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1	All TN cases for BZA, PC, CC, SR																
2	Updated through August 5, 2009																
3	FAR Parking																
4	Property #	Folder Name	Case #	Zoning	Description of request	Status	Type	Project Details	Parcel Size	Parking	Rez.	Var.	N/CUP	Req.	Prop.	Req.	Prov.
5	10 River Park	The Bridges of Saint Paul	07-110903	TN3	Rezoning to PD Planned Development	Denied	CC		1,482,513 sq. ft.		1						
6	10 River Park	The Bridges of Saint Paul	06-129514	TN3	Application was denied because JLT did not have site control. See letter in Amanda docs. TB 9/1/06	Denied	SR		1,482,513 sq. ft.								
7	11 River Park	The Bridges of Saint Paul	06-133309	TN3	Rezoning from TN3 Traditional Neighborhood, I1 Light Industrial, and I2 General Industrial, to B5 Central Business-Service	Withdrawn	CC		1,482,513 sq. ft.		1						
8	1010 7th St W	Fire Station - preliminary review	08-126633	TN2		Under Review	SR		38,000 sq. ft.								12
9	1024 Ross Ave	Chai Lee	09-067951 09-067959	TN2	Rezoning from B3 General Business to TN2 Traditional Neighborhood. Variance of lot area and parking requirements requested.	Withdrawn	CC	Property is a 4-plex with a vacant ground floor space. Applicant wants to add a 5th unit rather than use the area for storage. Area doesn't support commercial activity. Applicant applied for a variance for parking, lot area (6,500 required, 5,062.5 proposed) and	4,826 sq. ft.	7 spaces required, 6 spaces proposed	1	1				7	6
10	1026 7th	United Family Health Center	07-080912	TN2	No variances, etc...	Approved	SR	Clinic, parking ramp & site imp	65,000 sq. ft.	120 spaces are required, one note indicates that the ramp will be 185-300						120	125
11	1081 Barclay	Phalen Village Housing - site 4	04-803268	TN2	No variances, etc...	Approved	SR	Multifamily residential	160,000 sq. ft.								
12	1094 Randolph	Randolph Lexington LLC	07-180386 07-179230	TN2	Conditional Use Permit for a retail establishment of more than 10,000 sq. ft. in gross floor area, and Variances of TN2 standards to allow floor area ratio less than 0.5, a maximum building setback greater than 10 ft., and placement of parking in front of building and occupying more than 50 % of the lot frontage. Rezoning from RM2 Medium-density Multiple-Family Residential and R2 One-Family Residential to TN2 Traditional	Approved	PC CC	The applicant applied for the rezoning to allow for the construction of a grocery store with adjacent retail space and underground parking.	55,186 sq. ft.	The applicant is proposing to construct a surface lot with more than 50% lot frontage along Lexington and parking in front of the building (within the proposed 78 ft. setback).	1	1	1	0.5	0.38	85	103
13	1115 Rice Street	Gerald Christopher	08-077080	TN2	Conditional Use Permit for drive through sales and service for coffee	Rejected	PC	Deficient application	28,578 sq. ft.				1				
14	1136 Montreal	Ron Becker	05-194490	TN2	Rezoning from B1 (Local Business) to TN2 (Traditional Neighborhood)	Approved	CC	The applicant has applied for a rezoning to allow for the construction of an office and	10,800 sq. ft.	No discussion	1					51	40

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2	FAR Parking																
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14	1150 Montreal	1136-1154 Montreal Ave	06-018640	TN2	Several variances in order to construct a new office/retail building along Montreal Street. 1) A variance of the TN2 district which indicates the parking lot should be located in a rear yard or an interior side yard. A parking lot along the east property line is proposed. 2) Fifty-one (51) parking spaces are required, forty-one (41) are proposed for a variance of 10 spaces. 3) The minimum building size required for this parcel is 14,128 square feet (FAR of .5) and a building of 10,881 square feet is proposed (FAR of .38) for a variance of 3,247 square feet (.12 FAR).	Approved	BZA	See: Ron Becker (above) The proposed development has been designed to provide a transition between the commercial uses along Seventh Street and adjacent residential uses. Specifically, the "size of the proposed building has been kept small to help reduce the impact on the adjacent residential properties."	0.65 acres	The applicant is proposing a surface parking lot with 41 stalls (51 are required).		1			0.5	0.38	
15	1150 Montreal	Montreal Commercial Bldg	06-064047	TN2	See: 06-18640 (Variances)	Approved	SR	The proposed development has been designed to provide a transition between the commercial uses along Seventh Street and adjacent residential uses. Specifically, the "size of the proposed building has been kept small to help reduce the impact on the adjacent	0.65 acres	The applicant is proposing a surface parking lot with 41 stalls (51 are required).							
