

**Department of Community Planning and Economic Development – Planning Division**  
Rezoning, Conditional Use Permit  
BZZ – 2065

**Date:** November 22, 2004

**Applicant:** American Indian Community Development Corporation

**Address of Property:** 2309-11 15<sup>th</sup> Ave. S.

**Project Name:** N/A

**Contact Person and Phone:** Jim Graham, (612) 871-3760

**Planning Staff and Phone:** Jason Wittenberg, (612) 673-2297

**Date Application Deemed Complete:** October 28, 2004

**End of 60-Day Decision Period:** December 27, 2004

**Ward:** 6      **Neighborhood Organization:** Ventura Village Neighborhood Association

**Existing Zoning:** R5

**Proposed Zoning:** R4

**Zoning Plate Number:** 21

**Legal Description:** The North 14.62 feet of Lot 10 and South 16.38 feet of the West 79 feet of Lot 11 and the South 19.38 feet of the East 38.51 feet of Lot 11, Block 16, Subd Elliott's Addition to Minneapolis, Hennepin County

And

The South 30 feet of Lot 10, Block 16, Subd Elliott's Addition to Minneapolis, Hennepin County

**Proposed Use:** New single-family home

**Concurrent Review:** Not applicable for this application

**Applicable zoning code provisions:**

Table 546-1 Principal Uses in Residence Districts

**Background:** The applicant proposes to rezone the property from the R5 District to the R4 District to allow a new single-family dwelling. The applicant's intent is that the owner of the single-family dwelling would subsequently request a conditional use permit to allow an

accessory dwelling unit near the rear of the property (as authorized in the North Phillips Overlay District). The property has approximately 7,234 square feet of lot area.

**REZONING –**

**Required Findings for the Zoning Amendment (Rezoning):**

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

The street site in question is adjacent to a Community Corridor and is within a Transit Station Area (TSA). Downzoning a single property on a block that has entirely R5 zoning is not consistent with the policies of the comprehensive plan.

The Minneapolis Plan indicates that the City should increase the number of households living in Minneapolis, and that “(t)he number of households from all walks of life who choose to make Minneapolis their home must continue to grow if the city’s neighborhoods are to remain economically, socially and physically vital.” Moderate to higher density housing is suggested for Commercial Corridors, Community Corridors, and Major Housing Sites. The site is adjacent to a Community Corridor.

Planning staff has identified the following goals and policies of the Minneapolis Plan as being relevant to the request to rezone the property from R5 to R4.

*Policy: 9.5* Minneapolis will support the development of residential dwellings of appropriate form and density.

*Relevant Implementation Step:* Promote the development of well designed moderate density residential dwellings adjacent to one or more of the following land use features: Growth Centers, Commercial Corridors, Community Corridors and Activity Centers.

*Staff comment:* The site is located adjacent to a Community Corridor and is not located contiguous to other properties with a less intense district than the existing R5 classification.

*Policy: 9.36* Minneapolis will encourage both a density and mix of land uses in TSAs that both support ridership for transit as well as benefit from its users.

*Relevant Implementation Step:*

- Concentrate highest densities and mixed-use development nearest the transit station and/or along Commercial Corridors, Community Corridors and/or streets served by local bus transit.

CPED Planning Division Report  
BZZ – 2065

- Support the development of new housing types in the TSA, including townhomes, mansion apartments, garden apartments, granny flats/carriage houses, and multi-family residential buildings.

*Staff comment:* While the site is located within one-half mile of the nearest light rail transit station, it is approximately one-half mile when considering walking distance. The site is thus not in very close proximity to the station and was not covered in the adopted station area plan. Note that while the applicant indicates that the intent is for a future “carriage house” on the site, an accessory dwelling unit could be constructed accessory to a two-family dwelling in the existing R5 District.

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

The rezoning appears to be largely in the interest of a single property owner whose intent is to develop a single-family dwelling, possibly with a future accessory dwelling unit. It is not evident that consideration has been given to developing three or more units on the property.

**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.**

The immediate area includes a mix of single- and multi-family residential uses as well as institutional uses. The proposed R4 District and the uses allowed in the district would be compatible with the existing uses in the area.

**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 property, under the existing zoning classification, could reasonably be developed with between three and eight dwelling units. The site is served by a public alley and has dimensions that could easily accommodate a building of at least three dwelling units.

**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.**

Recent residential development in the area—within approximately the last decade—has included a mix of single- and multi-family uses. The number of multi-family residential developments constructed in most recent years—within the past five years—seems to indicate that R5 zoning adjacent to a Community Corridor in the Phillips community is

CPED Planning Division Report  
BZZ – 2065

appropriate. Recent developments include, for example, Village in Phillips, townhomes at 28<sup>th</sup> and Bloomington, Many Rivers, and Collaborative Village.

**RECOMMENDATION**

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the Zoning Amendment (Rezoning):**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **deny** the application for a zoning amendment (rezoning) to rezone the property at 2309-11 15<sup>th</sup> Avenue South from the R5 District to the R4 District.

**Attachments:**

1. Statements submitted by the applicant
2. Letter from property owner
3. Zoning map
4. Site plan
5. Floor plans
6. Elevations
7. Building elevations
8. Photos