

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

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**MEMORANDUM**

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DATE: February 13, 2008

TO: Steve Poor, Planning Supervisor – Zoning Administrator, Community Planning & Economic Development - Planning Division

FROM: Jason Wittenberg, Supervisor, Community Planning & Economic Development - Planning Division, Development Services

CC: Barbara Sporlein, Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of February 11, 2008

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The following actions were taken by the Planning Commission on February 11, 2008. 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:

Commissioners present: President Motzenbecker, El-Hindi, Huynh, LaShomb, Nordyke, Norkus-Crampton, Schiff, Tucker and Williams – 9

Committee Clerk: Lisa Baldwin (612) 673-3710

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**1. 3507 Lyndale Ave S Building (BZZ-3914, Ward: 10), 3507 Lyndale Ave S ([Janelle Widmeier](#)).**

**A. Rezoning:** Application by Dennis Koch, on behalf of Isles Investments LLC, for a petition to rezone from R5 Multiple Family Residential District to OR1 Neighborhood Office Residential District for the property located at 3507 Lyndale Ave S to allow an office.

**Action:** Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the petition to rezone the property of 3507 Lyndale Ave S from

R5, Multiple-Family Residential District to OR1, Neighborhood Office Residence District based on the following findings:

1. The rezoning is in the public interest in that there is a need for small office space in the community, so the OR1 District will help with economic development in the neighborhood.
2. The rezoning is not considered spot zoning because it is on a community corridor and there is a mix of zoning districts in the immediate area already.
3. The busy community corridor is not desirable for single family housing.
4. The rezoning provides a mixed-use environment to serve as transition on a community corridor.

**B. Variance:** Application by Dennis Koch, on behalf of Isles Investments LLC, for a variance to reduce the minimum side yard requirement along the S property line to allow a parking area for the property located at 3507 Lyndale Ave S to allow an office.

**Action:** Notwithstanding staff recommendation, the City Planning Commission **approved** the variance to reduce the rear yard from 5 feet to 0 feet to allow a parking area at the property of 3507 Lyndale Ave S based on the following findings:

1. The variance would not be injurious to the adjacent neighborhood.
2. The variance keeps with spirit and intent of the ordinance and will not substantially increase any congestion.

Staff Widmeier presented staff report.

Commissioner Norkus-Crampton: I know that the Lyn-Lake small area plan is coming up soon on the docket, is this area included in that study area do you know?

Staff Widmeier: I'm not familiar with what will be coming up with that plan, but I don't think it is.

Staff Sporlein: We're just ramping up for that process and the boundaries are set as part of the process, but I don't believe this site would be in it, but it would be near.

Commissioner Norkus-Crampton: I heard part of what you said that OR1, what would be allowed under that, an indoor theatre, medical/dental offices...can you remind us what else would be allowed under OR1 zoning?

Staff Widmeier: It would include dental, offices in multi-dwelling single family homes. Those are the uses that would be allowed for the OR1 district on this size of a site.

Commissioner Norkus-Crampton: Ok, thank you.

President Motzenbecker opened the public hearing.

