

## LAND USE APPLICATION SUMMARY

*Property Location:* 2444 Logan Avenue North  
*Project Name:* Rezoning  
*Prepared By:* Aaron Hanauer, Senior City Planner, (612) 673-2494  
*Applicant:* Mohammad Islam  
*Project Contact:* Mohammad Islam  
*Request:* To re-establish rights to an existing four-unit building.  
*Required Applications:*

<b>Rezoning</b>	Petition to rezone the property from R1A/Single-Family District to R3/Multiple-Family District;
<b>Variance</b>	To reduce the minimum lot area requirement from 1,500 square feet per unit to 1,437 square feet per unit

## SITE DATA

<b>Existing Zoning</b>	R1A, Single Family Detached District
<b>Lot Area</b>	5,750 square feet / 0.13 acres
<b>Ward(s)</b>	5
<b>Neighborhood(s)</b>	Jordan
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	N/A
<b>Small Area Plan(s)</b>	Just outside of the West Broadway Alive plan

<b>Date Application Deemed Complete</b>	August 18, 2016	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	October 17, 2016	<b>End of 120-Day Decision Period</b>	N/A

## BACKGROUND

### SITE DESCRIPTION AND PRESENT USE.

The subject property is located in North Minneapolis on a curvilinear portion of Logan Avenue North. The property is located at the southeast corner of the Logan Avenue North and 25<sup>th</sup> Avenue North intersection. There is an east-west alley that runs behind the project site that extends from James Avenue North to the east to Morgan Avenue North to the west.

The building on the project site was built in 1903. It was converted into a four-unit building in 1922 and has maintained that layout since. It is a larger home compared to the homes in the surrounding area with 3,864 square feet of floor area (including basement). The structure is 2 1/2 stories with a hipped roof and stucco siding. There are entrances on Logan Avenue North and 25<sup>th</sup> Avenue North that lead directly to the public sidewalk. A detached garage is located at the southern portion of the site that is accessed from its own curb cut.

According to the city records, the property has been vacant and boarded since 2009. The applicant purchased the property from Hennepin County in 2015. Given that the property is zoned R1A/Single Family and has been vacant for more than 180 days, the four-unit building has lost its nonconforming rights. Although there were a high number of police incidents at this property prior to 2015, there have been no police incidents in the past two years (since the applicant took ownership) outside of a report of a suspicious person and trespassing.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD.

The subject property is located within five blocks of the West Broadway Commercial Corridor, Penn Avenue Community Corridor, and the Fremont Avenue Community Corridor. All but three properties within a 400 foot radius of the subject property are zoned R1A/Single Family or R2B/Two Family. Most of these properties within this radius are either single family or two family dwellings.

### PROJECT DESCRIPTION.

The applicant is trying to regain rights to having four units in the existing building. The applicant is not proposing any exterior alterations as part of this project outside of general maintenance. The building would continue to have two units on both the first and second floors.

**PUBLIC COMMENTS.** On June 7, 2016, the Jordan Area Community Council wrote a letter of support to rezone the property to allow the property to retain rights to a four-unit building. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 2444 Logan Avenue North from R1A/Single-Family to R3/Multiple-Family based on the following findings:

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

Rezoning of the property at 2444 Logan Avenue North from R1A/Single-Family to R3/Multiple-Family to re-establish rights to an existing four-unit building would be consistent with the applicable land use, housing, and heritage preservation policies of The Minneapolis Plan for Sustainable Growth stated below. The subject property is designated as urban neighborhood. The urban neighborhood designation is predominantly residential area with a range of densities. The proposed rezoning from R1A/Single-Family to R3/Multiple-Family would allow for the retention of a four-unit building that has been at this location for more than 90 years. The subject building is likely not eligible for local designation; however, the building character fits in well with the surrounding neighborhood fabric given that it was built in the first part of the 20<sup>th</sup> century and contains many of the characteristics of the surrounding buildings including height (2 ½ stories), hipped roof, hipped roof dormers, covered front entrances that face the public street, an evenly distributed fenestration pattern, double hung windows with trim, and brick chimney. In addition, allowing for the rezoning to R3 that would maintain the right for the building to have four units (with the requested lot area variance) will more easily allow for the reuse of the building given the building's existing layout as a four-unit building. Furthermore, allowing for the rezoning will likely reduce the amount of time the building will continue to sit vacant (it has been vacant since 2009). The following principles and policies outlined in the plan apply to this proposal:

**Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.**

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

**Land Use Policy 1.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.**

- 1.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.

