



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

Date: August 22, 2013  
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee  
Referral to: Zoning and Planning Committee  
**Subject:** Referral from the August 12, 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:**

- 3. Olu's Home Inc, BZZ-6137, Ward: 5, 1315 12th Ave N, Janelle Widmeier, Sr Planner, 612-673-3156
- 7. 2827 Williams Ave SE, BZZ-6066, Ward: 2, 2827 Williams Ave SE and 2828 University Ave SE, Shanna Sether, Sr Planner, 612-673-2307
- 8. Minnesota Multi-purpose Stadium, Ward: 7, 401 Chicago Ave, 701, 713, 719 and 811 3rd St S, 700, 716 and 728 4th St S and 300 and 309 9th Ave S, Hilary Dvorak, Principal Planner, 612-673-2639

**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 August 12, 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 August 12, 2013 took action to **submit the attached comment** on the following:

**3. Olu's Home Inc (BZZ-6137, Ward: 5), 1315 12<sup>th</sup> Ave N (Janelle Widmeier).**

**A. Rezoning:** Application by Gloria Freeman, on behalf of Olu's Home, Inc., for a rezoning of the property of 1315 12th Ave N from R4 Multiple-family District to OR2 High Density Office Residence District to allow use of the existing building for offices, a child care center and a development achievement center.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the property of 1315 12<sup>th</sup> Ave N from R4 to OR2.

**Approved on consent 9-0.**

**7. 2827 Williams Ave SE (BZZ-6066, Ward: 2), 2827 Williams Ave SE and 2828 University Ave SE (Shanna Sether).**

**A. Rezoning:** Application by David Barnhart for a rezoning petition to change the zoning classification of 2827 Williams Ave SE from R4 Multiple-Family District to C2 Neighborhood Corridor Commercial District and PO Pedestrian Oriented Overlay District to allow for the expansion of an accessory parking lot serving the office building at 2828 University Ave SE.

**Action:** Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the application for the rezoning petition to change the zoning classification of 2827 Williams Ave SE from R4 Multiple-Family District to C2 Neighborhood Corridor Commercial District and PO Pedestrian Oriented Overlay District to allow for the expansion of an accessory parking lot serving the commercial and office building at 2828 University Ave SE, based on the following findings:

1. Policy 1.5.2, facilitating the redevelopment of underutilized commercial areas by evaluating possible land use changes.
2. Leasing and retention of businesses by approving the land use change.
3. Policy 1.1.5, ensuring land use regulations continue to promote development that is compatible with nearby properties.
4. The project is in the public interest.
5. The approval of the rezoning will enhance the use of commercial space along the corridor.

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

**Nay:** Brown

**8. Minnesota Multi-purpose Stadium (Ward: 7), 401 Chicago Ave, 701, 713, 719 and 811 3<sup>rd</sup> St S, 700, 716 and 728 4<sup>th</sup> St S and 300 and 309 9<sup>th</sup> Ave S (Hilary Dvorak).**

**A.** The Stadium Implementation Committee has forwarded a recommendation to the City of Minneapolis to approve a request by the Minnesota Sports Facilities Authority to construct the Minnesota Multi-Purpose Stadium, a 1,500,000 square foot, 65,500 seat stadium, with expansion up to 73,000, for use by the Minnesota Vikings and other civic and community uses, and stadium related infrastructure, subject to conditions and mitigation measures, on property located at 401 Chicago Ave, 701, 713, 719 and 811 3rd St S, 700, 716 and 728 4th St S and 300 and 309 9th Ave S.

The City Planning Commission will review the recommendation of the Stadium Implementation Committee and make an advisory recommendation to the City Council.

**Action:** The City Planning Commission recommends that the City Council **approve** the recommendation of the Stadium Implementation Committee, with the following additional recommendation:

1. Following completion of the improvements referenced in the action of the Stadium Implementation Committee, subsequent changes will be subject to the City's zoning ordinance and all applicable City regulations.
2. Condition to be added as 5G in the Implementation Committee action: Delegate final review and approval of the parking garage designs to the City of Minneapolis Community Planning and Economic Development Director and the Public Works Director.

**Aye:** Brown, Luepke-Pier, Schiff and Slack

**Nay:** Cohen

**Abstain:** Wielinski

**Recused:** Huynh

**Absent:** Gagnon and Kronzer