Dennis Koch (3514 Garfield Ave S): I own Isles Investments which owns the property that we're talking about. This is a zoom-up of the zoning map. This is Lyndale headed south, then we have 35<sup>th</sup> and 36<sup>th</sup> St. I also own the property that's in the R6 here; it's an alley house and it's currently zoned R6. That's the one that is offices on the first floor and residential on the second floor. The two properties butt up against each other on the back end of the lot. On this picture here I wanted to note that 35<sup>th</sup> St and 36<sup>th</sup> St are the on and off ramps to 35W and a lot of the traffic eventually heads down to 36<sup>th</sup> St to cut across to Linden Hills for those of you who aren't familiar with the area. It's a highly traveled area. The traffic is pretty heavy. I attended a traffic meeting on Lyndale last summer and the traffic engineer mentioned that the average speed on Lyndale in this area was 37 miles per hour which is seven miles per hour over the speed limit. It's not a desirable area for a single family house. I have to clarify an error. 3507 is the only single family house on that side of the block; on the east side, the rest are duplexes. There are two four-plexes and a six-plex. The duplex and one four-plex are in that R5 zone area there. I have some pictures of the area of other house conversions. This one here is at 3244 Lyndale Ave. That was a dentist office, I don't know what it is now, and they currently did a lot of renovation on the outside. This is 3300 Lyndale. That's an acupuncture office and clearly that's a conversion. Crema here at 3401 and 3403, not too many years ago they absorbed this property here and had it converted to commercial. Almizan here, if you look closely you can see there is a house involved there. This is just a few parcels down from my house, 3450 Lyndale and also 3752 Lyndale is another conversion. I think Mark will address some of those issues later. There have been a lot of conversions in the area. Here are some pictures of offices that are currently in the middle of the blocks. This is a really neat one on Lyndale between 32<sup>nd</sup> and 33<sup>rd</sup> St. It's commercial offices during the day. The neat thing about it is that it's really a green thing because they share the parking lots with the parking lot adjacent to it so the parking lot is used pretty full time. It's used during the day and night. This picture here is a picture of 615, my building that is just adjacent to the property. That's in the middle of the block between Lyndale and Garfield on 35<sup>th</sup> St. This one here is on Lyndale between 33<sup>rd</sup> and 34<sup>th</sup> St; it's right in the middle of the block across from Painter Park. There are offices in the area that are in the middle of the block to address that issue there. This is my neighborhood here. I have some pictures of the commercial nodes. This is 34<sup>th</sup> and Lyndale, the three corners, the other corner is Painter Park. As you can see, this one here recently just went in. Twin Town Guitar doubled its size recently. There is a new lighting store that just opened up about a month ago. Crema expanded a while ago so there is money being dumped into the area, commercially. This is the corner at 35<sup>th</sup> and Lyndale. This is looking south. This is the 12-plex that was originally designed as mixed use with offices on the basement level. My building is right next to it. This is the Kitty Clinic that is on the east side and the C4 auto body shop with Almizan just around the corner there and then there is a single family residence on the corner. Going a block further, this is the four corners of 36<sup>th</sup> and Lyndale. We've got an Amigo Service Station. They have expanded three times in recent years. There is the Amoco Station. They just added new pumps and repainted and added a new fence with in the last couple of years. The Aveda/Dialysis Center, a couple of million dollars was dumped into that property. They have a huge, really nice addition on the back of it. We've got the [tape unclear] garage and the NAPA body shop. Also, next to the Amoco station is the Bayberry Flower Shop. That opened up a few years ago also. I just want you to know my neighborhood. This is the latest Southwest Journal. This shows that this area right here is pretty much Lake St and then Lyndale comes down here and it shows that...and I subtracted out these properties over here, but roughly 1000 units between condos and apartments are going in within a 15 block area. It's definitely a hot, happening area. My wife and I have lived in the neighborhood for 24 years; we've lived in the same house. The neighborhood really went through some transitions in the late 80s, early 90s. We tried to sell and move to a nicer neighborhood and our house was on the

market for a year and we weren't able to because no one wanted to move in to our neighborhood. That's when I decided to start a block club and work real hard on the local neighborhood issues. We successfully turned it around and that's how I got into buying the properties. The properties I have bought have been severely stressed properties and they have quite a humorous background, including this one too. I've never sold any properties so I'm not in here to try to get a quick zoning change to try to turn a profit. In fact, my wife is a psychologist and she offices out of 615 and her practice is growing and she just started a PLLC and her practice is expanding and that's what we're trying to do is use both buildings. In using both buildings, we applaud the fact that we're able to do handicapped accessibility to this building because we aren't able to do it at 615 because it's an alley house on a small lot. We're really excited that we can put the ramp in and we can actually even do a handicapped bathroom on the first floor. Everything that I own is on the same block. Any questions or anything?

Commissioner Schiff: Can you just clarify on the map, what are the other properties that you own on this block?

Dennis Koch: 3522, 3524 on Garfield. It's a unique property; it's a duplex on the front and a carriage house on the back. That was in such condition we considered tearing down the carriage house, but we didn't and we were able to save it. My house is at 3514 Garfield and 615 and 3507 Lyndale.

