



**Request for City Council Committee Action from the Department of Community Planning  
& Economic Development – Planning Division**

Date: June 17, 2010  
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee  
Referral to: Zoning and Planning Committee  
**Subject:** Referral from the June 14, 2010 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, Supervisor, CPED Planning-Development Services

**Presenter in Committee:**

5. J. Jerome Boxleitner Place, 165 Glenwood Ave, Hilary Dvorak, Sr. Planner, x2639  
9. The Firm Workout Studio, 1010 2nd Ave N, 1100 & 1102 2nd Ave N, 250 Fremont Ave N and 227 Colfax Ave N,  
Jim Voll, Principal Planner, x3887

**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 June 14, 2010. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT  
of the  
CITY PLANNING COMMISSION  
of the City of Minneapolis**

---

The Minneapolis City Planning Commission, at its meeting on June 14, 2010 took action to **submit the attached comment** on the following items:

**5. J. Jerome Boxleitner Place (BZZ-4757, Ward 5), 165 Glenwood Ave ([Hilary Dvorak](#)). This item was continued from the May 10, 2010 meeting.**

**A. Rezoning:** Application by Lisa Germann with Cermak Rhoades Architects, on behalf of CHDC Boxleitner Place, for a rezoning to add the B4H Downtown Housing Overlay to the property located at 165 Glenwood Ave.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning of the property located at 165 Glenwood Ave to add the B4H Downtown Housing Overlay to the property.

**B. Rezoning:** Application by Lisa Germann with Cermak Rhoades Architects, on behalf of CHDC Boxleitner Place, for a rezoning to add the DS Downtown Shelter Overlay to the property located at 165 Glenwood Ave.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning of the property located at 165 Glenwood Ave to add the DS Downtown Shelter Overlay to the property.

**9. The Firm Workout Studio (BZZ-4779 and PL-243, Ward: 5), 1010 2<sup>nd</sup> Ave N, 1100 & 1102 2<sup>nd</sup> Ave N, 250 Fremont Ave N and 227 Colfax Ave N ([Jim Voll](#)).**

**A. Rezoning:** Application by BC Gateway LLC, 227 Colfax LLC, and The Firm for a rezoning from OR2 Office Residence District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District for property located at 1010 – 2nd Ave N, 1100 & 1102 – 2nd Ave N, 250 Fremont Ave N, and 227 Colfax Ave N.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning from the OR2 High Density Office Residential District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District for property located at 1000 - 2nd Ave N, 1100 and 1102 - 2nd Ave N, and 227 Colfax Ave N (1010 - 2nd Ave N).