezone the property of 1315 12th Avenue North from R4 to OR2.

Attachments:

1. Applicant's statement of use and findings
2. Correspondence
3. Zoning district comparison
4. Zoning map
5. Aerial
6. Plans
7. Photos