Commissioner Schiff: Those are investment properties for you as rental or are you doing home based business out of those as well?

Dennis Koch: My wife's business is just out of 615. 3522-24 is residential and we have an office in our house that we run three businesses out of. I also have a home improvement business, my wife's business and property management business.

Commissioner Schiff: 615, is that residential as well as a business or only business?

Dennis Koch: No, it's residential. It's split zoned. If you look up on the property tax statement, it's listed as commercial preferred on the first floor and residential on the second floor.

Commissioner Schiff: Your proposal for this property is only to use it for business?

Dennis Koch: I looked at splitting it up and I'd pretty much have to gut the whole house and start all over again because of fire code issues and there's no kitchen on the second floor. 615 was already a duplex so it was pretty easy to make that conversion.

Commissioner Schiff: My checking of the city records shows the property next door at 3511 is a single family home...

Dennis Koch: Actually, it's a duplex. I checked it up on the property search the other day just to clarify that.

Commissioner Schiff: I checked it as well here so perhaps the city records are incorrect.

Dennis Koch: Which website did you use? Was it the Hennepin County records?

Commissioner Schiff: City of Minneapolis Property Info.

Dennis Koch: I did the Hennepin County Property Tax.

Commissioner Schiff: Is that rental property?

Dennis Koch: Actually, I can't really say how that's being used.

Commissioner Schiff: I've got it listed as a homesteaded single family home.

Dennis Koch: Plus more.

Commissioner Schiff: This is a 1974 structure; do you have any photos of the interior?

Dennis Koch: No, I don't. I'll be the first to say it's an ugly house. It does not fit the neighborhood. I have plans. We'd like to replace all of the woodwork on the inside. I think you see the first floor plans. I'm reconfiguring some of the walls and stuff like that. For those of you who aren't familiar with the house, that's it. I thought about the structure from a green standpoint; it's got parquet floors on the inside, a finished basement, two bathrooms; it's just your standard house from that era with the dark ugly woodwork that needs to be replaced. What I'd like to do is if you look very closely as this house here, it's a similar box-shaped house, but yet it now looks like one of those barn style houses and all you have to do is reconfigure the soffits and then add a little bit to the front and then with a little dormer over the doorway, but unfortunately that would be totally residing the house, new windows and quite a bit of money invested in that and as a rental, single-family house, it's not cash flowing the way it is now. I can't just go out there and do that. As an office setting, it's a whole different story and it's just like 615. I'll show you some before and after pictures. Then I have the money to go in there in a few years and...

President Motzenbecker: Before we go there, did you get your question answered Commissioner Schiff or where are we going?

Commissioner Schiff: He's getting to exactly one of the concerns I have. Not a lot of those photos that you showed us of other conversions are very persuasive as to why you should do this because a lot of those other conversions are very ugly and are not necessarily something the city would want to encourage in a name of economic development. Some of those photos specifically of single family homes that have had tacked on commercial additions El Mason and the ice cream shop being the high end exemptions to that role, but a lot of the others that you showed, I think, actually destabilize and devalue some of the residential investments. One of my concerns, because the application states you won't be making any changes to the property is to see what you could do to the property to make it look and make it read commercial from the exterior so that people know it's not a single family home that somebody didn't want anymore so they just tacked up a sign saying they are open for business. What other changes could you make to the exterior so that it becomes truly a commercial building that ties in with the commercial node?

Dennis Koch: I'm not sure I understand. Let's go back to 615 here. A year ago last summer, I did an extensive exterior where we replaced all the windows on the front porch, we resided the house, added the shutters and we brought that house a long way. I have a desire to take this ugly house and make it blend into the neighborhood more like this example I showed you of what could be done to this house.

Commissioner Schiff: Can you zoom in on the property next to it? What changes have been made to that entranceway? I'm having a hard time understanding what that photo shows. Is that a sign? Is that an awning?

Dennis Koch: They put an overhang on the sidewalk. It actually comes out to the boulevard. I think if you read through the emails that have come through the neighborhood and everything; I think most all of them talk about how I take care of my properties. I have lots of ideas. I'd love to put a rain garden in the back, a water garden in the front with a waterfall, to reconfigure the sidewalk and if you want, we can add this to the proposal that I will do this. I will go out and find some money. If this is what's holding it up, I'll start tomorrow.