16	1165 Prosperity	McDonald's	05-149575 05-098650	TN2	Conditional use to permit a fast food restaurant	Approved	SR PC	The applicant proposes to tear down the existing building and construct a newer updated	46,609 sq. ft.				1			46	48
17	1177 Clarence	Cub Foods - Phalen Center	07-197136 07-216788	TN2	Conditional use Permit: 1. A store larger than 10,000 sq. ft. 2. Relocating a wetland. Variances: 1. Parking in front of the building. 2. FAR 3. Door and window openings. 4. Height lot lights. 5. Amount of signage	Approved	SR PC	Approved Variances: 1. FAR of 0.247 2. parking in front 3. bldg. on corner lot to be located at rear of site, front setback of 250 ft. 4. bldg not located adjacent to street frontage 5. permit on primary street façade 144 lineal feet of glass and 1,412 sq. ft. of glass windows 6. 1,762.3 sq. ft. of sign area 7. parking lot light	65,340 sq. ft.			1	1	0.5	0.247	308	333
18	1305 Maryland	Song Seak	05-081741	TN2	A variance in order to legalize an existing parking area for this 3-unit building in a required front yard. Existing parking area extends from the front of the house to the sidewalk on the west side of the driveway. 25' required, proposed 0' for a 25' variance.	Approved	BZA	Surface is required to be paved and a 5 ft. setback from the public sidewalk must be maintained as green space.	14,000 sq. ft.			1					
19	1295 Rice	New Horizon Day Care	07-179143	TN2	Renovate existing commercial bldg for day care, improve parking area and create play lot.	Approved	SR		16,000 sq. ft.								

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20	1315 Rice	Pet Enterprises and Motortech	04-069083	TN2	Conditional Use Permit to allow auto repair and outdoor auto sales.	Denied	PC		20,865 sq. ft.				1				
21	1343 Magnolia	Phalen Village Housing - site 2	04-083285	TN2	See: 04-82898 (CUP)	Completed	SR	The developer is proposing 118 units of multi-family housing	491,237 sq. ft.	No discussion						177	
22	1345 Magnolia	Phalen Village	04-082898	TN2	Conditional Use Permit to allow multi-family dwelling development (zoned B2 at the time)	Approved	PC	The developer is proposing 118 units of multi-family housing	11.3 acres	No discussion			1				
23	140 Wabasha	Naseff Garage	08-066341	TN3	Proposed garage addition	Approved	SR		1,000 sq. ft.								
24	1400 Arcade	Holiday Station Stores	06-013946	TN2	1. Conditional Use Permit for auto convenience market 2. Variances from the strict application of Sections 66.331 and 66.66.341 to permit a floor area ratio of 0.1, approximately 74% percent of the lot frontage occupied by parking areas and entrance drives and off-street parking of 15 spaces	Approved	PC	The applicant is proposing expansion onto the lot to the south and reconstruction of the convenience store and gasoline services. Variances are needed because TN2 standards cannot easily be met for a use that requires this level of outdoor space.	.77 sq. ft.	A parking variance of 15 spaces was granted.		1	1	0.5	0.12	18	15
25	1400 Arcade	Holiday Station (Arcade)	06-011880	TN2	See: 06-13946 (CUP & Variance)	Approved	SR	The applicant is proposing expansion onto the lot to the south and reconstruction of the convenience store and gasoline services. Variances are needed because TN2 standards cannot easily be met for a use that requires this level of outdoor	33,375 sq. ft.	A parking variance of 15 spaces was granted.							
26	1465 Cleveland Ave	Church of St. Andrew Kim (Emily Program)	08-201656	TN2	Rezoning from RM1 multiple family residential to TN2 Traditional Neighborhood	Approved	CC	The Emily Program proposes to convert the church into a CRF for 16 persons with eating	34,500 sq. ft.		1						
27	1530 Maryland	MN National Guard Armory Addition & Parking Lot	08-072818	TN2	Armory addition and parking lot repaving	Approved	SR		25,000 sq. ft.								
28	1804 W 7th	Highgrove Community Credit Union	07-020936	TN2	1. Conditional Use Permit for drive through service for credit union. 2. Variance of floor area ratio (.5 FAR required; .27 FAR proposed)	Approved	PC	The applicant proposes to construct a two-story building to house a credit union with three accessory drive-through	.96 acres	Parking meets requirements		1	1	0.5	0.27	49	49
29	1810 W 7th	Capital Partners	06-225113	TN2	Conditional Use Permit for drive-through sales and service as part of a new retail center, and variances of floor area ratio, parking placement,	Withdrawn	PC		41,833 sq. ft.			1	1	0.5	0.28		
30	1810 W 7th	West Seventh Crossing	05-221307	TN2		Withdrawn	SR		41,833 sq. ft.								
