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**LAND USE APPLICATION SUMMARY**

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*Property Location:* 4352 Zenith Avenue South  
*Project Name:* Trolley Line Condos  
*Prepared By:* Hilary Dvorak, Principal City Planner, (612) 673-2639  
*Applicant:* Ryan Hanson  
*Project Contact:* Paul Trieu  
*Request:* To construct a new, four-unit residential building

<b>Dwelling Units</b>	4 dwelling units
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*Required Applications:*

<b>Rezoning</b>	Petition to rezone the property from the R2B Multiple-family District to the R3 Multiple-family District.
<b>Variance</b>	To reduce the established front yard setback from 32.4 feet to 26 feet to allow the building and to 10.5 feet for the decks.
<b>Variance</b>	To reduce the required south interior side yard setback from seven feet to three feet for a deck.
<b>Site Plan Review</b>	For a new, four-unit residential building.

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**SITE DATA**

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<b>Existing Zoning</b>	R2B Multiple-Family District BFC3 Corridor 3 Built Form Overlay District
<b>Lot Area</b>	10,514 square feet / .24 acres
<b>Ward(s)</b>	Ward 13
<b>Neighborhood(s)</b>	Linden Hills
<b>Future Land Use</b>	Urban Neighborhood
<b>Goods and Services Corridor</b>	44 <sup>th</sup> Street West, two parcels to the south
<b>Built Form</b>	Corridor 3

Date Application Deemed Complete	August 24, 2022	Date Extension Letter Sent	September 12, 2022
End of 60-Day Decision Period	October 23, 2022	End of 120-Day Decision Period	December 22, 2022

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**BACKGROUND**

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**SITE DESCRIPTION AND PRESENT USE.** The site is located on the west side of Zenith Avenue South, just north of the former trolley car right-of-way. The site is located one parcel north of West 44<sup>th</sup> Street. The site is currently occupied by a single-family dwelling.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by residential developments of varying densities and small-scale commercial uses. The site is located in the Linden Hills neighborhood.



**PROJECT DESCRIPTION.** The applicant is proposing to demolish the existing single-family dwelling on the site and construct a new three-story, four-unit residential building. Each of the dwelling units would have three bedrooms. Two of the units will have habitable space on the first floor and lower level of the building and two of the units will have habitable space on the second and third floors of the building. All units will share a centralized elevator and staircase and a fitness area on the second floor. The units on the first floor will have access to outdoor decks located towards the front of the building and rooftop decks located towards the back of the building. The units on the upper levels will have roof-top decks located towards the front of the building. The building would have one level of underground parking accessed from a single driveway off of Zenith Avenue South. Bicycle parking will be provided in the underground parking garage.

The site is currently zoned R2B Multiple-family District. To construct a four-unit building the site must be rezoned. The applicant is proposing to rezone the property to the R3 Multiple-family District. The building and front decks are located in the established front yard setback. The applicant has applied for a variance to reduce the established front yard setback. The front deck on the south side of the property is also located in the required south interior side yard setback. The applicant has applied for a variance to reduce the south interior side yard setback. Site plan review is also required as there are four or more dwelling units proposed.

This development was discussed at the September 19, 2022, City Planning Commission hearing. After taking public testimony, the public hearing was closed. The item was continued to the October 3, 2022, City Planning Commission hearing. Since the public hearing, the applicant has scheduled a meeting with the neighbors to discuss changes to the design. In order for the applicant to have enough time to revise the plans, CPED is recommending that this item be continued to the October 17, 2022, City Planning Commission hearing.

**RELATED APPROVALS.** Not applicable.

**PUBLIC COMMENTS.** Public comment letters are included in the report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

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## ANALYSIS

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### REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property from the R2B Multiple-family District to the R3 Multiple-family District based on the following findings:

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

The proposed zoning would be consistent with the applicable guidance and policies of Minneapolis 2040 (2020):

Future Land Use	Guidance	Staff Comment
<b>Urban Neighborhood</b>	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The site is currently zoned R2B Multiple-family District. Rezoning the site to the R3 Multiple-family District will allow a higher-density development on the site. The proposed multiple-family dwelling will be compatible with the surrounding area, which is also designated as Urban Neighborhood and includes a wide variety of residential uses and densities.
<b>Built Form Guidance</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Corridor 4</b>	New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for	The proposed building will be three stories in height, within the parameters allowed in BFC3 Corridor 3 Built Form Overlay District.

	further achieving Comprehensive Plan goals.	
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The following policies and action steps from *Minneapolis 2040 (2020)* apply to this proposal:

**Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.**

- a. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
- c. Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.
- d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.
- f. Encourage inclusion of units that can accommodate families in new and rehabilitated multifamily housing developments.

