



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

Date: December 4, 2012

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

Referral to: Zoning and Planning Committee

Subject: Appeal of the decision of the City Planning Commission on October 29, 2012, to deny all land use applications associated with a new 150 space surface parking lot on 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.

Recommendation: The following actions were taken by the Planning Commission on October 29, 2012 (BZZ-5725 and PL-268):

Minneapolis Public Schools (BZZ-5725 and PL-268, Ward: 5), 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).

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 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.

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 21st Ave N, 1311 22nd Ave N, 1313 22nd Ave N, 1315 22nd 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 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 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.

C. Conditional Use Permit: Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools (MPS), to amend the conditional use permit for a Planned Unit Development for 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, 2137 Girard Ave N to add the Transitional Parking (TP) Overlay District.

Action: The City Planning Commission adopted the findings and **denied** the conditional use permit application to amend the Planned Unit Development to construct an additional 150 space surface parking lot on 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.

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

Nay: Mammen and Wielinski.

Absent: Huynh

Motion passed.

D. Conditional Use Permit: Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools (MPS), for a conditional use permit for a principal parking facility that includes a total of 150 surface parking stalls 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, 2137 Girard Ave N to add the Transitional Parking (TP) Overlay District.

Action: The City Planning Commission adopted the findings and **denied** the conditional use permit application for a principal parking facility to amend the Planned Unit Development to construct an additional 150 space surface parking lot that includes a total of 150 surface parking stalls on 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.

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

Nay: Mammen and Wielinski.

Absent: Huynh

Motion passed.

E. Variance: Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools (MPS), for a variance of the TP Overlay District standards regarding the allowable width of surface parking lots for 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, 2137 Girard Ave N to add the Transitional Parking (TP) Overlay District.

Action: The City Planning Commission adopted the findings and **denied** the variance application of the Transitional Parking (TP) Overlay District standards regarding the location and allowable width of surface parking lots on 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, 2137 Girard Ave N.

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

Nay: Mammen and Wielinski.

Absent: Huynh

Motion passed.

F. Site Plan Review: Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools (MPS), to amend the approved site plan to allow an additional 150 off-street parking spaces for the MPS Davis Center (new MPS district headquarters building) 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, 2137 Girard Ave N to add the Transitional Parking (TP) Overlay District.

Action: The City Planning Commission adopted the findings and **denied** the application to amend the approved site plan for a planned unit development to allow an additional 150 space surface parking lot for the MPS Davis Center on 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, 2137 Girard Ave N.

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

Nay: Mammen and Wielinski.

Absent: Huynh

Motion passed.

G. Plat: Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools (MPS), for a preliminary and final plat to consolidate the subject lots into a single lot for 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, 2137 Girard Ave N to add the Transitional Parking (TP) Overlay District.

Action: The City Planning Commission adopted the findings and **denied** the preliminary and final plat application to consolidate the subject lots into a single lot for a 150 space surface parking lot on 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, 2137 Girard Ave N.

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

Nay: Mammen and Wielinski.

Absent: Huynh

Motion passed.

Ward: 5

Prepared by: Becca Farrar, Senior Planner Approved by: Hilary Dvorak, Interim Planning Manager Presenters in Committee: Becca Farrar, Senior Planner, 612-673-3594
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Community Impact:

Neighborhood Notification: Notice of the Planning Commission hearing was mailed on October 8, 2012, and notice of the appeal was mailed on November 23, 2012.

- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 120-day decision period: January 25, 2013
- Other: Not applicable

Background/Supporting Information:

M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools (MPS), has filed an appeal of the City Planning Commission's decision on October 29, 2012, to deny all land use applications associated with a new 150 space surface parking lot. The minutes from the October 29, 2012, City Planning Commission meeting are attached. The Planning Commission voted 5-2 for items A-G, to deny all land use applications.

The appellant's statement outlines reasons why the appeal should be granted and correspondingly why the project should be approved. The appellant's complete statement of the actions being appealed and reasons for the appeal are attached.