31	1810 W 7th	Highgrove Credit Union	07-019902	TN2	See: 07-20936 (CUP & Variances)	Approved	SR	The applicant proposes to construct a two-story building to house a credit union with three accessory drive-through service lanes	41,833 sq. ft.	Parking meets requirements							
32	187 Cesar Chavez	Riverview Economic Development Assoc.	05-052809	TN2	Rezoning from B2 (Community Business) to TN2 (Traditional Neighborhood) for an outdoor market.	Approved	CC	The rezoning to TN2 will allow for an outdoor market to be held on Saturdays during the summer.	6,250 sq. ft.	No discussion	1						

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33	187 Cesar Chavez	Riverview Economic Development Assoc.	05-052831	TN2	Determination that an outdoor seasonal farmers market is similar to an outdoor garden center. Conditional of: The City Council approves the rezoning of the property to TN2.	Approved	PC		6,250 sq. ft.								
34	1907 Suburban	Mike Johnson, Graphic House Inc.	09-052104	TN2	Sign Variance in order to install three new signs for NAPA Auto Parts totaling 218.5 sq. ft. A maximum of 366 sq. ft. of signage is allowed, 721 sq. ft. exists for a variance of 218.5 sq. ft.	Approved	BZA	A change in zoning made the existing signage nonconforming and any new signage would not be allowed without a variance.	113,691 sq. ft.			1					
35	1940 Suburban	Border Foods, Inc.	06-109515	TN2	Conditional Use Permit to demolish Burger King Restaurant and replace with Taco Bell Restaurant, with drive through, with variances of front yard setback, floor area ratio, and signage.	Rejected	PC	Deficient application	.64 acres			1	1	0.5	0.12		
36	1940 Suburban	Taco Bell	06-118549	TN2	1. Conditional Use Permit to allow a drive through service for a fast-food restaurant. 2. Variances needed to construct the building include: 1) A front yard setback of 15 feet is being proposed, 10 foot maximum, for a variance of 5 feet. 2) A FAR of at least 0.5 is required (0.12 FAR proposed) 3) Signage permitted	Approved	PC	The applicant seeks to demolish the existing restaurant and replace it with a Taco Bell and patio, new surface parking and drive-through service lane.	.64 acres	30 off-street parking spaces are required and 33 are proposed.		1	1	0.5	0.12	30	33
37	1940 Suburban	Taco Bell (Suburban)	06-136665	TN2	See: 06-118549 (CUP & Variance)	Approved	SR	The applicant seeks to demolish the existing restaurant and replace it with a Taco Bell and patio, new surface parking	27,980 sq. ft.	30 off-street parking spaces are required and 33 are proposed.							
38	1960 Suburban	Sonic Restaurant	07-145116	TN2	1. Conditional Use Permit for drive through sales and service / fast-food restaurant with drive-through service. 2. Variances of requirements for minimum floor area ratio, maximum front yard setback, parking exceeding 50% of the frontage, parking quantity exceeding the maximum, and signage area.	Approved	PC	The applicant seeks to demolish the existing Taco Bell restaurant building on this site and replace it with a new Sonic restaurant, new surface parking, and a drive-through service lane.	24,839 sq. ft.	In this case TN2 permits a maximum of 15 parking stalls. The applicant proposes 25 parking stalls.		1	1	0.5	0.06	15	25
39	1960 Suburban	Sonic Restaurant w/ Drive Thru Window	07-115774	TN2	See: 07-145116 (CUP & Variances)	Approved	SR	The existing Taco Bell will be demolished and replaced with a new Sonic restaurant, new surface parking, and a drive-	24,839 sq. ft.	In this case TN2 permits a maximum of 15 parking stalls. The applicant							
40	1960 Suburban	Mike Lawrence, Signcrafters	08-095332	TN2	An appeal of the decision of the Zoning Administrator ordering the removal of an LED-electronic message sign in the TN2 zoning district where it	Approved	BZA	A sign permit was issued not knowing that the proposed sign was electronic. It was determined that the sign was an	24,829 sq. ft.								