Staff finds that the proposed rezoning is consistent with the policies and action steps above. The future land use designation in *Minneapolis 2040* for the property is Urban Neighborhood. This designation supports residential uses with a range of allowed building types. The Built Form Designation is Corridor 3 which supports a variety of building types in buildings with one to three stories. The applicant is proposing to construct a new three-story, four-unit residential building. The property has access to goods and services and high-frequency transit in the surrounding area. Staff finds that the proposed rezoning from the R2B Multiple-family District to the R3 Multiple-family District is consistent with the future land use and built form guidance and associated policies stated above.

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

The proposed rezoning is in the public interest. The site is guided for Urban Neighborhood in *Minneapolis 2040* which is a predominately residential area with a range of allowed building types. *Minneapolis 2040* calls for higher density housing in this location with the Corridor 3 Built Form designation. Rezoning the site from the R2B Multiple-family District to the R3 Multiple-family District will allow greater density on the site as called for in adopted policy and will eliminate a conflict between the Comprehensive Plan and the current zoning.

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.*

There is a mix of zoning in the immediate area including R1 Multiple-family District, R1A Multiple-family District, R2B Multiple-family District, R3 Multiple-family District, R4 Multiple-family District, R5 Multiple-family District, and C1 Neighborhood Commercial District. There is also a mix of Built Form Overlay District zoning in the immediate area including BFI1 Interior 1 Built Form Overlay District, BFI2 Interior 2 Built Form Overlay District, BFC3 Corridor 3 Built Form Overlay District, and BFC4 Corridor 4 Built Form Overlay District. The site is surrounded by residential developments of varying densities and small-scale commercial uses. The zoning classification and use of surrounding properties are compatible with the proposed R3 Multiple-family District classification.

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.*

There are reasonable uses of the property under the R2B Multiple-family District, including predominately low density single-, two-, and three-family dwellings and cluster developments. In addition to residential uses, institutional and public uses and public services and utilities may be allowed. However, residential uses are limited to multiple-family dwellings of three units or less in this zoning district. Rezoning the site to the R3

Multiple-family District will allow the site to be used for higher-density purposes as called for by adopted policy in *Minneapolis 2040*.

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 proposed zoning and development are consistent with the trend of higher-density housing developments that have been constructed in the area. Additionally, on December 18, 2020, the Minneapolis City Council adopted the built form overlay zoning districts and associated zoning code amendments to reflect the policies in *Minneapolis 2040*. As required by state law, the City has begun to review land uses and zoning districts to match the development guidelines that the City Council already approved with *Minneapolis 2040*. The rezoning requested by the applicant will reflect the policies called for in *Minneapolis 2040*.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the established front yard setback from 32.4 feet to 26 feet to allow the building and to 10.5 feet for the decks 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 required front yard setback in the BFC3 Corridor 3 Built Form Overlay District is 15 feet. However, the adjacent residential structure to the north is located 32.4 feet from the front property line so the established front yard setback is 32.4 feet. The adjacent commercial structure to the south fronts on West 44<sup>th</sup> Street. This structure is located 19.7 feet from the front property line along Zenith Avenue South. For reference, the existing structure on the lot is located 27.2 feet from the front property line along Zenith Avenue South.

The applicant is proposing to construct the building 30 feet from the front property line. There is an awning proposed on the front of the building that projects another four feet into the required front yard. Awnings are a permitted obstruction when they project no more than two-and-a-half feet from the building. The variance request for the building is from 32.4 feet to 26 feet.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The established setbacks is over twice the setback required in the BFC3 Corridor 3 Built Form Overlay District. Also, if the setback of the commercial building to the south were taken into consideration, the building itself would not be located in the front yard setback. In addition, the proposed building will be located 2.8 feet further back on the lot than the existing building is currently located. The proposed awning only projects one-and-a-half feet further into the front yard than allowed. These circumstances have not been created by the applicant.

The applicant is also proposing to construct two decks in the front yard. The decks would be located 10.5 feet from the front property line. The decks each measure 234 square feet in size. Decks are a permitted obstruction when they do not exceed 50 square feet in size and do not project more than five feet into the required yard. The variance request for the decks is from 32.4 feet to 10.5 feet.

Practical difficulties do not exist in complying with the ordinance because of circumstances unique to the property. While the property is uniquely shaped as the south property line is skewed, there is no practical difficulty for the decks to be 234 square feet in size.

