



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

**Date:** December 9, 2013  
**To:** Council Member Gary Schiff, Chair of Zoning and Planning Committee  
**Referral to:** Zoning and Planning Committee  
**Subject:** Referral from the November 12, 2013 City Planning Commission Meeting  
**Recommendation:** See report from the City Planning Commission

**Prepared by:** Lisa Kusz, Planning Commission Committee Clerk (612-673-3710)

**Approved by:** Jason Wittenberg, Manager, CPED – Land Use, Design and Preservation

**Presenter in Committee:**

5. 2535 Aldrich Ave S, BZZ-6081, Ward: 10, 2535 Aldrich Ave S, Kimberly Holien, Senior Planner, 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 November 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 November 12, 2013 took action to **submit the attached comment** on the following:

**5. 2535 Aldrich Ave S (BZZ-6081, Ward: 10), 2535 Aldrich Ave S (Kimberly Holien).**

**A. Rezoning:** Application by Paul Halvorson for a rezoning from R2B, Two-family district to the R3, Multiple-family district to legalize a third dwelling unit in the residential structure at 2535 Aldrich Ave S.

**Action:** Notwithstanding staff recommendation, the City Planning Commission recommends that the City Council **approve** the application for rezoning from the R2B (Two-family) District to the R3 (Multiple-family) District for the property at 2535 Aldrich Ave S.

1. There is R3 zoning on this block.
2. There is commercial zoning on the other side of the block, which makes this the mix of zoning and zoning densities that the urban neighborhood designation describes.

3. Policy 1.8 in the comprehensive plan supports this: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.
4. The rezoning promotes affordable housing and recognizes population projections that suggest the City will accommodate over 100,000 additional residents by 2040.
5. The rezoning would create more diversity in available housing types in this area.

**Aye:** Brown, Cohen, Huynh, Kronzer, Schiff, Slack and Wielinski

**Absent:** Gagnon (excused) and Luepke-Pier (excused)