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41	2000 Benson	Jim Carlson	08-059245	TN2	Sec. 65.143 requires that mixed residential and commercial use must have at least 50% of the basement and the first floor for a permitted	Withdrawn	BZA		4,380 sq. ft.			1					
42	2000 Benson	James Carlson	08-072938	TN2	Rezoning from I1 to TN2 to allow for primarily residential use, with the option of some office use.	Approved	CC	Applicant has been using I1 property for residential and office purposes to an extent not permitted in the I1 zone.	4,380 sq. ft.		1						
43	2036 Marshall Av	Theodore and Elaine Kvasnik	09-060431	TN2	Rezoning from B2 Community Business to TN2 Traditional Neighborhood	Pending	CC	Applicant is rezoning property to allow limited production and processing by ThuroBread	15,900 sq. ft.		1						
44	2251 University II	Carleton Place Lofts	08-138347	TN3	Conditional use permit for a building 67 feet high	Approved	PC	Height is limited to 55' without a CUP, which allows up to 90'	76,735 sq. ft.				1				
45	2279 University	Carleton Place Lofts	08-120761	TN3	See CUP (08-138347)	Approved	SR		76,735 sq. ft.							260	234
46	2285 University	Carleton Place Lofts	05-097814	TN3	See: 05-59134 (Rezoning & Variance)	Approved	SR	The applicant is proposing a multi-family residential project to be completed in two phases. Phase 1 would include the rehabilitation of three warehouse buildings into 171 rental units. Phase 2 would include the construction of two new multi-family buildings with approximately 184 rental	4.5 acres	Underground parking will be included as part of Phase 2 development.						257	171
47	2285 University (2324 Charles)	University Carleton LLC	05-059134 05-059916	TN3	1. Rezoning from I-1 (Light Industrial) to TN3 (Traditional Neighborhood).2. Variance to allow a proposed 263 dwelling units (223 units permitted) in a multifamily residential development on a 4.5 acre portion of the site	Approved	CC	The applicant is proposing a multi-family residential project to be completed in two phases. Phase 1 would include the rehabilitation of three warehouse buildings into 171 rental units. Phase 2 would include the construction of two new multi-family buildings with approximately 184 rental	4.5 acres	Underground parking will be included as part of Phase 2 development.	1	1					
48	230 Spring	Upper Landing Block One	04-120782	TN3	River Corridor Conditional Use Permit allowing a building height in excess of	Approved	PC		64,161 sq. ft.				1				
49	230 Spring	Upper Landing Block 1	04-116492	TN3	Review of an alternative site plan for a mixed-use development on Block One	Approved	SR		64,161 sq. ft.								
50	2318 Marshall	Wellington Management	05-184791 05-184704	TN2	1. Rezoning from B2 (Community Business) to TN2 (Traditional Neighborhood). 2. Variance of setbacks to construct a 7-story building with a 54 ft. height for the main mass of the building (the lower 5 floors), a 78 ft. height for the top two floors (which have a greater setback), a 13 ft. front yard setback, and a 6.5 ft. front yard setback for an architectural feature at the front entry.	Approved	CC	The applicant proposes to construct a 7-story building with 24 units and potential first floor commercial space.	.44 acres	There would be 2 underground parking stalls per unit and 7 surface parking stalls for guests.	1	1					

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51	2318 Marshall	Shadow Falls - Marshall	05-182516	TN2	See: 05-184704 (Rezoning & Variance)	Approved	SR	The applicant proposes to construct a 7-story building with 24 units and potential first floor commercial space.	18,995 sq. ft.	There would be 2 underground parking stalls per unit and 7 surface parking stalls for guests.							
52	241 W 7th Street	Pat Boemer, Patrick McGovern's Pub	09-044337	TN2	Variance of the off-street parking requirements in order to expand McGovern's with a new bar and seating area within a portion of the existing building formerly used as Twin Cities	Approved	BZA		13,068 sq. ft.	55 additional parking spaces required, 0 proposed for a variance of 55 spaces		1					
53	242 W 7th	Gaspar Perez Martinec El Patio Mexican INC	07-083609	TN2	A variance of the parking requirements in order to add a banquet room to this restaurant. There are 80 off-street parking spaces available, 87 are required for a variance of 7 off-street	Withdrawn	BZA	BZA Appeal. 2/24/99 Zoning File #98-325, Special Condition Use Permit approved with conditions to allow for shared commercial parking in	9,583 sq. ft.	Variance requested. 87 spaces required, 80 proposed.		1					
54	25 Dale	Joy Bannister	04-044379	TN1	Conditional Use Permit for intermediate care facility with modification of distance condition.	Withdrawn	PC		14,400 sq. ft.				1				
55	25 Dale	Rejuv-a-Home	05-50150	TN1	Rezoning from RM2 (Medium-density Residential) to TN1 (Traditional Neighborhood) to permit office use	Approved	CC	The rezoning to TN1 will allow for residential and office use in the future. "The proposed zoning is consistent with the	14,400 sq. ft.	No discussion	1						
56	25 Dale	Academy Parking Lot	04-128917	TN1	No variances, etc...	Completed	SR		15,000 sq. ft.								
57	258 Mill	Upper Landing City House	07-063597 07-075223	TN3	Re-establishment of non-conforming use as a restaurant and interpretive center, and variance to permit cost of alterations to exceed 50% of market	Approved	PC SR	Project is located in the river co	8,712 sq. ft.			1	1				
58	2650 University	Emerald Street LLC	04-197781	TN3	Rezoning from (I1) Industrial to (TN3) Traditional Neighborhood District.	Approved	CC	The project will include 53 for-sale units and 2,000 to 6,200 sq. ft. of commercial space within a 4 story building. The applicant is proposing to rezone the property because I1 does not permit mixed-use where less than 50% of the first floor	1.24 acres	The proposed building will include 48 parking spaces in the basement level, with an additional 74 spaces in a two level parking deck.	1						
59	2650 University	Emerald Street LLC	05-59330	TN3	Conditional Use Permit (CUP) to allow 66' high building. (55' height allowed without CUP).	Approved	PC	The developer wishes to construct a mixed-use building with 67 condominium units and approximately 5,000 sq. ft. of retail space. The building would be 66 feet high fronting University Avenue, then will	1.24 acres	The project will contain a parking deck and underground parking.				1		100	122

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60	2650 University	Metro Lofts	04-187567	TN3	See: 05-59330 (CUP)	Approved	SR	The project will include 53 for-sale units and 2,000 to 6,200 sq. ft. of commercial space within a 4 story building. The applicant is proposing to rezone the property because I1 does not permit mixed-use where less than 50% of the first floor	1.24 acres	The proposed building will include 48 parking spaces in the basement level, with an additional 74 spaces in a two level parking deck.							
