

City of Minneapolis
Request for Committee Action

To: Zoning & Planning
Date: 10/13/2016
Referral: N/A
From: Community Planning & Economic Development
Lead Staff: Mei-Ling Smith, Senior Planner
Presented by: Mei-Ling Smith, Senior Planner
File Type: Ordinance
Subcategory: Rezoning - Not codified

Subject:

Rezoning: Chris Iverson, 3454 33rd Ave S

Description:

1. Approving an application submitted by Chris Iverson, notwithstanding staff recommendation, to rezone (BZZ-7861) the property located at 3454 33rd Ave S from the R1A Single-Family District to the R2B Two-Family District, to make the existing legally nonconforming duplex a conforming use and add an accessory dwelling unit to the property.
 2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.
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Ward/Address:

Ward 12
3454 33rd Ave S

Background/Analysis:

1. **3454 33rd Ave S, Ward 12**
Staff report by [Mei-Ling Smith](#), BZZ-7861

A. Rezoning.

Action: Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the application to rezone the property from the R1A Single-Family District to the R2B Two-Family District, based on the following findings:

1. The rezoning supports high density development near transit stations, per Land Use Policy 1.13.
2. The rezoning promotes a range of housing types and residential densities, per Land Use Policy 1.8.
3. The rezoning provides additional housing options in a transit-oriented neighborhood and is therefore in the public interest.
4. The existing building was constructed as a duplex and has been used as a duplex since then. The proposed rezoning is compatible with spirit and intent of the law as well as with the character of the general area of the property.
5. A mix of zoning districts exists within several blocks of the property.

Aye: Bender, Gagnon, Kronzer, Luepke-Pier, Magrino, Rockwell, Slack and Vreeland

Absent: Slack

Financial Review:

No financial impact.

Attachments:

1. CPED staff report and related attachments.