

Department of Community Planning and Economic Development (CPED)
Variances and Alley Vacation
BZZ-6163 and Vac1616

Date: August 26, 2013

Applicant: Board of Education

Address of Property: 2200 Quincy Street Northeast

Project Name: Edison North Parking Lot Improvement Project

Contact Person and Phone: John Slack with Stantec, (651) 967-4554

CPED Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: July 31, 2013

End of 60-Day Decision Period: September 29, 2013

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

Ward: 1 **Neighborhood Organization:** Holland Neighborhood Improvement Association

Existing Zoning: R2B, Two-family District

Proposed Zoning: Not applicable for this development

Zoning Plate Number: 9

Legal Descriptions: Not applicable for this development

Proposed Use: Parking lot

Concurrent Review:

- **Variance:** to reduce the width of the drive aisle in the parking lot from the required 22 feet to zero feet for a portion of the spaces that would utilize the proposed public alley for maneuvering purposes.
- **Variance:** to reduce the rear yard setback from the required 5 feet to zero feet.
- **Variance:** to reduce the landscaped yard along the rear property line from the required 7 feet to zero feet.
- **Alley vacation:** the south 30 feet of the dedicated alley in Block 18, East Side Addition to Minneapolis. The block is bounded by Quincy St NE, Monroe St NE, 22nd Ave NE and 23rd Ave NE.

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Applicable zoning code provisions: Chapter 525, Article IX, Variances, specifically Section 525.520(14) “To reduce the minimum width of parking aisles or to increase the maximum width of driveways in any zoning district, as regulated by Chapter 541, Off-Street Parking and Loading...”, Section 525.520(1) “To vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations” and Section 525.510(25) “To vary the screening and landscaping requirements of this zoning ordinance”.

Background: The applicant is proposing to make improvements to the existing parking lot located at 2200 Quincy Street Northeast. The parking lot is utilized by staff at Edison High School. The development requires three variances and a right-of-way vacation for a part of the public alley. The Public Works department has not weighed in on the vacation request. To allow time for this to occur CPED staff is recommending that the applications be continued to the September 16, 2013, City Planning Commission meeting.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the variance application to reduce the width of the drive aisle in the parking lot from the required 22 feet to zero feet for a portion of the spaces that would utilize the proposed public alley for maneuvering purposes for the property located at 2200 Quincy Street Northeast to the September 16, 2013, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the variance to reduce the rear yard setback from the required 5 feet to zero feet for the property located at 2200 Quincy Street Northeast to the September 16, 2013, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the variance to reduce the front yard setback from 20 feet to 3 feet to allow the building and to 0 feet to allow an 8.2 foot wide walkway for the first 40 feet north of the south property line for the property located at 2200 Quincy Street Northeast to the September 16, 2013, City Planning Commission meeting.

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Recommendation of the Department of Community Planning and Economic Development for the vacation (Vac1616):

The Department of Community Planning and Economic Development recommends that the City Planning Commission and the City Council **continue** the application to vacate the south 30 feet of the dedicated alley in Block 18, East Side Addition to Minneapolis (the block is bounded by Quincy St NE, Monroe St NE, 22nd Ave NE and 23rd Ave NE) to the September 16, 2013, City Planning Commission meeting.