



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

Date: July 11, 2013  
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee  
Referral to: Zoning and Planning Committee  
Subject: Referral from the June 10, 2013 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:** Jason Wittenberg, Manager, CPED – Land Use, Design and Preservation

**Presenter in Committee:**

1. Greenway Heights, BZZ-6038, PL-276 and Vac-1611, 2839-2845 Bloomington Ave and 2840-2844 16th Ave S, Janelle Widmeier, Sr Planner, 612-673-3156
2. 301 and 311 East Lake Street, BZZ-6041, 301 and 311 E Lake St, Becca Farrar, Sr Planner, 612-673-3594
7. 4705 Cedar Ave S and 4700 Longfellow Ave, BZZ-6006, 4705 Cedar Ave S and 4700 Longfellow Ave, Kimberly Holien, Sr Planner, 612-673-2402
9. 315 27th Ave SE, BZZ-6067, 315 27th Ave SE, Kimberly Holien, Sr Planner, 612-673-2402

**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 June 10, 2013. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT of the  
CITY PLANNING COMMISSION  
of the City of Minneapolis**

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The Minneapolis City Planning Commission, at its meeting on June 10, 2013 took action to **submit the attached comment** on the following:

**1. Greenway Heights (BZZ-6038, PL-276 and Vac-1611, Ward: 9), 2839-2845 Bloomington Ave and 2840-2844 16<sup>th</sup> Ave S (Janelle Widmeier).**

**A. Rezoning:** Application by BKV Group Inc, on behalf of PRG Inc, for a petition to rezone the properties of 2840 and 2844 16th Ave S from R2B Two-family District to R5 Multiple-family District to allow a 4-story multiple family dwelling with 42 units.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the property of 2840-2844 16<sup>th</sup> Ave S from R2B Two-family District to R5 Multiple-family District.

**Aye:** Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.

**Recused:** Huynh

**F. Vacation:** Application by BKV Group Inc, on behalf of PRG Inc, for an alley vacation for the properties located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for the alley vacation for the property located at 2839-2845 Bloomington Ave and 2840-2844 16<sup>th</sup> Ave S, subject to the following conditions:

1. An easement shall be reserved for Comcast.
2. A new alley turnaround shall be dedicated in the final plat. The final plat shall be recorded with Hennepin County.

**Aye:** Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.

**Recused:** Huynh

**2. 301 and 311 East Lake Street (BZZ-6041, Ward: 8), 301 and 311 E Lake St (Becca Farrar).**

**A. Rezoning:** Application by Rochelle Barrett, on behalf of Basim Sabri, International Bazaar on Lake, LLC, and Miller Block, LLC, for a petition to rezone the properties located at 301 & 311 E Lake St from the C1 (Neighborhood Commercial) district to the C2 (Neighborhood Corridor Commercial) district in order to allow additional commercial uses within the existing buildings on the premises.

**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 properties located at 301 and 311 East Lake Street from the C1 district to the C2 district.

**Approved on consent 6-0.**

**Not present for the vote:** Gagnon, Luepke-Pier and Schiff

**7. 4705 Cedar Ave S and 4700 Longfellow Ave (BZZ-6006, Ward: 12), 4705 Cedar Ave S and 4700 Longfellow Ave (Kimberly Holien).**

**A. Rezoning:** Application by Daniel Magnuson for a rezoning from the OR2, High Density Office Residence district to the C2, Neighborhood Corridor Commercial district, retaining the AP, SH and FP Overlay districts at 4705 Cedar Ave S and 4700 Longfellow Ave.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from the OR2, High Density Office Residence district, to the C2, Neighborhood Corridor Commercial district for the property located at 4705 Cedar Ave S and 4700 Longfellow Ave.

**Approved on consent 6-0.**

**Not present for the vote:** Gagnon, Luepke-Pier and Schiff

**9. 315 27<sup>th</sup> Ave SE (BZZ-6067, Ward: 2), 315 27<sup>th</sup> Ave SE (Kimberly Holien).**

**A. Rezoning:** Application by Carol Lansing, on behalf of NHH Properties II, LLC, for a rezoning from I1, Light Industrial to C3A, Community Activity Center district, retaining the PO and UA Overlay districts for the property located at 315 27<sup>th</sup> Ave SE.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from the I1, Light Industrial district to the C3A, Community Activity Center district for the property located at 315 27<sup>th</sup> Ave SE.

**Aye:** Brown, Gagnon, Huynh, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski

**Absent:** Cohen