**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.**

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.
- 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.

**Housing Policy 3.3: Increase housing that is affordable to low and moderate income households.**

- 3.3.3 Work to provide affordable housing for both rental and ownership markets at a broad range of income levels.

**Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.**

- 3.6.2 Promote housing development in all communities that meets the needs of households of different sizes and income levels.
- 3.6.3 Maintain a healthy supply of multifamily ownership and rental housing, and promote the development of alternative forms of homeownership such as cooperative housing and cohousing.

**Housing Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.**

- 3.7.1 Promote and incentivize private investment in housing maintenance and renovation.
- 3.7.2 Encourage and support innovative programs and practices that reduce foreclosure, tax forfeiture, and demolition of the city's housing stock.
- 3.7.4 Utilize decision-making criteria when considering possible demolitions that recognize the value that the original housing stock typically has for surrounding properties and the community.
- 3.7.5 Promote the use of high quality materials in new housing construction to minimize long-term deterioration of the housing stock.

**Heritage Preservation Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.**

- 8.8.1 Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.
- 8.8.2 In addition to local designation, develop other preservation tools, like conservation districts, to preserve the historic character of neighborhoods and landscapes.

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

Rezoning the property from R1A/Single-Family District to the R3/Multiple-Family District is in the public interest and is not solely for the interest of the property owner. The applicant's rezoning proposal will allow for the retention of a residential structure that fits in well with the area context and has been at this location for more than 90 years. The R3 zoning is an appropriate zoning district for this site as the purpose of this zoning district is to provide an environment of predominantly single and two-family dwellings, cluster developments and smaller multiple-family developments. The R3 zoning district allows for slightly more residential units compared to the single and two family districts but maintains many of the bulk and height requirements of the one and two family districts including height, lot coverage, and impervious surface allowances.

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 existing uses of property and the zoning classification within the general area of the property are compatible with the proposed zoning classification of R3. Properties within a 400 foot radius are primarily one and two family homes and have single-family (R1A) or two-family zoning (R2B) district zoning. The proposed R3 zoning district encourages single and two-family homes while also allowing for smaller multiple-family developments that have comparable bulk and height requirements to the R1A and R2B zoning districts. It should also be noted that there are R4, R5, and C1 zoned lots within a 400 foot radius of the project site.

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 only residential use that the R1A/Single-Family District allows on typical sized lots is single-family dwellings. The R3 zoning district will continue to encourage single and two-family homes while also allowing for smaller multiple-family developments that have comparable bulk and height requirements to what the R1A/Single-Family Districts allows. If the R3 rezoning is not approved for the subject property, there is a good chance that the property will remain vacant for the foreseeable future or possibly be torn down as the subject building has sat vacant since 2009.

