

**Excerpt from the
CITY PLANNING COMMISSION MINUTES
Minneapolis Community Planning & Economic Development (CPED)
Planning Division**

250 South Fourth Street, Room 300
Minneapolis, MN 55415-1385
(612) 673-2597 Phone
(612) 673-2526 Fax
(612) 673-2157 TDD

MEMORANDUM

DATE: August 23, 2012

TO: Steve Poor, Planning Manager – Zoning Administrator, Community Planning & Economic Development - Planning Division

FROM: Hilary Dvorak, Interim Planning Manager, Community Planning & Economic Development - Planning Division, Development Services

CC: Jason Wittenberg, Interim Planning Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of August 13, 2012

The following actions were taken by the Planning Commission on August 13, 2012. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued.

Commissioners present: President Motzenbecker, Cohen, Huynh, Kronzer, Luepke-Pier, Mammen, Schiff, Tucker and Wielinski – 9

Committee Clerk: Lisa Baldwin (612) 673-3710

6. Remington Campus Apartments (BZZ-5641 and MS-224, Ward: 3), 414 7th Ave SE (Becca Farrar). This item was continued from the July 30, 2012 meeting.

A. Rezoning: Application by CPM Development, LLC, for a petition to rezone the property located at 414 7th Ave SE from the R2B (Two-family) district to the R5 (Multiple-family) district. The UA (University Area) Overlay District will be maintained.

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 414 7th Ave SE from the R2B district to the R5 district. The UA (University Area) Overlay District will be maintained.

Approved on consent 8-0.

B. Variance: Application by CPM Development, LLC, for a variance to reduce the minimum lot area per dwelling unit from 700 square feet per dwelling unit to 647 square feet per dwelling unit, or a variance of approximately 8% for property located at 414 7th Ave SE.

Action: The City Planning Commission adopted the findings and **approved** the application to reduce the minimum lot area per dwelling unit from 700 square feet per dwelling unit to 647 square feet per dwelling unit, or a variance of approximately 8% in the R5 district within the existing building on the property located at 414 7th Ave SE.

Approved on consent 8-0.

C. Variance: Application by CPM Development, LLC, for a variance to reduce the required setback along the east interior side yard from 15 feet to 7 feet, 3 inches for property located at 414 7th Ave SE.

Action: The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the required setback along the east interior side yard from 15 feet to 7 feet, 3 inches for the existing building on the property located at 414 7th Ave SE.

Approved on consent 8-0.

D. Variance: Application by CPM Development, LLC, for a variance to reduce the off-street parking requirement for the existing building from 103 spaces to 80 spaces for property located at 414 7th Ave SE.

Action: The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the off-street parking requirement from 103 spaces to 80 spaces for the existing building on the property located at 414 7th Ave SE subject to the following condition:

1. The parking lot shall be restriped per the site plan submitted.

Approved on consent 8-0.

E. Minor Subdivision: Application by CPM Development, LLC, for a minor subdivision to allow for the adjustment of the east property line. The land that would be conveyed to the abutting parcel to the east upon the approval of the minor subdivision would be an area that is 30 feet, 9 inches wide by 160 feet long, or approximately 4,920 square feet for property located at 414 7th Ave SE.

Action: The City Planning Commission **approved** the minor subdivision application to allow for the adjustment of the east property line on the property located at 414 7th Ave SE.

Approved on consent 8-0.