



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

Date: July 12, 2012
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee
Referral to: Zoning and Planning Committee
Subject: Referral from the June 11, 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:

7. Washington and Walnut Flats, BZZ-5567, 616-630 Washington Ave NE and 308 Walnut St, Kimberly Holien, City Planner, 612-673-2402
10. Serenity Suites, BZZ-5579, 2510 4th St N, Becca Farrar, Senior Planner, 612-673-3594

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 June 11, 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 June 11, 2012 took action to **submit the attached comment** on the following items:

7. Washington and Walnut Flats (BZZ-5567, Ward: 2), 616-630 Washington Ave NE and 308 Walnut St ([Kimberly Holien](#)).

A. Rezoning: Application by Carol Lansing, on behalf of Opus Development, for a rezoning from C1, Neighborhood Commercial district to C3A, Community Activity Center district for a 6-story, mixed use building with 98 dwelling units at 616-630 Washington Ave NE and 308 Walnut St, in the C1, Neighborhood Commercial District and the UA, University Area and TSA PO, Transit Station Area Pedestrian Oriented Overlay Districts.

Action: The City Planning Commission recommends that the City Council adopt the findings and **approve** the application for rezoning from C1, Neighborhood Commercial district to C3A, Community Activity Center district for the properties located at 616-630 Washington Ave SE and 208 Walnut St.

Approved on consent 8-0.

10. Serenity Suites (BZZ-5579, Ward: 3), 2510 4th St N ([Becca Farrar](#)).

A. Rezoning: Application by Jonah Bridger for a petition to rezone the property located at 2510 4th St N from the R2B (Two-family) district to the R5 (Multiple-family) district.

Action: The City Planning Commission recommended that the City Council adopt the findings and **deny** the rezoning petition to change the zoning classification of the property located at 2510 4th St N from the R2B district to the R5 district.

Aye: Cohen, Huynh, Kronzer, Schiff, Tucker and Wielinski; Luepke-Pier recused, Mammen not present for vote.

The motion carried 6-0.

B. Rezoning: Application by Jonah Bridger for a petition to rezone the property located at 2510 4th St N from the R2B (Two-family) district to the R4 (Multiple-family) district. The applicant proposes to rezone to two separate zoning classifications as the rezoning to R5 does not require a variance and the rezoning to R4 requires a variance. The applicant has applied for both in the circumstance that one of the rezoning proposals is supported by the City Council.

Action: Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the rezoning petition to change the zoning classification of the property located at 2510 4th St N from the R2B district to the R4 district, based on the following findings:

1. 26th Ave functions more like a community corridor than it does a neighborhood street where residential density is desired.
2. The building contains 11 one bedroom units.
3. The building has operated as a multiple-family housing development since the certificate of occupancy was issued in 1966.
4. The building is not out of character with its surroundings.
5. Rezoning the site will allow for private investment to take place.
6. Having additional eyes on the street would be a benefit to the neighborhood.

Aye: Huynh, Kronzer, Schiff, Tucker and Wielinski; Luepke-Pier recused, Mammen not present for vote.

Nay: Cohen

The motion carried 5-1.