

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
July 28, 2016

The committee convened at 9:30 a.m. on this date.

Members Present: Council Members Andrew Johnson (Acting Chair), Kevin Reich

Members Absent: Council Members Lisa Bender, B. Johnson, Lisa Goodman, Abdi Warsame

Seeing the committee was not able to make quorum, Acting Chair A Johnson recessed the meeting until 10:30, at which time it was expected quorum would be made.

A regular meeting of the committee was convened at 10:30 a.m. on this date.

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

Members Absent: Council Members Lisa Bender, Abdi Warsame

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

1. Interim Use Permit: Grace Center Portable Classrooms, 1500 6th St NE ([16-01044](#))

Approving an interim use permit (BZZ-7812) application submitted by Lorrie Stromme of Grace Center for Community Life to allow two portable classrooms in a temporary structure at 1500 6th St NE until August 5, 2018, subject to conditions.

Staff presentation by Aaron Hanauer.

The public hearing was opened. Seeing there were no persons wishing to speak, the public hearing was then closed.

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

2. Variance and site plan review appeal: Tony Kriha of the Lander Group, 2707 E 38th St, 3800-3812 28th Ave S ([16-01043](#))

Considering an appeal submitted by Tony Kriha of the Lander Group regarding the following decisions of the City Planning Commission denying a variance and approving a site plan review (BZZ-7682) for a new four-story building with 53 dwelling units for the property located at 2707 E 38th St and 3800-3812 28th Ave S.

1. Denying a variance of the south rear yard setback requirement from five feet to one foot for surface parking.
2. Approving a site plan review subject to conditions; the appellant is appealing conditions of approval 3-7, 9-12, and 14.

Staff presentation by Kimberly Holien.

The public hearing was opened and Nicole Washburn, JLG Architects, spoke.

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

On motion by A. Johnson, carried on voice vote, the following actions were taken:

Granting a variance of the south rear yard setback requirement from five feet to three feet for surface parking, and directing staff to draft findings;

Accepting the appellant's withdrawal appealing conditions of approval 4, 6, 7, 10, and 12 to the site plan review;

Granting outright the appeal of condition #5 to the site plan review;

Granting the appeal of the following conditions of approval to the site plan review, as amended below:

- #3: The first floor of the south elevation on the commercial portion of the building facing the parking lot shall be revised to comply with the 20 percent glazing requirement.
- #9: A landscaped yard a minimum of four feet in width shall be provided between the parking lot and the south lot line on the east side of the parking lot, and a minimum of three feet in width between the parking lot and the south lot line on the west side of the parking lot, in compliance with Section 530.170 of the zoning code.
- #11: A landscaped yard a minimum of 4.5 feet in width shall be provided between the east area and the alley, in compliance with Section 530.170 of the zoning code.
- #14: The applicant shall work with staff to reconsider the painted gray metal panel color and reconsider the full glazing on the fourth floor facing 28th Ave S.

3. Vacation of air rights over a portion of the public alley: The Lander Group, block bounded by E 38th St, 28th Ave S, 39th Ave S, and 27th Ave S ([16-01047](#))

- 1. Approving an application submitted by The Lander Group to vacate the air rights over the north 47.51 feet of the 14-foot alley in the block bounded by E 38th St, 28th Ave S, 39th Ave S, and 27th Ave S
- 2. Passage of Resolution approving Vac-1658.

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

4. Rezoning: The Lander Group, 3806 and 3812 28th Ave S ([16-01048](#))

Approving an application submitted by The Lander Group to rezone (BZZ-7682) the following properties, to construct a new four-story, mixed-use building with 53 dwelling units.

- 1. 3806 28th Ave S from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District, retaining the Pedestrian Oriented Overlay District.
- 2. 3812 28th Ave S from the R1A Single-Family District to the C2 Neighborhood Corridor Commercial District and adding the PO Pedestrian Oriented Overlay District.
- 3. 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 A Johnson, carried on voice vote, the matter was approved.

5. Partial street vacation: Project for Pride in Living, Inc., 41 N 12th St ([16-01045](#))

- 1. Approving an application submitted by Project for Pride in Living, Inc., vacating a portion of N 12th St between Chestnut and Linden Aves.
- 2. Passage of Resolution approving Vac-1649.

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

6. Rezoning: Project for Pride in Living, Inc., 41 N 12th St ([16-01046](#))
 1. Approving an application submitted by Project for Pride in Living, Inc., to rezone (BZZ-7709) the property located at 41 N 12th St from the I1 Light Industrial District and B4C-1 Downtown Commercial District to the B4C-1 Downtown Commercial District, to add a new 17-unit (47 bed) residential building addition to the existing YouthLink community center.
 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 A Johnson, carried on voice vote, the matter was approved.

7. Rezoning: CPM Development, 805 8th St SE and 815 9th Ave SE ([16-01049](#))
 1. Approving an application submitted by CPM Development to rezone (BZZ-7725) the properties located at 815 9th Ave SE and 805 8th St SE from the I1 Light Industrial District and IL Industrial Living Overlay District to the R5 Multiple-Family District, retaining the UA University Area Overlay District, to construct three new residential buildings.
 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 A Johnson, carried on voice vote, the matter was approved.

8. Temporary family health care dwellings ordinance ([16-01024](#))

Referring to staff an ordinance amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions, opting out of the Minnesota statute that authorized temporary family health care dwellings.

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

With no further business to transact, the meeting adjourned at 10:45 a.m.

Reported by Diana Armstrong, Council Committee Coordinator