

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
February 4, 2016

A regular meeting of the committee was convened at 9:35 a.m. on this date.

Members Present: Council Members Lisa Bender (Chair), Lisa Goodman, Andrew Johnson, Kevin Reich

Members Absent: Council Members Barbara Johnson, Abdi Warsame

Matters listed below are hereby submitted with the following recommendations, to-wit:

1. Interim Use Permit: Temporary Telecommunications Tower, 2407 University Ave SE ([16-00147](#))

Approving an application submitted by Heidi Hall, on behalf of Verizon, for an 18-month extension of an interim use permit (BZZ-7561) allowing an approximately 60-foot mobile telecommunications tower (cell-on-wheels) in a surface parking lot located at 2407 University Ave SE until June 30, 2017, subject to conditions.

Staff presentation by Joe Giant.

The public hearing was opened and the following persons spoke.

1. Heidi Hall, Verizon

Seeing no further persons wishing to speak, the public hearing was closed.

On motion by Bender, carried on voice vote, the appeal was granted.

2. Rezoning: David Merryfield, 3200 Bryant Ave S ([16-00148](#))

1. Approving an application submitted by David Merryfield to rezone (BZZ-7523) the property located at 3200 Bryant Ave S from the R2B Two-family District to the C1 Neighborhood Commercial District to allow a general retail sales and services use.

2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the matter was approved.

3. Rezoning: B. Aaron Parker and Karen M. Parker, 3255 Garfield Ave S ([16-00149](#))

1. Approving an application submitted by B. Aaron Parker and Karen M. Parker to rezone (BZZ-7486) the property located at 3255 Garfield Ave S from the R2B Two-family District to the OR1 Office Residence District to allow the conversion of an existing building to a mixed-use building and construct a detached garage.

2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the matter was approved.

4. Rezoning: Pete Keely, 3041 Holmes Ave S ([16-00150](#))

1. Approving an application submitted by Pete Keely to rezone (BZZ-7520) the property located at 3041 Holmes Ave S from the R4, Multiple-family District to the OR2 High-density Office Residence District, retaining the PO Pedestrian Oriented Overlay District, in order to construct a six-story, mixed-use building with nine dwelling units.

2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the matter was approved.

5. Rezoning: Eley Partners, LLC, 2512 Essex St SE and a portion of 1710 Franklin Ave SE ([16-00151](#))

1. Approving an application submitted by Eley Partners, LLC to rezone (BZZ-7507) unplatted, former railroad land located at 2512 Essex St SE and a portion of 1710 Franklin Ave SE from the I1 Light Industrial District to the R5 Multiple-family District and remove the IL Industrial Living Overlay District, to allow a Planned Unit Development (PUD) with 195 dwelling units on the property located at 117 27th Ave SE, and adopting the related findings as prepared by Community Planning Economic Development.

2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the Subject and Description of item #5 was revised to correct the addresses being rezoned, and the matter was approved as revised.

6. Environmental Assessment Worksheet: Proposed Kraus-Anderson Block Redevelopment: 501, 507, 515, and 523 8th St S, 502 and 518 S 9th St, and 811 5th Ave S ([16-00152](#))

Approving staff recommendation that the Environmental Assessment Worksheet (EAW) and the Findings of Fact prepared for the proposed Kraus-Anderson Block Redevelopment located at 501, 507, 515, and 523 8th St S, 502 and 518 S 9th St, and 811 5th Ave S are adequate, and the preparation of an Environmental Impact Statement (EIS) is not required.

On motion by Bender, carried on voice vote, the matter was approved.

7. Regulation and expansion of Pedestrian Oriented Overlay Districts ordinance ([16-00157](#))

Referring to staff an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending Pedestrian Oriented Overlay District regulations and expanding Pedestrian Oriented Overlay Districts to include additional properties along and in the vicinity of Hennepin Ave, Lyndale Ave S, Nicollet Ave, and W Franklin Ave:

1. Chapter 521 Zoning Districts and Maps Generally.
2. Chapter 551 Overlay Districts.

On motion by Bender, carried on voice vote, the matter was referred to staff.

8. Regulation of drive-through facilities ordinance ([16-00158](#))

Referring to staff an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations for drive-through facilities:

1. Chapter 520 Introductory Provisions.
2. Chapter 521 Zoning Districts and Maps Generally.
3. Chapter 530 Site Plan Review.
4. Chapter 531 Nonconforming Uses and Structures.
5. Chapter 541 Off-Street Parking and Loading.
6. Chapter 543 On-Premises Signs.
7. Chapter 548 Commercial Districts.
8. Chapter 549 Downtown Districts.

9. Chapter 550 Industrial Districts.

10. Chapter 551 Overlay Districts.

On motion by Bender, carried on voice vote, the matter was referred to staff.

9. Comprehensive Plan Amendment ([16-00153](#))

Approving an amendment to the City’s comprehensive plan to resolve existing inconsistencies in residential density ranges for the very high density category of land use.

On motion by Reich, carried on voice vote, the matter was approved with the following amendment to the Table shown on page 1-11 of the Comprehensive Plan, to read as follows:

Land Use Feature	Description	Density Range (est.)
Activity centers and growth centers	Mix of uses with citywide and regional draw. High intensity of uses, including employment, commercial, office, and residential uses.	High density (50-120 du/acre) and very high density (120-200 du/acre), dependent on context. Densities up to 800 du/acre may be allowed in or near all designated Growth Centers and within Activity Centers adjacent to Growth Centers, as consistent with adopted small area plans.

Seeing no further business to transact, the meeting adjourned at 10:00 a.m.

Reported by Diana Armstrong, Council Committee Coordinator