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 immediate surrounding area is and has primarily remained a low-density residential area with higher density residential, office and retail uses along the nearby West Broadway Commercial Corridor, Penn Avenue Community Corridor, and Fremont Avenue Community Corridor. However, as can be seen by the attached zoning map there are a few parcels within a 400 foot radius that were rezoned to a higher residential zoning district. This includes 2503 Irving Avenue North that was rezoned from R3 to R4 in 1979 to convert a formerly vacant store into a three-unit apartment building (P-456) and 1615 26<sup>th</sup> Avenue North that was rezoned from R3 to R5 in 1971 to allow for the construction of a six unit building. As previously noted, allowing the subject property to be rezoned R3 would allow the existing four-unit building to be retained on the subject property and help ensure that if the subject site was ever redeveloped the new construction would fit within the surrounding area in terms of scale and massing.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum lot area requirement from 1,500 square feet per unit to 1,437 square feet per unit based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant is proposing to regain rights to an existing four-unit building in the R3/Multiple-Family Zoning District. As required by Table 546-11 R3 Lot Dimension and Building Bulk Requirements, multiple-family dwellings are required to provide 1,500 square feet of lot area per residential unit. The subject property is 5,750 square feet and has 1,437 square feet per residential unit. A variance is required to allow for this reduced lot area per residential unit.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The subject property has been a four-unit building since 1922, two years prior to the first zoning code and well before the current lot area standards were established. In addition, it is worth noting that the subject property and the other lots located along Logan Avenue North, James Avenue North, and Ilion Avenue North have greater variation in lot size compared to standard lots because they are located on curvilinear streets (compared to lots that are on a typical street grid). The dimensions of the subject property are 49.5' X125' X 42' X120'. If the lot was a standard rectangle and/or maintained the 49.5' width or 125' depth dimensions the project site would have the necessary lot area per residential unit.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable matter consistent with the spirit and intent of the ordinance and the comprehensive plan. The intent of the lot area requirement per unit is to help ensure the character of an area is maintained with new development. The applicant is proposing to retain the four-unit building that has been at this location for more than 90 years and fits in with the character of the surrounding area in terms of design, bulk, and massing. In addition, it is worth noting that the variance request is minimal. The project site is only four percent short of the required lot area. If the lot had an additional 253 square feet they would have the required lot area for the four-unit building.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance will not alter the essential character of the locality or be injurious to the use and enjoyment of other property in the vicinity. If the variance is approved, the four-unit building that has been at this location for more than 90 years and fits in with the character of the area, will be allowed to be retained. There would be minimal changes to the existing structure; only slight improvements like new windows and maintenance.

In addition, if granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. Each of the residential units will be required to meet building code standards and they will comply with the minimum area requirement per unit (i.e. they will have a minimum of 500 square feet per unit). Health, safety, and welfare of the general public will not be compromised if this variance is granted.

## FOR REZONINGS ONLY

### ZONING PLATE NUMBER. 7

**LEGAL DESCRIPTION.** FOREST HEIGHTS Lot 009 Block 008

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Mohammad Islam for the property located at 2444 Logan Avenue North:

### **A. Rezoning.**

Recommended motion: **Approve** the application to rezone the property from R1A/Single-Family District to R3/Multiple-Family District.

### **B. Variance of the minimum lot area requirement.**

Recommended motion: **Approve** the application for a variance to reduce the minimum lot area requirement from 1,500 square feet per unit to 1,437 square feet per unit.