61	2669 Territorial	St. Croix Partners LLC	06-006090 06-047195	TN3	1. Rezoning from I1 Light Industrial to TN3 Traditional Neighborhood 2. Variances of the TN standards for front yard setback, the parking location, entrance design and building height	Approved	CC	The developer is proposing to construct a residential development containing 150 units to serve 552 residents.	4.3 acres	The project includes 176 surface parking stalls and 49 garage spaces. Bicycle racks and enclosed bicycle storage are also	1	1					225
62	2669 Territorial	Jefferson Commons	06-002637	TN3	Rezoning from I1 to TN3 & Variances of the TN standards for front yard setback, the parking location, entrance design and building height.	Approved	SR	Pedestrian traffic "The entrance to the site has been redesigned from the original site plan to make it more pedestrian friendly and the sidewalks along the buildings have been widened. However, the pedestrian connection should be further strengthened to encourage residents to walk and to meet the intent of the TN3 zoning. The pedestrian routes should be enhanced at the entrance to the site and where the pedestrian route to the north building crosses the parking lot. This can be accomplished by eliminating a	4.3 acres	The project includes 176 surface parking stalls and 49 garage spaces. Bicycle racks and enclosed bicycle storage are also available.	1	1					
63	345 Chestnut	McGovern's Parking Lot	04-187547	TN2	No variances, etc...	Completed	SR		6,000 sq. ft.								
64	360 Spring	Upper Landing Block 5 & 6	04-081020	TN3		Completed	SR		160,000 sq. ft.								
65	360 Spring	Upper Landing Block 5 & 6 courtyard	04-092784	TN3	Planning Commission removed a condition of Upper Landing Master Site Plan that requires public access to the courtyards during the day on June 18, 2004. See also site plan 04-081020.	Completed	SR		160,000 sq. ft.								
66	376 Smith	Kraus Anderson Construction	05-149697	TN2	Rezoning from RT2 and B3 to TN2 for an office building	Approved	CC	The proposed rezoning would allow for the construction of an office building. "The proposed rezoning is consistent with the character of development in	9,583 sq. ft.	No discussion	1						

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67	436 Shepard	Island Station	04-145318	TN2	Rezoning from I2 (General Industrial) to TN2 (Traditional Neighborhood) for a residential mixed use development	Approved	CC	1)235 Condos and townhomes 2)20-slip marina	10.7 acres	2 parking stalls below each townhome and condo parking will be provided in an on-grade structure with a landscaped plaza	1						
68	561 Dale	Richard Ponte	08-174256	TN2	Variance of separation requirements in order to move a new larger garage onto the property.	Approved	BZA	A minimum 6 foot separation is required from the principle structure, 5 feet is proposed	3,600 sq. ft.			1					
69	585 Grand	Patrick and Dawn Igo	04-019382	TN1	Rezone from RM-2 Multiple-family Residential to B2-C Community Business (Converted).	Withdrawn	CC		7,405 sq. ft.		1						
70	585 Fuller	Camphor Church Addition	04-097410	TN2	No variances, etc...	Completed	SR		15,000 sq. ft.								
71	595 Randolph	Frantz outside storage (595)	05-154148	TN2	No variances, etc...	Approved	SR		3,000 sq. ft.								
72	599 Whitall	Whitall Townhomes	06-119051	TN2	No variances, etc...	Approved	SR		90,000 sq. ft.								