Commissioner Schiff: On a lot of our commercial corridors, we have a transition from streets that used to have a single family home that become commercial and that change happens over time, it doesn't happen all at once. Particularly in Uptown as you get closer to Lake Calhoun, you have a series of residential structures that have been altered, not very gracefully, in to commercial businesses. With the change in zoning comes an allowance for more signage and just plastering former single family or duplex homes with a lot of commercial advertising doesn't necessarily meet the character of the neighborhood. One of the questions I have for staff is going to be, if the rezoning goes forward, what is the additional signage that would be allowed for the property and to you, what is your signage plan for the business and what could happen not even if you own it, but to somebody else who owns it for future signage as well as for future lot coverage because I believe an OR2 parcel could be expanded in the future and become larger in bulk. If staff could clarify for me what the total coverage could be.

Staff Widmeier: They're allowed to do a wall sign that would be eight square feet in area. Since they're going to OR1, potentially they could propose to rezone another property to make a larger district. I defer to Jason to identify any of those uses that would be allowed with a larger lot area. I don't know them offhand.

Commissioner Schiff: Could the building, an addition on the building, allow the lot to be covered? Do we have a different percentage in...

Staff Widmeier: There is still a lot coverage limitation like there is in the R5 district, same with building coverage.

Commissioner Schiff: Does that change much at all?

Staff Widmeier: I think it's the same.

Commissioner Schiff: Ok. That's the only question I had then.

Dennis Koch: Can I clarify the sign issue real quick? There was a miscommunication between me and Janelle. The first day when we worked on the packet, I verbally withdrew my request for a sign, but then I didn't follow up in writing, but I will state it here that we are not requesting any signage on the front. Also, being in a psychology standpoint, it seems to work better in a home setting and I think some of those emails address that, with the discreetness of it and everything.

Commissioner Schiff: The parking in the back would be for customers or employees only?

Dennis Koch: The space that's beyond the garage is the handicapped accessible. The garage I guess we could use for staff parking. If it makes or breaks the deal, I will tear the garage down and/or sell it to a neighbor.

Commissioner Schiff: No, I was just wondering.

Mark Hinds (3537 Nicollet Ave): I believe you should have a letter from us in the packet. There are a couple of points I would like to hit on. The neighborhood really strongly supports Dennis' proposal and I want to walk through what the reasons are. I'd like to start by saying, as a neighborhood, we take zoning request changes very seriously. You'll see that we went through a really elaborate process. We had a presentation discussion at our housing committee, at our board and our general membership was our monthly community meeting. We put notice of this change into our neighborhood newspaper; we did our own flyer in addition to the mailings from the city on that block and through our e-news communicated this as well. The reason that we do this is because we know; we as a neighborhood have been actually on the bad end of some zoning changes. When these are coming forward, we really look at not just this proposed current change, but how it could impact the neighborhood 20 or 30 years down the road. Even after all that discussion, we have actually more feedback on this than we've gotten out of almost anything housing related in a couple of years. It was unanimously in favor of that. Some of that, you have the large chunk of the block here tonight who all would be happy to get up and tell you why they support this. Part of that is because of Dennis and how he does take care of his properties, but as a neighborhood we try to separate the individual from the property. When we looked at this, we looked at why we wanted to support it for a couple of things. The first is, we really feel that this is in the best interest for the neighborhood and public interest. Lyndale is an avenue; particularly between 31<sup>st</sup> and 36<sup>th</sup>, is changing as a street. It currently is a community corridor. You'll see coming up very shortly in our feedback on the Comprehensive Plan, we actually think that streets like Lyndale and Nicollet should be somewhere in between commercial and community corridors and better utilized OR1 zoning because right now what we're finding is that these middle parts of the block are really destabilizing because you get very few single family homeowners who want to live in these properties anymore so they're becoming almost all rental. As a neighborhood, we've always found that getting good small businesses into these former single family homes really acts as a stabilizing influence on the neighborhood. We find it very easy to engage with these business owners. They tend to be largely living wage jobs, which is something we struggle with, trying to attract those kind of jobs. We really find that this is a positive, not a negative. The compatibility with the surrounding area, I think Dennis really kind of touched on this in a number of ways, but if you look at the current zoning map that's up. The highlighted is the property. This is an area where you have OR1 here, but you have a really well developed commercial node here, you have a really well developed commercial node here at 36<sup>th</sup> and Bryant, you have a developing commercial node here and you've got an established commercial node here, you have large chunks of OR1 on the west side of Painter Park here, large chunks of OR1 here...so we really feel like, down in this area, more OR1 is actually a desirable thing for the neighborhood and really fits in with the character. I agree with Council Member Schiff that not all those conversions look that great. We feel lucky that we actually found somebody who wants to do one who we know will do it well because attracting those jobs is really part of our long term vision for a sustainable neighborhood. Lyndale as a neighborhood is one of the most densely populated neighborhoods. As small as we are, we have almost 8000 people living there. We've got tons of residential units, but what we don't have is places for small businesses. Particularly, we don't have places for professionally oriented small businesses. We talked a lot about if an OR1 or C1 make most sense here. Part of why I encourage Dennis on the OR1 side of this is that it gives the