## ATTACHMENTS

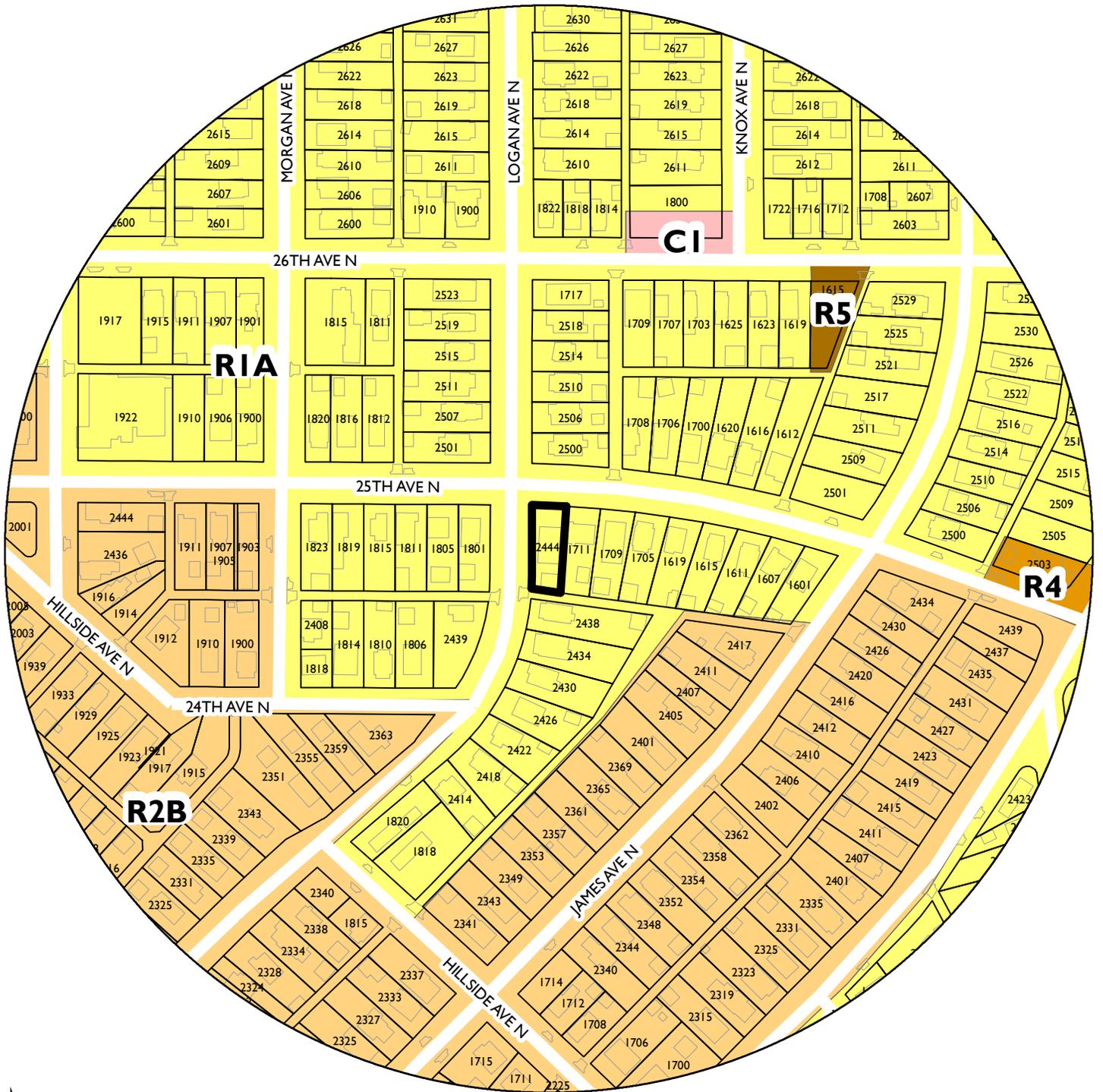
1. Zoning map
2. Oblique aerials
3. Written description and findings submitted by applicant
4. Correspondence
5. Site plan | floor plans
6. Photos

Mohammad Islam

5th

NAME OF APPLICANT

WARD



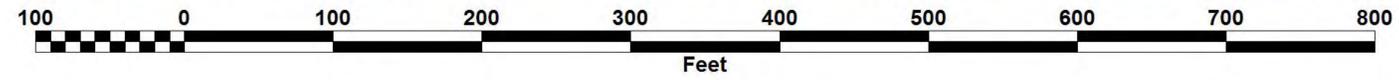
PROPERTY ADDRESS

2444 Logan Avenue North

FILE NUMBER

BZZ-7876

	<b>R1A</b> Single-Family District	<b>R3</b> Multiple Family District (Medium Density)
	<b>Single- and Two-Family Districts</b>	<b>Multiple Family Districts</b>
<b>FAR</b>		
Base FAR Maximum	<b>0.50</b>	<b>1.00</b>
20% bonus for enclosed, underground or structured parking	n/a	0.20
20% bonus for 50% ground floor commercial	n/a	n/a
20% bonus for 20% affordable units	n/a	0.20
<b>Total possible FAR</b>	<b>0.50</b>	<b>1.40</b>
Required lot area per dwelling unit (sq. ft.)	5,000	1,500
<b>Possible DU Bonuses:</b>		
20% bonus for enclosed, underground or structured parking		Y
20% bonus for 50% ground floor commercial		
20% bonus for 20% affordable units		Y
Base building height maximum (in stories)	2.5	2.5
<b>Base building height in feet</b>	35*	35
Maximum size of retail store (sq. ft.)	N/A	N/A
Maximum Lot Coverage	45%	45%
Maximum Impervious Surface Coverage	60%	60%
Minimum FAR Requirement	N/A	N/A
<b>Yard Requirements</b>		
Front	20	20
Interior side or rear <sup>1</sup>	5 (+2X) <sup>1</sup>	5 (+2X) <sup>1</sup>
Corner Side	8 (+2X) <sup>1</sup>	8 (+2X) <sup>1</sup>







