



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

Date: June 7, 2012
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee
Referral to: Zoning and Planning Committee
Subject: Referral from the May 7, 2012 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: Hilary Dvorak, Interim Supervisor, CPED Planning-Development Services

Presenter in Committee:

4. Mulroy's Body Shop (BZZ-5483), 3900 and 3920 Nicollet Ave, Tom Leighton, Principal Planner, 612-673-3853

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 May 7, 2012. 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 May 7, 2012 took action to **submit the attached comment** on the following items:

4. Mulroy's Body Shop (BZZ-5483, Ward: 8), 3900 and 3920 Nicollet Ave ([Tom Leighton](#)).

A. Rezoning: Application by R401K LLC for a rezoning of 3900 and 3920 Nicollet Ave from R2B to C2 in order to rehabilitate the office portion of the existing building at 3920 Nicollet Ave to improve the offices of the auto body business, and to house several commercial businesses that would be accessed through a separate entrance off Nicollet Ave, which would meet the Zoning Code definition of a "shopping center."

Action: Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the rezoning from the R2B, Two-family Residential District to the C2, Neighborhood Corridor Commercial District for the properties located at 3900 and 3920 Nicollet Ave S, based on the following findings:

1. Nicollet is a neighborhood corridor commercial district.
2. C2 zoning is consistent with policies for encouraging small scale business development that is compatible with residential uses.
3. It will encourage the City's economic development goals for retaining and attracting business investment.