

**Department of Community Planning and Economic Development – Planning
Division**

Rezoning, Conditional Use Permit, Variances, Site Plan Review
BZZ-2697

Date: December 20, 2005

Applicant: Aldrich Avenue, LLC, 2101 Hennepin Avenue South, Suite #107,
Minneapolis, MN 55405, (612) 871-1986

Addresses of Property: 2501, 2505 and 2509 Aldrich Avenue South

Project Name: 2501, 2505 and 2509 Aldrich Avenue South

Contact Person and Phone: Room Inc., Paul Pavlak, 4706 Nicollet Avenue South,
Minneapolis, MN 55405, (612) 203-9824

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: October 8, 2005

End of 60-Day Decision Period: December 7, 2005

End of 120-Day Decision Period: On November 7, 2005, Staff sent the applicant a letter extending the decision period to no later than February 5, 2006. The applicant further provided an extension of the decision period to no later than April 5, 2006.

Ward: 10 **Neighborhood Organization:** Lowry Hill East Neighborhood Assn.
(LHENA)

Existing Zoning: R2B (Two-family) District

Proposed Zoning: R6 (Multiple-family) District

Zoning Plate Number: 18

Lot area: 13,410 square feet or .30 acres

Legal Description: See attachment.

Proposed Use: Four-story, 20 unit owner-occupied condominium development

Concurrent Review:

- Petition to rezone the subject parcels from the R2B district to the R6 district.
- Conditional Use Permit to allow 20 residential units.

- Variance of the corner side yard setback along West 25th Street from 14 feet to 6 feet 1 inch.
- Variance of the rear yard setback from 11 feet to 5 feet 9 inches.
- Site Plan Review.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments, Chapter 525: Article VII Conditional Use Permits, Article IX, Variances and Chapter 530 Site Plan Review.

Background: Room Inc., on behalf of Aldrich Avenue, LLC, proposes to construct a 4-story, 20-unit condominium development at the southeast corner of Aldrich Avenue South and West 25th Street on the properties located at 2501, 2505 and 2509 Aldrich Avenue South. Four levels of housing would be located above the underground parking garage, which has been designed to accommodate parking for all proposed units. The underground garage would be accessed via a new curb cut off of West 25th Street frontage. The property is currently zoned R2B which permits single family and two family residential developments. The applicant is applying to rezone the property to the R6 district which allows multi-family residential. A conditional use permit and site plan review are required with residential developments consisting of 5 or more units. The applicant is also requesting variances of the corner side yard along West 25th Street from 14 feet to 6 feet 1 inch and the rear yard from 11 feet to 5 feet 9 inches.

The applicant requested several continuances to consider alternatives for the proposed development. Upon further consideration, the applicant has chosen to withdraw all associated applications with the proposed development at this time.

RECOMMENDATIONS:

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

The application has been **withdrawn**.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The application has been **withdrawn**.

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

The application has been **withdrawn**.

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

The application has been **withdrawn**.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The application has been **withdrawn**.

Attachments:

1. Zoning Map
2. Withdrawal letter