25th Ave N

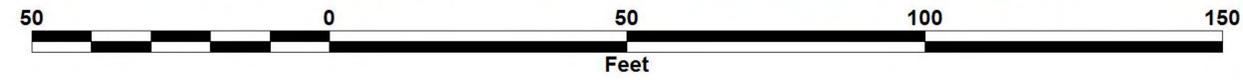
Logan Ave N

25th Ave N

25th Ave N

25th Ave N

Logan Ave N





**Jordan Area Community Council (JACC)**  
*We organize people, knowledge and capital for the collective empowerment of Jordan Neighborhood*

June 7, 2016

**JACC Board of Directors**

Scottie Tuska  
*Board Chair*

Nathaniel Orr  
*Vice Chair*

Alexis Pennie  
*Treasurer*

Jeff Skrenes  
*Housing Chair*

Roger Smithrud  
*C&S Chair / Member at Large*

Dorothy Thomas  
*Board Member*

Lisa Evans  
*Board Member*

Nancy Erdmann  
*Board Member*

Debra Wagner  
*Board Member*

Michael Pugh  
*Board Member*

Audua Pugh  
*Board Member*

Staff

Cathy Spann  
*Executive Director*

Dear Mr. Aaron M. Hanauer,

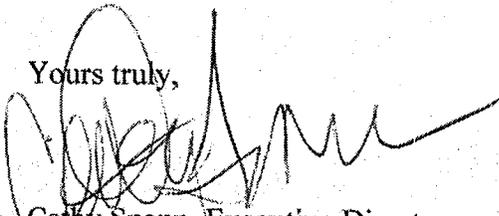
On Thursday, May 19<sup>th</sup>, 2016, Mr. Mohammad Islam attended the Jordan Area Community Council (JACC) board meeting to discuss the property at 2444 Logan Avenue North, Minneapolis, MN 55411.

After reviewing the materials submitted, the board voted and explained to Mr. Islam that JACC supports his effort to rezone the property located at 2444 Logan Ave North to an R4, with the intent to rehab, based upon the stipulation he reconfigures the unit D on the 2<sup>nd</sup> Floor to look like unit B on the main floor.

JACC is committed to supported affordable quality housing that is functional for individuals and families. This reconfiguration would allow unit D to have a living room area, kitchen, bathroom and 1 bedroom.

Mr. Islam agreed to these suggestions, and was willing to market and advertise the building, upon completion of rehab and inspection, as a rental unit with 2 - 2 bedrooms and 2 - 1 bedrooms.

If you have any questions, please feel free to contact me at 612-886-4539.

Yours truly,  
  
Cathy Spann, Executive Director

## Statement Of Proposed Use And Description Of Project

Property Address: 2444 Logan Ave N, Minneapolis MN 55411

Proposed use will be a 4 Unit Dwelling.

We intend to refurbish all the four units and bring this property to the city code.

Fulfill all rerequirments listed in the code compliance check list.

## A Statement To The Findings Required For A Rezoning Application

Property located at 2444 Logan Ave N Minneapolis MN 55411 Was sold by the City Of Minneapolis as a 4 UNIT property.

There should not be any requirments to rezon the above property, I am fulfilling the undisclosed requirments by the city of Minneapolis at the time of sale.

