

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
June 23, 2016

A regular meeting of the committee was convened at 9:40 a.m. on this date.

Members Present: Council Members Lisa Bender (Chair), Lisa Goodman, Barbara Johnson, Kevin Reich, Abdi Warsame

Members Absent: Council Member Andrew Johnson

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

1. Certificate of Appropriateness appeal: Kathy Osborne with 4401 Lyndale Avenue North, LLC, 4401 Lyndale Ave N ([16-00870](#))

Considering an appeal submitted by Kathy Osborne with 4401 Lyndale Avenue North, LLC, regarding the Heritage Preservation Commission decision denying the following Certificate of Appropriateness applications (BZH 29074) for the property located at 4401 Lyndale Ave N:

1. A certificate of appropriateness to allow for the demolition of the Mereen Johnson Office Building and the 32-foot by 48-foot “brick pattern vault” addition constructed on the northeast end of the Mereen Johnson Factory Building.
2. A certificate of appropriateness to allow for an addition to the Mereen Johnson Factory Building.

Staff presentation by Hilary Dvorak.

The public hearing was opened, and four persons spoke; however, no one signed in.

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

On motion by B. Johnson, carried on voice vote, the appeal was granted in part with the following conditions:

1. Granting in part the Certificate of Appropriateness application allowing for the demolition of the western later additions to the Mereen Johnson Office Building, including the 32-foot by 48-foot “brick pattern vault” addition, but preserving the original north corner building.
2. Granting the Certificate of Appropriateness allowing for an addition constructed on the northeast end of the Mereen Johnson Factory Building located at 4401 Lyndale Ave N, subject to the following conditions:
 1. Missing windows in the factory building shall be replaced.
 2. New construction shall be of compatible materials to the existing building (brick), and mirror the roof lines of the existing factory building.
2. Local historic district designation: C.A. Smith Lumber Historic District; 4401 Lyndale Ave N and 4400, 4410, 4420, and 4430 Lyndale Ave N ([16-00874](#))

Passage of Resolution approving the C.A. Smith Lumber Historic District designation (BZH-28734), for the properties located at 4401 Lyndale Ave N and 4400, 4410, 4420, and 4430 Lyndale Ave N.

Staff presentation by Jim Voll.

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

3. Rezoning: Riverdale Ventures, LLC, 1220 S 1st St and 121 12th Ave S ([16-00832](#))

1. Approving an application submitted by Riverdale Ventures, LLC to rezone (BZZ-7676) the properties located at 1220 S 1st St and 121 12th Ave S from the I1 Light Industrial District to the C3A Commercial Activity Center District and remove the IL Industrial Living Overlay District to construct a planned unit development containing 374 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.

4. Rezoning: McShane Development, 710 West Broadway ([16-00833](#))

1. Approving an application submitted by McShane Development to rezone (BZZ-7611) the property located at 710 West Broadway from the OR2, High Density Office Residence zoning district, to the C3S, Community Shopping Center zoning district, retaining the WB, West Broadway Overly District to allow for a 7,591 square foot retail store and to allow signage on a non-primary building wall.
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. Zoning definition of half stories ordinance ([16-00792](#))

Referring to staff the subject matter of an ordinance amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions, amending the definition of "half story."

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

6. Yard and setback requirements in nonresidential zoning districts ordinance ([16-00793](#))

Referring to staff the subject matter of an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending yard and setback requirements in nonresidential zoning districts:

1. Chapter 548 Commercial Districts.
2. Chapter 549 Downtown Districts.
3. Chapter 550 Industrial Districts.

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

7. Local historic landmark designation: Snyder Mansion, 2118 Blaisdell Ave ([16-00873](#))

Passage of Resolution approving the local historic landmark designation (BZH-29043) of the Snyder Mansion located at 2118 Blaisdell Ave, subject to the following condition: The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property.

Staff presentation by Brian Schaffer.

On motion by Bender, carried on voice vote, the matter was approved with revised conditions contained in the resolution made part of Legislative file No. 16-00873.

8. Como small area plan ([16-00875](#))
 1. Approving the Como Blueprint: A Small Area Plan for the Como Neighborhood of Minneapolis.
 2. Amending the policy guidance for the area into the City's comprehensive plan with the following conditions:
 1. The comprehensive plan amendment is subject to final review and approval by the Metropolitan Council.
 2. The features and recommendations of this plan will be used to guide preparation of an updated comprehensive plan in upcoming years. As with all small area plans, features and recommendations of this plan will be reevaluated and may be adjusted or updated in the next update to the Comprehensive Plan.

Staff presentation by Haila Maze.

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

9. Minneapolis 2040, Draft Civic Engagement Plan ([16-00702](#))

Receiving and filing a draft Civic Engagement Plan for Minneapolis 2040, the process to update the citywide Comprehensive Plan.

(Postponed from the May 19 and June 9, 2016, Z&P meetings)

Staff presentation by Beth Elliott, Christina Kendrick, and Paul Mogush.

On motion by Bender, carried on voice vote, the matter was received and filed.

With no further business to transact, the meeting adjourned at 11:25 p.m.

Reported by Diana Armstrong, Council Committee Coordinator