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 manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of yard controls is to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. While the proposed building would be located 2.4 feet in front of the adjacent residential structure to the north, the proposed building would be located 2.8 feet further back on the lot than the existing building is currently located. The placement of the proposed building will continue to act as a buffer to the commercial uses located along West 44<sup>th</sup> Street. However, the size of the decks is not reasonable in the required front yard.

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 granting of this variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The placement of the proposed building would be similar to that of the existing building on the site. However, two decks each measuring 234 square feet in size could have an impact on the enjoyment of the other properties in the area as they would allow large gatherings.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the required south interior side yard setback from seven feet to three feet for a deck 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 required south interior side yard setback is seven feet. The front yard deck on the south side of the site encroaches into the south interior side yard setback. At the closest point the deck is located three feet from the south interior side property line.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The property is uniquely shaped as the south property line is skewed. The property is 69 feet wide along Zenith Avenue South and 93 feet wide along the rear property line. If the property line were not skewed, this variance would not be needed. These circumstances were not created by the applicant.

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 manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of yard controls is to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The site abuts former trolley car right-of-way to the south. This property is used as surface parking for the adjacent commercial business that fronts on West 44<sup>th</sup> Street, allowing for adequate separation between uses.

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 granting of this variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The applicant is proposing to install landscaping along the south side of the deck.

**SITE PLAN REVIEW**

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

**Applicable Standards of Chapter 530, Site Plan Review**

*BUILDING PLACEMENT AND DESIGN*

**Building placement – Requires variance(s)**

- The proposed project would not comply with all of the building placement standards.
- The applicant has applied for a variance to reduce the established front yard setback from 32.4 feet to 26 feet to allow the building and to 10.5 feet for the decks.

**Principal entrances – Meets requirements**

- The proposed project would comply with the principal entrances standards. All four of the dwelling units within the building have a principal entrance facing the front property line along Zenith Avenue South.

**Visual interest – Requires alternative compliance**

- The proposed project would not comply with all of the visual interest standards.
- The lower level of the building on the north elevation is over 25 feet in length and blank. Alternative compliance is required.

**Exterior materials – Meets requirements**

- The applicant is proposing vertical corrugated metal, fiber cement panel, stucco, and Corten steel accents as the building’s primary exterior materials. Exterior material or balcony changes at a later date may require review by the Planning Commission and an amendment to the site plan review.

**Windows – Meets requirements**

- The proposed project would comply with the minimum window requirements.

**Window Requirements for Residential Uses**

Floor	Requirement		Proposed	
1st floor	20% minimum	98 sq. ft.	37%	180 sq. ft.
2nd floor and above	10% minimum	61 sq. ft.	More than 10%	

**Ground floor active functions – Meets requirements**

- The proposed project would comply with the ground floor active functions requirements.

**Roof line – Meets requirements**

- The principal roof line of the building would be flat. Flat roofed buildings are not common in the immediate area. However, there are commercial and residential properties in the vicinity with flat roofs.

**Parking garages – Meets requirements**

- The proposed parking garage would comply with the applicable site plan review standards.

*ACCESS AND CIRCULATION*

**Pedestrian access – Meets requirements**

- There would be clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

**Transit access – Not applicable**

- No transit shelters are proposed as part of this development.

**Vehicular access – Meets requirements**

- The proposed project would comply with the vehicular access requirements.

*LANDSCAPING AND SCREENING*

**General landscaping and screening – Meets requirements**

- The proposed project would comply with the general landscaping and screening requirements.

**Landscaping and Screening Requirements**

<b>Requirement</b>	<b>Required</b>	<b>Proposed</b>
<b>Lot Area</b>	--	10,514 sq. ft.
<b>Building Footprint</b>	--	5,071 sq. ft.
<b>Area Not Covered by Buildings</b>	--	5,443 sq. ft.
<b>Landscaped Area</b>	1,089 sq. ft.	2,534 sq. ft.
<b>Canopy Trees (1:500 sq. ft.)</b>	3 trees	3 trees
<b>Shrubs (1:100 sq. ft.)</b>	11 shrubs	80 shrubs

**Parking and loading landscaping and screening – Not applicable**

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.

**Additional landscaping requirements – Meets requirements**

- The project appears to comply with the additional landscaping requirements in sections 530.180, 530.190, 530.200, and 530.210 of the zoning code.

*ADDITIONAL STANDARDS*

**Concrete curbs and wheel stops – Not applicable**

- There are no surface parking spaces proposed on the site.

**Site context – Meets requirements**

- The proposed project would comply with the site context requirements.



**Crime prevention through environmental design – Meets requirements**

- The proposed project would comply with crime prevention through environmental design (CPTED) standards.