neighborhood more protection down the road because it is a much more limited use for that property where if we were going for a C1 designation, if Dennis did decide to sell it down the road, it opens the neighborhood up to a whole range of other things. That's why we really think the OR1 designation is actually a much better fit for this block. The last thing that I want to hit on on this is if you look at all these conversions, you look at the changing character of the neighborhood, we really feel like this fits well. That's part of why we went out to do the research that there are already seven of these converted properties so it's not an unusual thing. Our hope is that this stretch, you guys will take a good look at it and hopefully update it so it does fit kind of into a place where it can be healthy. We are finding that these kind of corridors present a really unique challenge because of the density of traffic on them, they're not really desirable for single family homes anymore, but we do think that they'd become a real asset to the neighborhood if we are able to put more professional businesses in them. That's how we came down on it. You have the letter and I'm happy to answer any questions that you have. We urge you to support Dennis' petition.

Mark Lutterman (3510 Garfield Ave S): I'm very support of it. It very much gets at the ability to live and work close by and be able to walk to work. I work from home. My wife works from home. Out of three houses, six adults, five of us work at home and one works all the way down at French Meadow, which is five blocks away. It's that kind of block that makes it a great place. We've got 22 kids on the block. It's a great neighborhood. To me, this is another thing to make it great livability. It's this mixed use is what makes us a city rather than a dead suburb. I don't want to see zoning limit us and try to make us into an Edina. I don't want to live there.

Norma Pietz (104 W 35<sup>th</sup> St): I have a lot of calls that come into our neighborhood office for people looking for small office space. There is none. You talk to these people maybe a month or two later and you'll find out they're out in the suburb or they're a long ways away and they live in the neighborhood. Maybe with our Comprehensive Plan that we're changing or looking at, I think we need to be much more flexible on our zoning issues and work, not necessarily with what's set in stone or what has been for ten years, but if there is a possibility of bringing more small business or communities that can live and work in their own area; I think we need to take those zoning issues case by case and look at them very closely on how it helps the neighborhoods. Thanks.

President Motzenbecker closed the public hearing.

Commissioner Norkus-Crampton: I'm not ready to make a motion yet, but I did want to make a few comments. The community support for this is impressive. I'm looking that the letters are from people behind the property, which typically since you're expanding a parking lot and possibly tearing down a garage that doesn't necessarily usually go over that well with the surrounding neighbors. There is a lot of residential right around this area. I respect the fact that it's obvious that you've been working closely with the community and you've earned the trust of the people that live here and obviously have a long term interest in the area. I certainly support the idea of space for small businesses, small offices, things like that that you can encourage more uses that are more compatible with residential, but things that actually people will use and they don't have to drive out to Hopkins or wherever. My concern continues to be the idea that this is spot zoning because it is residential use all around it. We have R2B in front of it, behind it, residential around it and I understand that the character of the area does appear to be changing in some ways. There are the community corridors where there is a similar thing, like along Hennepin south of Lake St and there is a lot of sensitivity there to make sure that there is

