

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

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MEMORANDUM

DATE: May 2, 2013

TO: Zoning and Planning Committee

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

SUBJECT: Planning Commission decisions of April 8, 2013

The following actions were taken by the Planning Commission on April 8, 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 Tucker, Gagnon, Huynh, Kronzer, Luepke-Pier and Wielinski – 6

Not present: Cohen (excused) and Schiff

Committee Clerk: Lisa Baldwin (612) 673-3710

3. South Quarter (BZZ-5968, PL-275 and Vac-1613, Ward: 6), 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave (Hilary Dvorak).

A. Rezoning: Application by John Errigo with Aeon, on behalf of Franklin Portland Gateway Phase IV LP, for a rezoning of the properties located at 1920 and 1928 Portland Ave, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave from the C1, Neighborhood Commercial District to the R6, Multiple-family District.

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 1920 and 1928 Portland Ave, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave from the C1, Neighborhood Commercial District to the R6, Multiple-family District.

Approved on consent 4-0; Luepke-Pier not present for the vote.

Recused: Huynh

Absent: Cohen and Schiff

B. Conditional Use Permit: Application by John Errigo with Aeon, on behalf of Franklin Portland Gateway Phase IV LP, for a conditional use permit for Phase IV of the Franklin-Portland Planned Unit Development which includes 90 dwelling units in two new buildings for properties located at 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave.

Action: The City Planning Commission adopted the findings and **approved** the conditional use permit application for Phase Four of the Franklin-Portland Planned Unit Development which includes 90 dwelling units in two new buildings located at 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave subject to the following conditions:

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 two years of approval.
2. As required by section 527.120 of the zoning code, the development shall comply with the standards for some combination of the following amenities from Table 527-1, Amenities and those proposed by the applicant totaling a minimum of 37 points: The site amenities include The site amenities include Leadership in Energy and Environmental Design (LEED), garden(s) or on-site food production, outdoor open space, outdoor children's play area, reflective roof, decorative fencing, enhanced landscaping, enhanced stormwater management, heated drives or sidewalks and a new bus shelter on Franklin Avenue.
3. The applicant shall submit the LEED checklist and documentation, approved by a LEED Accredited Professional (LEED-AP), that shows that the project will comply with LEED Silver requirements prior to building permits being issued.
4. The applicant shall submit a roof plan indicating the extent of the reflective roofing material prior to building permits being issued. The reflective roofing materials shall cover a minimum of 75 percent of the total roof surface and have a Solar Reflectance Index (SRI) equal to or greater than the values as required by the US Green Building Council (USGBC) for low-sloped and steep-sloped roofs.

Approved on consent 4-0; Luepke-Pier not present for the vote.

Recused: Huynh

Absent: Cohen and Schiff

C. Variance: Application by John Errigo with Aeon, on behalf of Franklin Portland Gateway Phase IV LP, for a variance to increase fence height in the required front yard along both Portland Ave and 5th Ave S from the permitted four feet to eight feet for properties located at 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave.

Action: The City Planning Commission adopted the findings and **approved** the variance application to increase the fence height in the required front yard along both Portland Ave and 5th Ave S from the permitted four feet to eight feet for the property located at 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave subject to the following condition:

1. The area between the fence and the public sidewalk along 5th Ave S shall be landscaped.

Approved on consent 4-0; Luepke-Pier not present for the vote.

Recused: Huynh

Absent: Cohen and Schiff

D. Site Plan Review: Application by John Errigo with Aeon, on behalf of Franklin Portland Gateway Phase IV LP, for a site plan review for an approximately 148,000 square foot residential development for properties located at 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave.

Action: The City Planning Commission adopted the findings and **approved** the site plan review application for an approximately 148,000 square foot residential development located at 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave subject to the following conditions:

1. Approval of the final site, landscaping, elevation and lighting plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by April 8, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Approved on consent 4-0; Luepke-Pier not present for the vote.

Recused: Huynh

Absent: Cohen and Schiff

E. Plat: Application by John Errigo with Aeon, on behalf of Franklin Portland Gateway Phase IV LP, for a preliminary and final plat (PL-275) for properties located at 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave.

Action: The City Planning Commission adopted the findings and **approved** the preliminary plat application for the property located 501 and 515 E 19th St, 1900, 1906, 1908, 1914, 1920 and 1928 Portland Ave, 1919, 1921, 1923 and 1925 5th Ave S and 500 and 510 E Franklin Ave.

Approved on consent 4-0; Luepke-Pier not present for the vote.

Recused: Huynh

Absent: Cohen and Schiff

F. Vacation: Application by John Errigo with Aeon, on behalf of Franklin Portland Gateway Phase IV LP, for a vacation (Vac 1613) of the public alley located on the block bounded by E Franklin Ave, 5th Ave S, E 19th St and Portland Ave.

Action: The City Planning Commission adopted the findings and **approved** the vacation application for all of the dedicated alley in Block 1 of A.M. Jerome's Addition bounded by Franklin Ave, 5th Ave S, E 19th St and Portland Ave, subject to the retention of an easement in favor of Comcast and CenturyLink.

Approved on consent 4-0; Luepke-Pier not present for the vote.

Recused: Huynh

Absent: Cohen and Schiff

5. Zoning Code Text Amendment (Ward: All), (Kimberly Holien).

A. Text Amendment: Application by Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to the Zoning Code: Introductory Provisions.

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to the Zoning Code: Specific Development Standards.

Amending Title 20, Chapter 541 of the Minneapolis Code of Ordinances relating to the Zoning Code: Off-street Parking and Loading.

Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to the Zoning Code: Office Residence Districts.

Amending Title 20, Chapter 548 of the Minneapolis Code of Ordinances relating to the Zoning Code: Commercial Districts.

Amending Title 20, Chapter 549 of the Minneapolis Code of Ordinances relating to the Zoning Code: Downtown Districts.

Amending Title 20, Chapter 550 of the Minneapolis Code of Ordinances relating to the Zoning Code: Industrial Districts.

The purpose of the amendment is to amend regulations for blood/plasma collection facilities.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the zoning code text amendment, amending chapters 536, 547, 548 and 549. The City Planning Commission further recommended that Chapters 522, 541 and 550 be **returned** to the author.

Approved on consent 4-1 (Nay: Wielinski)

Absent: Cohen and Schiff