**Historic preservation – Not applicable**

- This site is neither historically designated or located in a designated historic district, nor has it been determined to be eligible for designation.

**Applicable Regulations of the Zoning Ordinance**

**Off-street Parking and Loading – Meets requirements**

- The proposed project complies with the applicable vehicle parking, bicycle parking, and loading requirements.

**Vehicle Parking Requirements Per Use (Chapter 541)**

Use	Maximum	Proposed
Residential Dwellings (4 units)	8	8
	<b>8</b>	<b>8</b>

**Bicycle Parking Requirements (Chapter 541)**

Use	Overall Minimum	Short-term Requirement	Short-term Spaces	Long-term Requirement	Long-term Spaces	Long-term Spaces Without Stairs or Elevator (≥ 50%)
Residential Dwellings	4	n/a	0	≥ 90%	4	--
<b>Total Required</b>	<b>4</b>		<b>0</b>		<b>4</b>	<b>2</b>
<b>Total Provided</b>	<b>8</b>		<b>0</b>		<b>8</b>	<b>8</b>
<b>Non-Wall-Mounted Required (≥ 25%)</b>	<b>1</b>					
<b>Non-Wall-Mounted Spots Provided</b>	<b>3</b>					

**Loading Requirements (Chapter 541)**

Use	Loading Requirement	Loading Spaces	Proposed Spaces
Residential Dwellings	None	None	None
	<b>None</b>	<b>None</b>	<b>None</b>

**Building Bulk – Meets requirements**

- The proposed project would meet the applicable floor area ratio requirements in the BFC3 Corridor 3 Built Form Overlay District.

**Building Bulk Requirements**

	Required	Applied Premium(s)	Premium Value	Total	Proposed
<b>Lot Area</b>	5,000 sq. ft. min. 18,000 sq. ft. max.	--	--	5,000 sq. ft. min. 18,000 sq. ft. max.	10,514 sq. ft.
<b>Gross Floor Area</b>	--	--	--	--	12,456 sq. ft.
<b>Min. Floor Area Ratio</b>	--	--	--	--	1.18
<b>Max. Floor Area Ratio</b>	1.5	--	--	1.5	

**Building Height – Meets requirements**

- The proposed project would meet the applicable height requirements in the BFC3 Corridor 3 Built Form Overlay District.

**Building Height Requirements**

	Required	Applied Premium(s)	Premium Value	Total	Proposed
<b>Min. Height</b>	--	--	--	--	--
<b>Max. Height</b>	3 stories or 42 feet, whichever is less	--	--	3 stories or 42 feet, whichever is less	3 stories / 41 feet

**Lot and Residential Unit Requirements – Meets requirements**

- The proposed project would meet the applicable lot and residential unit requirements.

**Lot and Residential Unit Requirements Summary**

Requirement	Requirement	Proposed
<b>Lot Area</b>	5,000 sq. ft. min. 18,000 sq. ft. max.	10,514 sq. ft.
<b>Lot Width</b>	40 ft. min.	69 ft.
<b>Impervious Surface Area</b>	75% max.	65%
<b>Lot Coverage</b>	60% max.	48%
<b>Dwelling Units (DU)</b>	--	4 DUs
<b>Net Residential Area</b>	--	12,234 sq. ft.

**Yard Requirements – Requires variance(s)**

- The project would meet the applicable yard requirements.
- The applicant has applied for a variance to reduce the established front yard setback from 32.4 feet to 26 feet to allow the building and to 10.5 feet for the decks.
- The applicant has applied for a variance to reduce the required south interior side yard setback from seven feet to three feet for a deck.

**Minimum Yard Requirements**

<b>Setback</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Front</b> (Zenith Avenue South)	32.4 ft.	26 ft. building 10 ft. decks
<b>Interior Side</b> (North)	7 ft.	7 ft.
<b>Interior Side</b> (South)	7 ft.	Between 7 and 24 ft. building Between 3 and 7 ft. deck
<b>Rear</b> (West)	7 ft.	Between 7 and 10 ft.

**Signs – Meets requirements with Conditions of Approval**

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- Multiple-family dwelling with three and four units are allowed one nonilluminated, flat wall identification sign per dwelling unit not exceeding one square foot in area. Maximum height of fourteen 14 feet or top of wall, whichever is less.
- The applicant is not proposing any signage at this time.

**Screening of Mechanical Equipment – Meets requirements**

- Mechanical equipment is subject to the screening requirements of Chapter 535, Regulations of General Applicability and district requirements.
- There will be air conditioning units located towards the back of the building. The mechanical equipment will be screened from the public street by the building itself.