73	608 Blair	Dale Street Townhomes	05-185422	TN2	See: 05-193681 (Rezoning & Variance)	Approved	SR	The applicant wishes to develop a 16-unit townhouse project. They are requesting a rezoning to TN2 so there will be sufficient density to cover	35,223 sq. ft.	The zoning code requires 1.5 off-street parking spaces per dwelling unit. The applicant is proposing							
74	611 Blair	Greater Frogtown CDC	05-193681 05-194363	TN2	1. Rezoning from R-4 (Single-family Residential) to TN2 (Traditional Neighborhood) 2. Variance of required parking to permit 1 off-street parking space per unit for 16-unit townhome development	Approved	CC	The applicant wishes to develop a 16-unit townhouse project. They are requesting a rezoning to TN2 so there will be sufficient density to cover development costs of the units.	.81 acres	The zoning code requires 1.5 off-street parking spaces per dwelling unit. The applicant is proposing one space per unit, for	1	1					
75	615 Drake	Sprint/Nextel	07-074844	TN2	Conditional Use Permit for cellular telephone antenna on a monopole	Withdrawn	PC		209,049 sq. ft.				1				
76	615 Drake	Nextel West Corp	05-206407	TN2	Conditional Use Permit to allow 100 ft monopole and antenna with modification of 75 ft height limit.	Withdrawn	PC		209,049 sq. ft.				1				
77	615 Drake	Sprint / Nextel	07-145013	TN2	Conditional Use Permit for a cellular telephone antenna on a 100 foot high monopole.	Approved	PC		209,049 sq. ft.				1				
78	619 Snelling	J & A Properties	05-063464	TN2	Rezoning from B2 to TN2	Approved	CC	The applicant proposes to redevelop an existing building into mixed-use residential and commercial structure. A five unit residential building will also be converted into a	21,044 sq. ft.	No discussion	1						
79	625 Snelling	625 Snelling Variance	04-214828	TN2	Variance in order to remodel a mixed use commercial/residential building. Code requires that 50% of the first floor be devoted to a commercial use, 35% is proposed, for a variance of 15%	Approved	BZA	Building is occupied by residential and commercial uses, the applicant wishes to swap their location within the building, placing the residential to the rear &	4,636 sq. ft.			1					

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80	626 University	Rondo Branch Library	04-114394	TN2	Conditional Use Permit for a 59.5 ft. high mixed use library and residential building	Approved	PC	A CUP for construction of a 59.5 high mixed-use building for a library with 92 housing units above.	1.3 acres	Parking for the library is provided underground, while parking for the housing is located above the library. In both instances, there is more parking			1				
81	626 University 461 Dale	Rondo Community Library	04-099721	TN2	See: 04-114394 (CUP)		SR	A CUP for construction of a 59.5 high mixed-use building for a library with 92 housing units above.	55,316 sq. ft.	Parking for the library is provided underground, while parking for the housing is located above the library. In both instances, there is more parking							
82	635 Phalen	Phalen Senior Lofts	04-142657	TN2	1. Rezoning to TN2 2. Variances for the number of units, setbacks and	Completed	SR		35,000 sq. ft.		1	1					
83	651 Arcade	Kelly parking lot on Arcade	06-072398	TN2	No variances, etc...	Approved	SR	Repairing an existing parking lot	6,000 sq. ft.								
84	663 University	Western Bank	04-069042	TN2	Subdivision (lot split) to split off lot 22 Block 1 from #352923140241 and add it to Parcel #352923140222	Withdrawn	CC		74,529 sq. ft.								
85	663 University	Western Bank	04-068749	TN2	No variances, etc...	Completed	SR		74,529 sq. ft.								
86	672 Arcade	Jose Ponce	05-218549	TN2	Conditional Use Permit to allow food sales from a mobile food vehicle.	Withdrawn	PC		4,847 sq. ft.				1				
87	730 Kay	Shalom East Campus	06-119068	TN3	No variances, etc...	Approved	SR		140,000 sq. ft.								
88	778 Otto	Flint Hills Resources LP - Matt Coggeshall -Reis	07-027261	TN3	A variance of the River Corridor Standards in order to place a temporary ground pollution mitigating building on level shelf on the bluff face. New development must be located 40 feet landward of the bluff and the applicant is proposing to place the temporary building on the bluff face, for a variance of 40 feet.	Approved	BZA					1					
89	782 Hathaway	Mississippi Market (Victoria Park)	08-122864	TN3	Conditional Use Permit for a retail establishment of more than 10,000 sq.ft in gross floor area	Withdrawn	PC		1.23 ac.				1				

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90	782 Hathaway	Mississippi Market	08-084099 08-088058	TN3	Major modification of Victoria Park Master Plan for Lot 1, Block 8, from condominiums and rental apartments to retail. Variances of TN3 standards for FAR, building height, parking maximum and location, and design.	Approved	PC	Require FAR is 1.0, proposed is 0.18; required height is 2 stories, one story proposed with an interior height of 14-16 ft.; the range of permitted/required parking spaces for a 9,541 sq. ft. building is 25-38 spaces, 47-59 are proposed. Parking location variance: the property has 4 street frontages so parking is proposed along 100% of one frontage and 50% of another. TN3 design standard variances: land use diversity is not met because the entire block will be commercial, and having the building anchor the corner is also not met because there are two corners, one will have a	1.23 ac.	Parking variance requested. 25-38 spaces are required, 47-59 are proposed.		1			1	0.18	
91	782 Hathaway	Mississippi Market	08-129235	TN3	Conditional use permit for a retail establishment of more than 10,000 sq. ft. in gross floor area with variance of TN3 design standards regarding minimum door and window openings in the primary street façade (50% of length and 30% of area required; 48.3% of length and 23.8% of area proposed)	Pending	PC	13,345 sq. ft. store proposed	1.23 ac.				1				
