

**Excerpt from the
CITY PLANNING COMMISSION MINUTES
Minneapolis Community Planning & Economic Development (CPED)**

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MEMORANDUM

DATE: November 10, 2016

TO: Zoning and Planning Committee

FROM: Jason Wittenberg, Manager, Community Planning & Economic Development – Land Use, Design and Preservation

SUBJECT: Planning Commission decisions of October 17, 2016

The following actions were taken by the Planning Commission on October 17, 2016. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued.

Committee Clerk

Lisa Kusz - 612.673.3710

Commissioners present

Matthew Brown, President | John Slack, Vice President | Alissa Luepke Pier, Secretary
Lisa Bender | Rebecca Gagnon | Ryan Kronzer | Nick Magrino | Sam Rockwell | Amy Sweasy | Scott Vreeland

7. Rana Village, 312 W Lake St and 2900 Pleasant Ave, Ward 10
Staff report by [Aaron Hanauer](#), BZZ-7929

The City Planning Commission adopted staff findings for the application by Scott Nelson of DJR Architecture.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the application for a petition to rezone the properties located at 2900 Pleasant Ave and a portion of 312 W Lake St from the I2/Medium Industrial District to the R5/Multiple-Family District and the TP/Transitional Parking Overlay District.

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

B. Conditional use permit to increase the maximum permitted building height.

Not Approved by the Commission

Action: **Approved** the application to increase the maximum height in the R5 District from 4 stories or 56 feet to 5 stories or 55 feet, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

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

C. Conditional use permit to allow for enclosed parking.

Action: **Approved** the application to allow for enclosed parking in the TP/Transitional Parking Overlay District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The parking serving adjacent commercial uses shall be restricted to the parking of passenger vehicles; and shall be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m.

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

D. Variance to increase the maximum allowable floor area ratio of the building.

Action: **Approved** the application for a variance to increase the maximum allowable floor area ratio from 2.4 to 2.47.

1. The pedestrian promenade shall be installed as shown on the proposed plans. To ensure that the proposal retains this proposed east-west promenade connection shown in the submitted plans, staff recommends a condition of approval that gates shall not be incorporated in the design in accordance with applicable policies of the comprehensive plan and small area plan.

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

E. Variance to reduce the northern interior side yard setback for the building.

Action: **Returned** the application for a variance to reduce the northern interior side yard setback for the building from 13 feet to 12 feet.

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

F. Variance to reduce the southern interior side yard setbacks.

Action: **Approved** the application for a for a variance to reduce the southern interior side yard from 5 feet to 0 feet for a transformer near Pleasant Ave, 13 feet to 5 feet for the new building near Pleasant Ave, and 13 feet to 0 feet for the new building near Grand Ave, subject to the following condition:

1. An artistic wrap shall be installed over the transformer and generator. The applicant shall submit details of the artistic wrap prior to installation.

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

G. Variance to allow a patio exceeding 100 square feet in the front yard along Pleasant Ave.

Not Approved by the Commission

Action: **Approved** the application for a variance to allow a patio 130 square feet in the front yard along Pleasant Ave, subject to the following condition:

1. The landscape plan shall be installed as proposed around the ground level patio.

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

A. Variance to allow a walkway to exceed six feet in width in the required north interior side yard.

Action: **Approved** the application for a 13 foot wide walkway in the required north interior side yard, subject to the following condition:

1. Pedestrian lamp posts along the promenade shall be installed as submitted in the application and gates along Grand Ave and Pleasant Ave shall not be incorporated in the design of the promenade.

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

B. Variance to allow for a reduction in the drive aisle width and to allow for maneuvering within the public alley.

Action: **Approved** the application for a variance to allow for a reduction in the drive aisle width and to allow for maneuvering within the public alley, subject to the following condition:

1. A series of bollards shall be installed along the eastern side of the building in order to protect it from being damaged by maneuvering vehicles.

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

C. Site plan review.

Action: **Approved** the application for allow for a five-story, apartment building with 120 units,, subject to the following conditions:

1. All site improvements shall be completed by November 18, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The heating, ventilation and air conditioning screens on the outside walls shall be painted to match the surrounding wall finish to help reduce their visibility.
4. A lighting plan shall be submitted prior to building permit issuance.
5. Details of the proposed fence shall be submitted prior to preliminary development review approval.
6. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
7. The applicant shall work with staff to install post-mounted light fixtures and full cutoff, building-mounted light fixtures at the pedestrian scale and spaced approximately 30-40 feet apart and controlled by a photocell. Further, light fixtures shall be installed on the promenade as shown on the plans.

D. Minor subdivision to add a portion of the property at 312 W Lake St to the property at 2900 Pleasant Ave.

Action: **Approved** the application for a minor subdivision to add a portion of the property at 312 W Lake St to the property at 2900 Pleasant Ave.

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

Not Approved by the Commission

Staff Hanauer presented the staff report.

President Brown opened the public hearing.

Scott Nelson (DJR): We'll be putting light poles in front at each side sidewalk so there's light in the front yard as well as the sidewalks.

President Brown closed the public hearing.

Commissioner Kronzer: I will move staff recommendation for item A (Luepke-Pier seconded).

Commissioner Bender: I just wanted to note a couple things about this project. It's one of many housing projects that have been along the Midtown Greenway and this one comes with the support of the Midtown Greenway Coalition which has been very active in ensuring that buildings step back from the greenway. This promenade that is slowly being built along the Midtown Greenway is also included in this project and this is important to folks in the community. I think it's great we've been able to work with staff and the community in each of these project teams to build that continuous promenade along the greenway fulfilling the long desired vision of having a more pedestrian oriented pathway to create more activation along the greenway.

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

Absent: Gagnon

Commissioner Kronzer: I will move staff recommendation for items B and C (Vreeland seconded).

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

Absent: Gagnon

Commissioner Kronzer: I will move staff recommendation for items D, E, F, G, H and I. I modify my motion to exclude item E that is being returned (Vreeland seconded).

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

Absent: Gagnon

Commissioner Kronzer: I will move staff recommendation for item J (Vreeland seconded). I'd like to edit the date in the first condition to 2018 from 2016 and add a seventh condition to work with staff to install building mounted and post mounted light fixtures that are full cutoff at the pedestrian scale and spaced approximately 30-40 feet apart and controlled by a photo cell and to install the light fixtures along the promenade as shown on the plans.

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

Absent: Gagnon

Commissioner Kronzer: I will move staff recommendation for item K (Vreeland seconded).

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

Absent: Gagnon