

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

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MEMORANDUM

DATE: January 31, 2013

TO: Zoning and Planning Committee

FROM: Jason Wittenberg, Manager, Community Planning & Economic Development – Land Use, Design and Preservation

SUBJECT: Planning Commission decisions of January 7, 2013

The following actions were taken by the Planning Commission on January 7, 2013. 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, Huynh, Kronzer, Luepke-Pier, Mammen, Tucker and Wielinski – 7

Not present: Cohen (excused) and Schiff

9. Hi-Lake Triangle (BZZ-5643 and Vac-1604, Ward: 9), 2230 E Lake St (Becca Farrar). This item was continued from the December 3, 2012 meeting.

A. Conditional Use Permit: Application by Collage Architects, LLC, on behalf of Wellington Management, for a Conditional Use Permit (CUP) to allow an increase in the allowable height in the C2 District from 4 stories or 56 feet to 6 stories or approximately 70 feet for the property located at 2230 E Lake St.

Action: The City Planning Commission adopted the findings and **approved** the application for a conditional use permit to increase the maximum permitted height of a new mixed-use building in the C2 District from 4 stories or 56 feet to 6 stories or approximately 70 feet on the property located at 2230 E Lake St subject to the following condition of approval:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

Approved on consent 5-0; Mammen not present for the vote; Cohen and Schiff absent.

B. Variance: Application by Collage Architects, LLC, on behalf of Wellington Management, for a variance of the maximum allowable front yard setback of 8 feet for building placement in the Pedestrian-Oriented (PO) Overlay District for the property located at 2230 E Lake St.

Action: The City Planning Commission adopted the findings and **approved** the application to allow a variance of the maximum allowable front yard setback of 8 feet for building placement in the Pedestrian-Oriented (PO) Overlay District on the property located at 2230 E Lake St.

Approved on consent 5-0; Mammen not present for the vote; Cohen and Schiff absent.

C. Variance: Application by Collage Architects, LLC, on behalf of Wellington Management, for a variance of the off-street parking requirement for the property located at 2230 E Lake St.

Action: The City Planning Commission adopted the findings and **approved** the application to allow a variance to reduce the off-street parking requirement for the residential component of the development from 58 spaces to 18 spaces on the property located at 2230 E Lake St.

Approved on consent 5-0; Mammen not present for the vote; Cohen and Schiff absent.

D. Variance: Application by Collage Architects, LLC, on behalf of Wellington Management, for a variance to allow more compact parking spaces for the commercial use than allowed within the proposed surface parking lot for the property located at 2230 E Lake St.

Action: The Department of Community Planning and Economic Development – Planning Division has **returned** the application for a variance to allow more compact parking spaces for the commercial use than allowed within the proposed surface parking lot on the property located at 2230 E Lake St.

Approved on consent 5-0; Mammen not present for the vote; Cohen and Schiff absent.

E. Variance: Application by Collage Architects, LLC, on behalf of Wellington Management, for a variance of the drive-aisle requirement within the proposed surface parking lot for the property located at 2230 E Lake St.

Action: The City Planning Commission adopted the findings and **approved** the application to allow a variance of the drive-aisle requirement from 22 feet to approximately 20 feet for two-way traffic within the proposed surface parking lot on the property located at 2230 E Lake St.

Approved on consent 5-0; Mammen not present for the vote; Cohen and Schiff absent.

F. Site Plan Review: Application by Collage Architects, LLC, on behalf of Wellington Management, for a site plan review for a new 6 story mixed-use building that includes 5,762 square feet of ground level commercial space and 64 residential dwelling units on property located in the C2 District and the PO Overlay District for the property located at 2230 E Lake St.

Action: The City Planning Commission adopted the findings and **approved** the site plan review application for a new 6-story, 70-foot tall, mixed-use development that includes 5,554 square feet of ground level commercial space and 64 residential dwelling units on property located at 2230 E Lake St subject to the following conditions of approval:

1. Planning Staff review and approval of the final site, elevation, lighting and landscaping plans.
2. All site improvements shall be completed by January 7, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. Cement board panels/siding shall not exceed more than 30% coverage on any single elevation of the proposed building.
4. The residential component of the west ground level elevation shall meet the 20% window requirement.
5. The striped transition area within the parking lot shall be landscaped.
6. Additional canopy trees shall be installed within the landscape islands in the parking lot.
7. Lighting shall flank all walkways that lead to the residential entrances on site.

Approved on consent 5-0; Mammen not present for the vote; Cohen and Schiff absent.

G. Vacation: Application by Collage Architects, LLC, on behalf of Wellington Management, for an alley vacation for the property located at 2230 E Lake St.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the vacation application (Vacation File 1604) subject to the provision of easements to the City of Minneapolis and Xcel Energy and the following conditions of approval:

1. A quit claim deed shall transfer ownership of the entire vacated alley to the underlying property owner prior to permit issuance.
2. All easements between the adjoining property owners shall be recorded for off-street parking, trash, loading, maintenance and fire access as applicable.

Approved on consent 5-0; Mammen not present for the vote; Cohen and Schiff absent.