92	80 Cesar Chavez	REDA - Hold Land Restaurant and Grocery	08-220421 08-235993	TN2	Rezoning from B2 Community Business, VP Vehicular Parking, and RM2 Medium-density Multiple Family Residential to TN2 Traditional Neighborhood for a 10,000 sq. ft. retail/restaurant development. Variance requested for development on slope greater than 12%	Approved	CC	Rezoning is to allow the proposed restaurant and grocery, and potential future commercial uses on site.	47,580 sq. ft.		1	1					

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93	800 3rd	Michlitsch	04-093165	TN2	Rezone from B-2 (Community Business) and P-1 (Parking) to TN2 (Traditional Neighborhood)	Approved	CC	Since the B-2 zoning district does not permit buildings that are exclusively residential, the applicant proposes rezoning both lots to TN2. The applicant is considering two major alternative redevelopments. Option A would convert the existing building to six residential units and add garages on the lot to the east. A variation of this option would be to retain one or two spaces on the first floor of the building as commercial spaces. Option B would convert the existing building to	7,284 sq. ft.		1						
94	800 3rd	Robert Roscoe	04-121219	TN2	1. Conditional Use Permit to convert the existing mixed use building to total residential use 2. Variances for number of units (7 permitted, 8 proposed) and side and rear setbacks for the garage	Approved	PC	A six unit conversion of an existing building or an eight unit conversion that would add two units over the proposed garages.	7,284 sq. ft.	The seven proposed garage stalls will meet the parking requirements.		1	1				
95	800 3rd	Leithauser Lofts	04-137001	TN2	See: 04-121219 (CUP & Variances)	Completed	SR	A six unit conversion of an existing building or an eight unit conversion that would add two units over the proposed	7,284 sq. ft.	The seven proposed garage stalls will meet the parking requirements.							
96	802 Otto	Victoria Park	05-093694	TN3	Rezoning from B3 and I3 to TN3 with Master Plan	Approved	CC		30 ac.		1						
97	832 7th Street E	Manuel Pizano	05-125870	TN2	Conditional Use Permit for outdoor food sales from mobile push car	Withdrawn	PC		17,000 sq. ft.				1				
98	832 Hathaway Str	Victoria Park	05-099436	TN3	Subdivision (lot split) to create 1 (multi-family) parcel and 1 12 (multi-family) and 3 outlot parcels.	Withdrawn	CC		193,774 sq. ft.								
99	84 Wabasha	WAF Properties LLC	04-189805	TN3	see plat #04-129956	Denied	PC										
100	84 Wabasha	Heritage Preservation Commission (Llewellyn Building)	04-189806	TN3	Appeal of a Planning Administrator's decision approving modification of the Westside Flats Master Plan.	Denied	PC										
101	84 Wabasha	West Side Flats #1	04-145045	TN3	A site plan for a multi-family	Withdrawn	SR	1. A final site plan must be	27,000 sq. ft.								
102	84 Wabasha	West Side Flats #2	05-087945	TN3	No variances, etc...	Expired	SR		293,000 sq. ft.								
103	845 Phalen	845 Phalen Variance	06-101729	TN2	Variance to increase signage so that a 260 sq. ft. freestanding sign can be installed. Site is part of the Seeger Square complex, which is allowed 1,515 sq. ft. of signage but has 1,884 sq. ft. so a variance is required to add additional signage.	Approved	BZA	Appears that signage existed prior to property rezoning, which took place with the Arcade Small Area Plan	34,848 sq. ft.			1					

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104	850 Rice	Winnipeg Mixed Use	07-124558	TN2	See: 06-285586 (Variances)	Approved	SR	The applicant is proposing to construct a new three-story building on each parcel with commercial and parking on the first floor and 28 residential units on the second and third	North parcel = .46 acres & South parcel = .51 acres	There will be a small surface parking lot at the rear of each building for retail customers and visitors.							
105	852 Rice	Andrew Pitcher - Sparc	06-285586	TN2	Several variances are proposed for a retail/residential development of two new mixed use buildings. 1) The north building requires 60 off-street parking spaces and 32 spaces are proposed, for a variance of 28 spaces. 2) The south building requires 62 parking spaces and 38 spaces are proposed, for a variance of 24 spaces. 3) Entrances and exits from a commercial parking lot are not permitted through a residential alley. The applicant is requesting a variance to place the entrance/exit along the alley in order to meet the intent and design standards of the TN2 zoning district which requires parking to be located at the rear of the building. 4) The TN design guidelines require that buildings facing each other across a street shall be similar in height, scale, and articulation. The applicant is requesting a variance of this requirement.	Approved	BZA	The applicant is proposing to construct a new three-story building on each parcel with commercial and parking on the first floor and 28 residential units on the second and third floors.	North parcel = .46 acres & South parcel = .51 acres	There will be a small surface parking lot at the rear of each building for retail customers and visitors. Variance requested for parking. North building: 60 required, 32 proposed. South building: 62 required, 32 proposed.		1					
106	854 7th St E.	Binh Le	07-069487	TN2	The applicant is requesting a variance of the sign ordinance to allow the 5 panels amounting to 120 sq. ft. of signage on the west side of the building to remain. This site allows a maximum of 256 sq. ft. of signage and 355 sq. ft. exists for a variance of 99 sq. ft.	Approved	BZA	Property was previously rezoned from B3 to TN2	13,939 sq. ft.			1					
107	857 Payne	By More Market & Deli	06-013814	TN2	Conditional Use Permit for grocery store expansion to more than 10,000 sq. ft.	Approved	PC	The applicant proposes to expand an existing grocery store into the adjacent vacant	15,000 sq. ft.	Eight spaces behind the building. No discussion			1				
108	872 Otto	Victoria Park Phase 1A	05-131941	TN3	No variances, etc...	Approved	SR		125,000 sq. ft.								