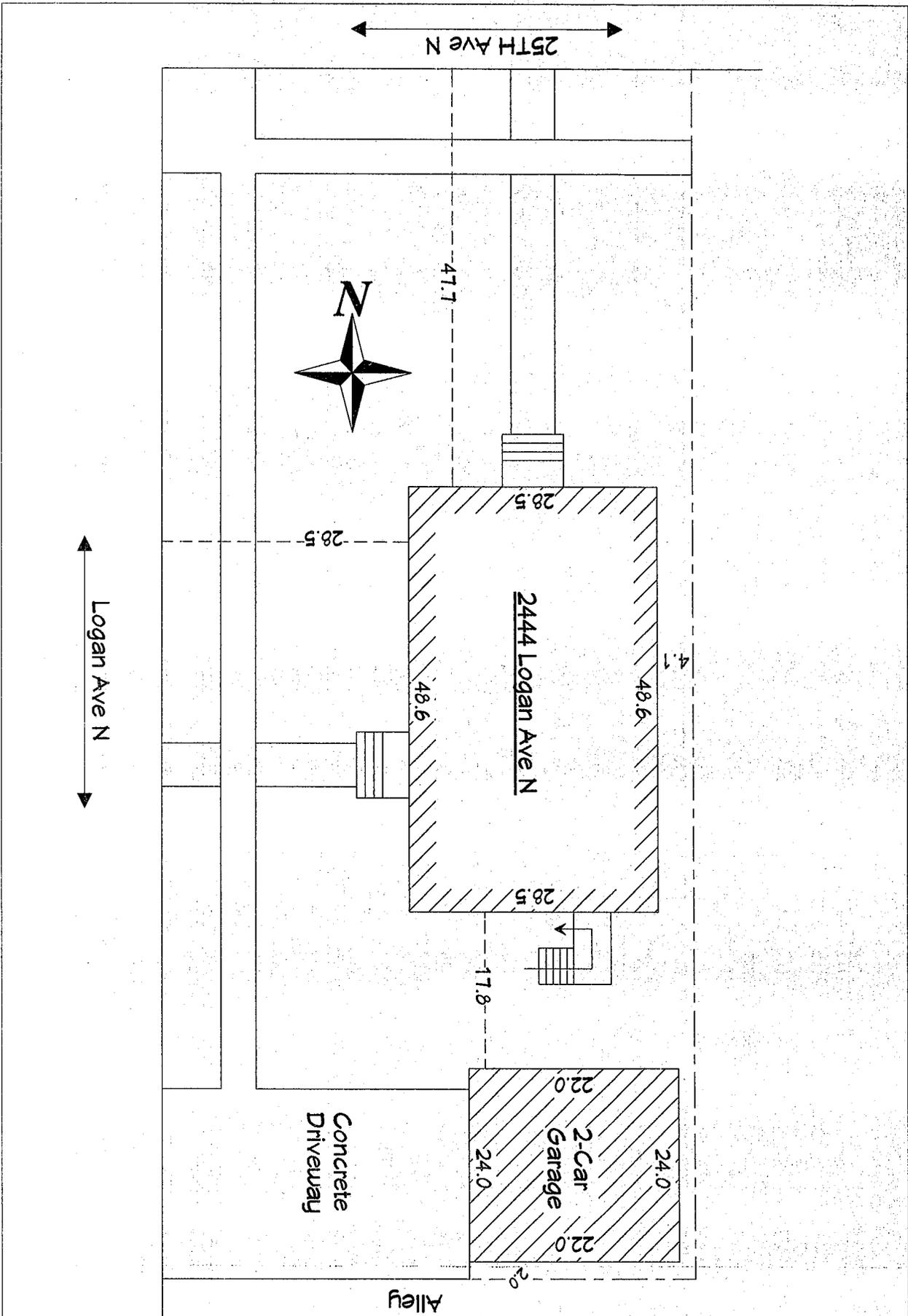
However i as an owner am submitting these documents to keep the zoiing for this property the same as a 4 unit property and not change it to a single family Home.

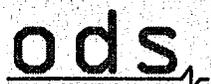
The general use of property has and will remain the same. There are no change or trend of development in the general area of property .