**Refuse Screening – Meets requirements**

- Refuse and recycling storage containers are subject to the screening requirements in Chapter 535, Regulations of General Applicability.
- All refuse and recycling storage containers are located within the building.

**Lighting – Meets requirements with Conditions of Approval**

- Existing and proposed lighting must comply with Chapter 535, Regulations of General Applicability.
- A lighting plan showing footcandles was not submitted as part of the application materials. CPED is recommending that the final lighting plan conform to the standards of Chapter 535, Regulations of General Applicability.

**Fences – Not applicable**

- Fences must comply with the requirements in Chapter 535, Regulations of General Applicability.
- The applicant is not proposing to have any fencing on the site.

**Specific Development Standards – Not applicable**

- The use is not subject to specific development standards in Chapter 536, Specific Development Standards.

**Overlay District Standards – Not applicable**

- The site is not located in an overlay district.

**Applicable Policies of the Comprehensive Plan**

The proposed use would be consistent with the applicable guidance and policies of *Minneapolis 2040 (2020)*:

Future Land Use	Guidance	Staff Comment
<b>Urban Neighborhood</b>	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The site is currently zoned R2B Multiple-family District. Rezoning the site to the R3 Multiple-family District will allow a higher-density development on the site. The proposed multiple-family dwelling will be compatible with the surrounding area, which is also designated as Urban Neighborhood and includes a wide variety of residential uses and densities.
Built Form	Guidance	Staff Comment
<b>Corridor 4</b>	New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.	The proposed building will be three stories in height, within the parameters allowed in BFC3 Corridor 3 Built Form Overlay District.

The following policies and action steps from *Minneapolis 2040 (2020)* apply to this proposal:

**Policy 5. Visual Quality of New Development: Ensure a high-quality and distinctive physical environment in all parts of the city through building and site design requirements for both large and small projects.**

- a. Allow and encourage a variety of architectural styles.
- c. Ensure that exterior building materials are durable, sustainable, create a lasting addition to the built environment, and contribute positively to the public realm and reflect existing context.
- d. Require that the appearance and materials of the rear and side walls of new buildings are similar to and compatible with the front of the building.
- e. Require adequate distribution of windows and architectural features in order to create visual interest.
- f. Consider design approaches that encourage creative solutions for transitions between varying intensities of building types and land uses.
- g. Apply design standards, guidance, and regulation consistently across the city regardless of market conditions or rent structure of development.
- i. Regulate the height and bulk of buildings as represented on the built form map.
- j. Require the screening of utilities, communication, transformers, and other service connections to buildings. Burying connections and lines is encouraged.

- o. Regulate setbacks, orientation, pattern, materials, height, and scale of small-scale residential buildings to ensure consistency with built-form guidance and existing context.
- s. Balance visual quality of new development, including articulation of buildings, with energy efficiency of new buildings.

**Alternative Compliance**

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

Standard	Description	Staff Recommendation
<b>Visual Interest</b>	There is a 62-foot-long blank wall on the first level of the north elevation.	The applicant is proposing to mitigate the blank wall with landscaping. <u>Staff recommends granting alternative compliance.</u>

**FOR REZONINGS ONLY**

**ZONING PLATE NUMBER.** 29

**LEGAL DESCRIPTION.** Lot 9, Block 29, Oliver Park Addition, Hennepin County, Minnesota.

**RECOMMENDATIONS**

The Department of Community Planning and Economic Development (CPED) recommends that the City Planning Commission and/or City Council adopt staff findings for the applications by Ryan Hanson for the property located at 4352 Zenith Avenue South:

**A. Rezoning.**

Recommended motion: The City Planning Commission recommends that the City Council continue the petition to rezone from the R2B Multiple-family District to the R3 Multiple-family District, retaining the BFC3 Corridor 3 Built Form Overlay District, to the October 17, 2022, City Planning Commission hearing.

**B. Variance.**

Recommended motion: The City Planning Commission continues the variance to reduce the established front yard setback from 32.4 feet to 30 feet for the building and to 26 feet for the awning and continues the variance to reduce the established front yard setback from 32.4 feet to 10.5 feet for the decks, to the October 17, 2022, City Planning Commission hearing.

**C. Variance.**

Recommended motion: The City Planning Commission continues the variance to reduce the required south interior side yard setback from seven feet to three feet for a deck, to the October 17, 2022, City Planning Commission hearing.

**D. Site Plan Review.**

Recommended motion: The City Planning Commission continues the site plan review for a four-unit residential building, to the October 17, 2022, City Planning Commission hearing.