



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

Date: January 9, 2014
To: Zoning & Planning Committee
Referral to: Zoning and Planning Committee

Subject: Appeal of the decision of the City Planning Commission associated with the approvals for the conditional use permit application for the National Marrow Donor Program Headquarters development located at 524 5th Street North.

Recommendation: The following actions (partial) were taken by the Planning Commission on December 2, 2013 (BZZ-6316):

10. National Marrow Donor Program Headquarters (BZZ-6316 and Vac-1625, Ward: 7), 524 5th St N ([Hilary Dvorak](#)).

A. Conditional Use Permit: Application by Brandon Champeau with United Properties for a conditional use permit to allow 2 wall signs that are over 120 square feet and located higher than 28 feet on the building wall located at 524 5th St N.

Action: The City Planning Commission adopted the findings and **approved** the conditional use permit application to allow 1 wall sign that is over 120 square feet and located higher than 28 feet on the building wall located at 524 5th St N subject to the following conditions:

1. There shall be no sign located on the north building wall facing the Warehouse Historic District.

Ward: 3 (At the time of the Planning Commission meeting this was in the 7th ward and adjacent to the 5th ward)

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| Prepared by: Hilary Dvorak, Principal Planner, 612-673-2639 Approved by: Jason Wittenberg, Planning Manager Presenters in Committee: Hilary Dvorak, Principal Planner |
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Community Impact:

Neighborhood Notification: Notice of the Planning Commission hearing was mailed on November 8, 2013, and notice of the appeal was mailed on December 30, 2013.

- City Goals: See staff report
- Comprehensive Plan: See staff report

- Zoning Code: See staff report
- End of 120-day decision period: March 4, 2014
- Other: Not applicable

Background/Supporting Information:

Rick McKelvey with United Properties has filed an appeal of the decision of the City Planning Commission for a new approximately 293,000 square foot office building located at 524 5th Street North. The appeal is associated with the decision of the City Planning Commission specifically related to the following condition of approval:

Conditional use permit:

- There shall be no sign located on the north building wall facing the Warehouse Historic District.

The minutes from the December 2, 2013, City Planning Commission meeting are attached. The appellants' complete statements and reasons for the appeal are also attached.