



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

Date: December 4, 2012

To: Council Member Gary Schiff, Chair of Zoning and Planning Committee

Referral to: Zoning and Planning Committee

**Subject:** Referral from the October 29, 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 Planning Manager, CPED Planning-Development Services

**Presenter in Committee:**

2. City of Minneapolis, Vac-1605, Becca Farrar, Sr Planner, 612-673-3594  
6. The Station on 4<sup>th</sup>, BZZ-5740 and PL-270, 2635 4th St SE, Kimberly Holien, City Planner, 612-673-2402  
8. Minneapolis Public Schools, BZZ-5725 and PL-268, 1310 21st Ave N, 1311 22nd Ave N, 1313 22nd Ave N, 1315 22nd Ave N, 2105 Girard Ave N, 2115 ½ Girard Ave N, 2121 Girard Ave N, 2125 Girard Ave N, 2131 Girard Ave N, 2135 Girard Ave N, 2137 Girard Ave N, Becca Farrar, Sr 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 October 29, 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 October 29, 2012 took action to **submit the attached comment** on the following items:

**2. City of Minneapolis (Vac-1605, Ward: 3) (Becca Farrar).**

**A. Vacation:** Application by The City of Minneapolis to vacate part of a public alley on Lot 3 and Lot 4, Block 7, Morrison's Addition to North Minneapolis. The alley is located on the block bounded by 4th St N, 6th St N, Lowry Ave N, and 31st Ave N.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the vacation (Vacation File 1605) subject to the retention of an easement for Xcel Energy over the entire described area to be vacated.

Approved on consent 7-0.

**6. The Station on 4<sup>th</sup> (BZZ-5740 and PL-270, Ward: 2), 2635 4<sup>th</sup> St SE (Kimberly Holien).**

**A. Rezoning:** Application by Fountain Residential for a rezoning from the I1, Light Industrial district with the ILOD, Industrial Living Overlay district to the R6, Multiple-family Residence district, retaining the UA, University Area and PO, Pedestrian Oriented overlay district for the property located at 2635 4th St SE, in the I1, Light Industrial district and the ILOD, Industrial Living, UA, University Area and PO, Pedestrian Oriented overlay districts.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for the rezoning of 2635 4th St SE from the I1, Light Industrial District, ILOD, Industrial Living Overlay District, PO, Pedestrian Oriented Overlay District, UA, University Area Overlay District to the R6, Multiple-family Residence District, retaining the UA, University Area Overlay District and PO, Pedestrian Oriented Overlay District.

Approved on consent 7-0.

**8. Minneapolis Public Schools (BZZ-5725 and PL-268, Ward: 5), 1310 21<sup>st</sup> Ave N, 1311 22<sup>nd</sup> Ave N, 1313 22<sup>nd</sup> Ave N, 1315 22<sup>nd</sup> Ave N, 2105 Girard Ave N, 2115 ½ Girard Ave N, 2121 Girard Ave N, 2125 Girard Ave N, 2131 Girard Ave N, 2135 Girard Ave N, 2137 Girard Ave N (Becca Farrar).**

**A. Rezoning:** Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools (MPS), to rezone a portion of the site from the R4 (Multiple-family) District to the R5 (Multiple-family) District in order to unify the underlying zoning on the entire site located at 1310 21<sup>st</sup> Ave N, 1311 22<sup>nd</sup> Ave N, 1313 22<sup>nd</sup> Ave N, 1315 22<sup>nd</sup> Ave N, 2105 Girard Ave N, 2115 ½ Girard Ave N, 2121 Girard Ave N, 2125 Girard Ave N, 2131 Girard Ave N, 2135 Girard Ave N, 2137 Girard Ave N.

**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 properties located at 1310 21<sup>st</sup> Ave N, 1311 22<sup>nd</sup> Ave N, 1313 22<sup>nd</sup> Ave N, 1315 22<sup>nd</sup> Ave N, 2115 ½ Girard Ave N, and 2137 Girard Ave N to the R5 (Multiple-family) District.

**Aye:** Cohen, Kronzer, Luepke-Pier, Schiff and Tucker.

**Nay:** Mammen and Wielinski.

**Absent:** Huynh

**Motion passed.**

**B. Rezoning:** Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools (MPS), to rezone the entire site located at 1310 21<sup>st</sup> Ave N, 1311 22<sup>nd</sup> Ave N, 1313 22<sup>nd</sup> Ave N, 1315 22<sup>nd</sup> Ave N, 2105 Girard Ave N, 2115 ½ Girard Ave N, 2121 Girard Ave N, 2125 Girard Ave N, 2131 Girard Ave N, 2135 Girard Ave N, 2137 Girard Ave N to add the Transitional Parking (TP) Overlay District.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **deny** the rezoning petition to add the Transitional Parking (TP) Overlay District to the properties located at 1310 21st Ave N, 1311 22nd Ave N, 1313 22nd Ave N, 1315 22nd Ave N, 2105 Girard Ave N, 2115 ½ Girard Ave N, 2121 Girard Ave N, 2125 Girard Ave N, 2131 Girard Ave N, 2135 Girard Ave N, and 2137 Girard Ave N in order to construct a new 150 space surface parking lot.

**Aye:** Cohen, Kronzer, Luepke-Pier, Schiff and Tucker.

**Nay:** Mammen and Wielinski.

**Absent:** Huynh

**Motion passed.**