
LAND USE APPLICATION SUMMARY

Property Location: 3115 East 42nd Street
Project Name: 4200 32nd Avenue South
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Applicant: Mark Roos with Lake Harriet Development, LLC
Project Contact: Chris Whitehouse with DJR Architecture, Inc.
Request: To construct a new 30-unit residential building
Required Applications:

Rezoning	Petition to rezone the property from R1A Multiple-family District to R5 Multiple-family District
Variance	To reduce the front yard setback along 32 nd Avenue South from 26 feet to 18 feet for the building.
Variance	To reduce the front yard setback along East 42 nd Street from 15 feet to four feet for the building.
Variance	To reduce the rear yard setback from five feet to two feet for a transformer.
Site Plan Review	For a new 30-unit residential building.

SITE DATA

Existing Zoning	R1A Multiple-family District
Lot Area	9,844 square feet / .23 acres
Ward(s)	12
Neighborhood(s)	Standish Ericsson
Designated Future Land Use	Urban Neighborhood
Goods and Services Corridor	East 42 nd Avenue
Built Form Guidance	Corridor 3

Date Application Deemed Complete	December 30, 2019	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	February 28, 2020	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located on the southwest corner of 32nd Avenue South and East 42nd Street. The site was occupied by the Minnehaha Church of Christ from 1911 until 2011 when it was destroyed by a fire. The property has been vacant ever since.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by low-density residential properties. There is a commercial property located just west of the site. Further to the east, across Hiawatha Avenue, there is a mixture of industrial and commercial uses and higher-density housing developments.

PROJECT DESCRIPTION. The applicant is proposing to construct a three-story, 30-unit residential building on the site. The principal entrance to the building will face 32nd Avenue South. There will be a secondary entrance to the building located towards the alley side of the site. There will be no parking provided as part of the development. Amenity space within the building consists of an exercise room and enclosed bike parking, both are located on the first floor. Unit sizes will range from 414 square feet to 567 square feet.

After noticing the project for a public hearing, it was identified that the dwelling units do not meet the minimum size of 500 square feet per unit as required by the Minneapolis Zoning Code. Given this, a variance of the minimum gross floor area of a dwelling unit is required. CPED is recommending that the project be continued to the February 10, 2020, City Planning Commission meeting.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. No public comment letters have been received. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Mark Roos with Lake Harriet Development, LLC for the properties located at 3115 East 42nd Street

A. Rezoning.

Recommended motion: **Continue** the petition to rezone the property from R1A Multiple-family District to R5 Multiple-family District to the February 10, 2020, City Planning Commission hearing.

B. Variance of front yard setback along 32nd Avenue South.

Recommended motion: **Continue** the variance to reduce the front yard setback along 32nd Avenue South from 26 feet to 18 feet for the building to the February 10, 2020, City Planning Commission hearing.

C. Variance of front yard setback along East 42nd Street.

Recommended motion: **Continue** the conditional use permit to reduce the front yard setback along East 42nd Street from 15 feet to four feet for the building to the February 10, 2020, City Planning Commission hearing.

D. Variance of rear yard setback.

Recommended motion: **Continue** the variance to reduce the rear yard setback from five feet to two feet for a transformer to the February 10, 2020, City Planning Commission hearing.

E. Site Plan Review.

Recommended motion: **Continue** the site plan review for a new 30-unit residential building to the February 10, 2020, City Planning Commission hearing.