



**Request for City Council Committee Action from the Department of Community Planning
& Economic Development – Planning Division**

Date: January 5, 2011
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee
Referral to: Zoning and Planning Committee
Subject: Referral from the December 12, 2011 City Planning Commission Meeting

Recommendation: See report from the City Planning Commission

Prepared by: Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

Approved by: Jason Wittenberg, Supervisor, CPED Planning-Development Services

Presenter in Committee:

- 11. McDonalds, BZZ-5236, 3110 E Lake St and 2925 31st Ave S, Becca Farrar, Sr. Planner, 673-3594
- 13. Loring Park Apartments, BZZ-5421, 1368 LaSalle Ave, Hilary Dvorak, Interim Planning Mgr, 673-2639
- 14. Chicago Avenue Corridor Plan and associated comprehensive plan amendments, Chicago Avenue Rezoning Study, Paul Mogush, 673-2074

Community Impact (use any categories that apply)

Other: See staff report(s) from the City Planning Commission

Background/Supporting Information Attached

The attached report summarizes the actions taken at the City Planning Commission meeting held on December 12, 2011. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT
of the
CITY PLANNING COMMISSION
of the City of Minneapolis**

The Minneapolis City Planning Commission, at its meeting on December 12, 2011 took action to **submit the attached comment** on the following items:

11. McDonalds (BZZ-5236, Ward 9), 3110 E Lake St and 2925 31st Ave S ([Becca Farrar](#)).

A. Rezoning: Application by Landform, on behalf of McDonalds USA, LLC, for a petition to rezone a portion of the north side of the site from the R4 (Multiple-family) district to the C2 (Neighborhood Corridor Commercial) district for the properties located at 3110 E Lake St and 2925 31st Ave S.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to change the zoning classification of the property located at 2925 31st Ave S from the R4 (Multiple-family) district to the C2 (Neighborhood Corridor Commercial) district.

13. Loring Park Apartments (BZZ-5421, Ward 7), 1368 LaSalle Ave ([Hilary Dvorak](#)).

A. Rezoning: Application by Joseph Bagnoli with McGrann Shea Carnival Straughn & Lamb, on behalf of Park Tower at Loring LLC, for a rezoning of the parcel located at 1368 LaSalle Ave which is zoned both OR3 and B4S-1 to B4N.

Action: The City Planning Commission recommended that the Minneapolis City Council adopt the findings and approve the rezoning from both OR3 and B4S-1 to B4N for the property located at 1368 LaSalle Avenue.

14. Chicago Avenue Corridor Plan and associated comprehensive plan amendments, Chicago Avenue Rezoning Study (Ward: 6 and 9), ([Paul Mogush](#)).

A. Adoption of the Chicago Avenue Corridor Plan: The Chicago Avenue Corridor Plan is a small area plan for Chicago Avenue from Interstate 94 to the Midtown Greenway. It includes guidance for future land use and strategies for achieving the described community improvements.

Action: The City Planning Commission recommended that the City Council adopt the Chicago Avenue Corridor Plan as an articulation of and amendment to the policies found in the City's Comprehensive Plan, pending Metropolitan Council review and approval of associated amendments to the City's comprehensive plan.

B. Proposed modifications to the city's comprehensive plan: The land use guidance in the Chicago Avenue Corridor Plan requires some minor modifications to the City's comprehensive plan—The Minneapolis Plan for Sustainable Growth—so that the two documents are consistent.

Action: The City Planning Commission recommended that the City Council adopt the proposed map amendment to the City's comprehensive plan, pending Metropolitan Council review and approval.

C. Proposed amendments to the Minneapolis Code of Ordinances: These amendments are changes to the zoning of certain properties along Chicago Avenue. They include changes to the primary zoning of property, amending Chapter 521, Zoning Districts and Maps, of the city's Code of Ordinances. The purpose of the proposed amendments is to make the zoning of property consistent with, and supportive of, the future land use guidance in the Chicago Avenue Corridor Plan.

Action: The City Planning Commission recommended that the City Council adopt the findings and approve the "Proposed Alternative" zoning map amendment as illustrated and listed in the exhibits in the staff report.