The Jordon neighborhood has also proposed and are requesting the City Of Minneapolis not to change the zoning of the above property

Mohammad Islam

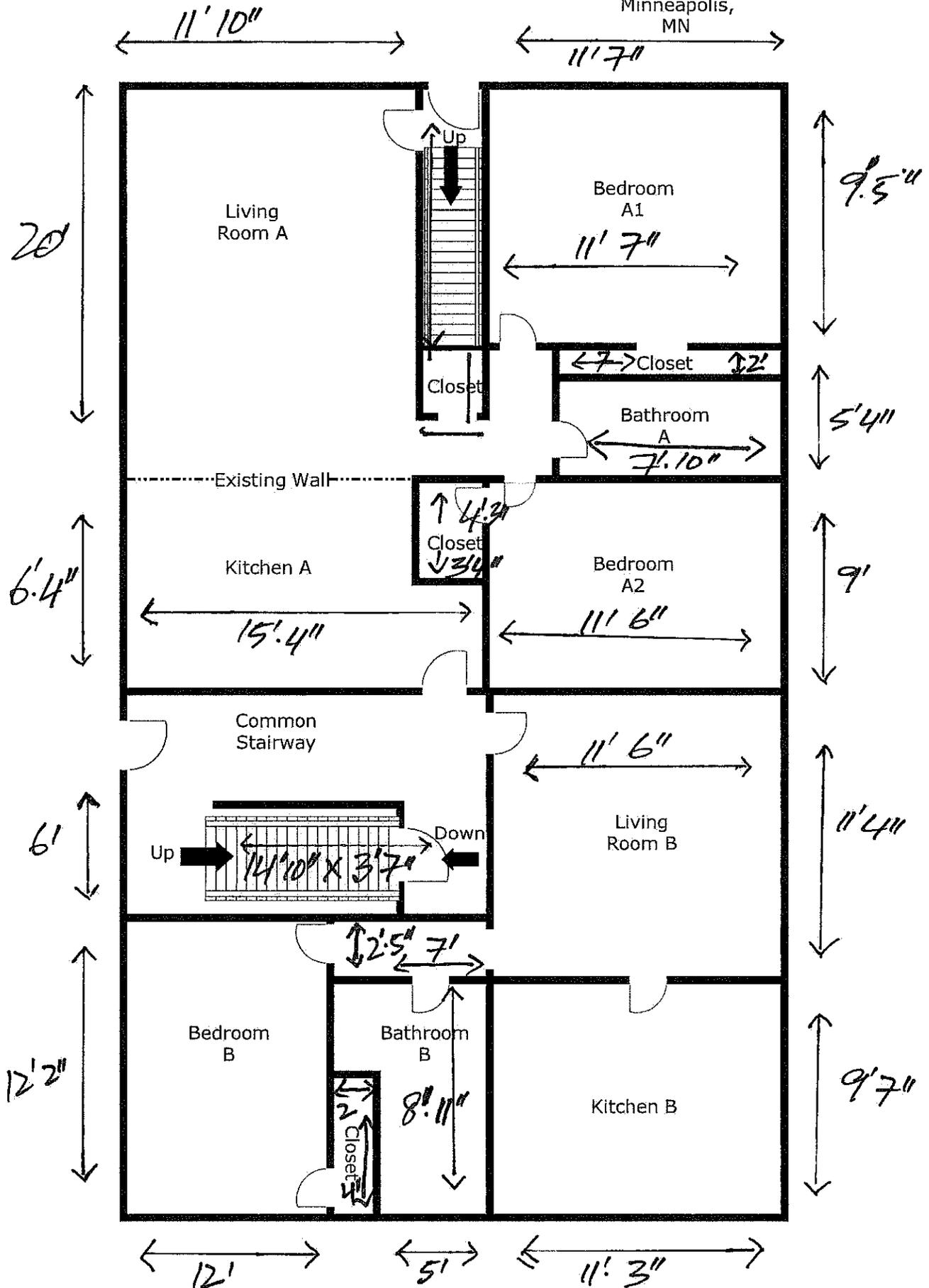
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SHEET: A-1	SCALE: 1"=10'	DATE: 7/1/2016	SHEET TITLE:  Site Plan	PROJECT DESCRIPTION:  2444 Logan Ave N Minneapolis, MN 55441	DRAWINGS PROVIDED BY: Orfield Drafting Services  3507 W 50th St. Minneapolis, MN 55410 (952)-454-2705	 ORFIELD DRAFTING SERVICES
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2444 Logan Ave N,  
Minneapolis, MN

Main Floor



2nd Floor

2444 Logan Ave N,  
Minneapolis,  
MN