109	872 Otto	Victoria Park Phase 1A & B	06-066449	TN3	No variances, etc...	Pending	SR		25,000 sq. ft.								
110	882 7th St. W	Schmidt Site - preliminary	08-125669	TN3	Schmidt Brewery site, prelim SR	Preliminary	SR		400,000 sq. ft.								

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111	892 Hamline	Nou Vang	06-289537	TN2	Rezoning from I1 (Light Industrial) to TN2 (Traditional Neighborhood)	Approved	CC	The applicant plans to covert the industrial property to residential to house her extended family. TN2 permits the proposed residential use and "any future commercial use of	.85 acres	No discussion	1						
112	895 Phalen	Phalen Blvd Parking Lot	06-060150	TN2	No variances, etc...	Approved	SR		35,000 sq. ft.								
113	900 Maryland	Golden Harvest - relocate entry	08-121768	TN2	No variances, etc...	Approved	SR		6,400 sq. ft.								
114	926 Rice	Fitzgerald Building Addition	06-225883	TN2	Remodeling to restore the historic character of the building and improve	Approved	SR		4,000 sq. ft.								
115	940 Rice	Wilfrido Hernandez	04-083531	TN2	Conditional use permit to allow outdoor food concession trailer	Approved	PC		21,120 sq. ft.				1				
116	940 Selby	Selby Area Community Development Corp	07-013828 07-017328	TN1	1. Rezoning from B2 (Community Business) to TN1 (Traditional Neighborhood) 2. Variances of parking (14 spaces required, 8 spaces proposed) and side yard setback (6 ft required, 3 ft proposed on east side, and 5 ft and 3 ft proposed on west side) for an eight-unit mixed use development	Approved	1.CC; 2. PC	The applicant is proposing to purchase the eastern portion of this site from the HRA and construct 8 ownership townhouse units. Four live-work units will be located along Selby Avenue, and will include 400 sq. ft. of commercial space on the first floor. Another four units will be located at the rear of the site, and they will be constructed by Twin Cities Habitat for Humanity.	10,282 sq. ft.	The parking requirement for the rear residential units is 1.5 spaces per unit, or 6 spaces. Live work units require 2 spaces per unit, or 8 total spaces, for a combined total of 14 off-street parking spaces. The applicant is proposing 1 space per unit (8 spaces total) for a variance of 6 spaces. Condition of approval: 6 additional spaces are provided through a shared parking	1	1					
117	940 Selby	Selby Townhouses (Roots on Selby)	07-097550	TN1	Variances and a rezoning have been approved. Conditions of the variances are: 1. Six additional off-street parking spaces are provided either through a shared parking agreement with owners of one or both of the lots east of the site or informally through non-standard spaces on site. 2. A maintenance access easement is obtained from the adjoining property owners.	Pending	SR	The applicant is proposing to purchase the eastern portion of this site from the HRA and construct 8 ownership townhouse units. Four live-work units will be located along Selby Avenue, and will include 400 sq. ft. of commercial space on the first floor. Another four units will be located at the rear of the site, and they will be	10,282 sq. ft.	The parking requirement for the rear residential units is 1.5 spaces per unit, or 6 spaces. Live work units require 2 spaces per unit, or 8 total spaces, for a combined total of 14 off-street parking spaces. The applicant is proposing 1 space							
118	943 Maryland	Maryland and Forest Townhomes	04-117194	TN2	No variances, etc...	Completed	SR		30,000 sq. ft.								
119	957 Rice	Snap Market Parking Lot	07-122040	TN2	No variances, etc...	Approved	SR		3,000 sq. ft.								
120	990 Arcade	Double Deals	06-090144	TN2	Determination of Similar Use that outdoor sale of produce is similar to an outdoor garden center	Approved	PC	The applicant proposed to use one parking space from March to November to sell produce at	7,040 sq. ft.								

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121										TOTALS	26	32	28	5.5	2.157		
122		Commercial															
123		Mixed Use															
124		Multi Family															
125		Single Family															
126																	