development that is real compatible with residential uses because the residences wanted to be qualitatively additive to their areas too. To me, I'm a little nervous about doing spot zoning right before we're getting ready to do a small area sort of intensive plan of the area. I think that all these issues that you're bringing up in terms of what is an appropriate use, what kind of corridor should this be, is a community or commercial corridor, should it be some kind of hybrid, what kind of things can the community live with, but that's a big conversation. It sounds like there is a lot of buy-in on this block of the properties immediately surrounding this, but it's also part of a larger conversation about how that corridor should go forward. That's my only hesitation. I look forward to the Lyn-Lake Plan to kind of help clarify some of that and I think you're going to have some invested stakeholders participating in it, but that's what I have to think about. Thanks.

Commissioner El-Hindi: Janelle, is there a suggested future land use map for that specific part of the corridor?

Staff Widmeier: There is not one that exists.

Commissioner El-Hindi: Is there any talks about the possibility of changing the zoning on that stretch even from a staff level at this point, not necessarily a map that's been considered?

Staff Sporlein: There is a draft future land use map that's part of the Comp Plan draft that's currently out for public review. I do appreciate the comments from the public about these definitions of corridors; it's exactly why it's out there and I'm glad they're reading it and thinking about that and submitting comments. We have a lot of thinking to do once the comment period ends on the 15<sup>th</sup>, but there is a proposed future land use map for that. It's not official policy, I'm not sure if Janelle looked to that as she did her report, but that's what would guide future rezoning. That and future small area plans that are adopted that have guidance for us to do rezoning studies.

Commissioner El-Hindi: One of the things that I really appreciate is that the neighborhood really thought about this project, not from an owner's standpoint or a building standpoint, but rather from a more comprehensive approach looking at just the zoning of the property itself regardless of who the owner is because you never know, at any point in time things change and we really can't control this. What we know is that the zoning stays with the property, with the piece of land itself and not necessarily with the owner or with the building. What I really appreciate is that the neighborhood really thought about this and they thought that regardless of who the owner is, it seems that this would be a really good rezoning for this specific piece of property considering the change within their neighborhood, considering all of that. I feel like a lot of the things that were talked about, and this is something I know I have been interested in in the city, is this aspect of living and working within the same neighborhood and the idea of sustainability if you really think about it, is to create a community. To be able to do that, you have to provide a mixed use aspect within the neighborhood to be able to achieve that. I feel like this does that. I disagree with Commissioner Norkus-Crampton on the fact that this is spot zoning because I feel like when I look at the map, I feel like there is really every possible zoning available in the city within a 350 foot radius of this property. We have C1, C2, C4, R5, R6 and OR1. I maybe don't look at it as spot zoning in this specific instance. With that, I would ask that if this rezoning would go, that the staff and the city would maybe look a bit more on the bigger picture of that and actually look at all of these properties along that corridor and maybe rethink that considering all the comments we heard today. I would put a motion on the floor to rezone this property to OR1 (Motzenbecker seconded).

Commissioner Huynh: Living on 55<sup>th</sup> and Lyndale, I take this Lyndale strip as my shortcut to Eat Street and Uptown all the time so I understand the dynamic and change that occur along Lyndale. Although it's not the best pedestrian friendly area or the best automobile oriented street, there is a change in uses and you can see it whether it's old buildings, new buildings or residential buildings. I agree with Commissioner Schiff that there are a lot of bad examples of conversions that have taken place along Lyndale, but like it was mentioned, we have really good updated uses that have been maintained over the long run and has encourage a lot of neighborhood and pedestrian uses. Just hearing a lot of support from the neighborhood and from the adjacent neighbors, I really feel that this project could be as a high quality development if the rezoning was approved. I'm not sure how we would address the condition in terms of the updating with the exteriors, but maybe that could be a condition that would be tacked on to this project. In looking the scale...

President Motzenbecker: We can't do that.

Commissioner Huynh: We can't do a condition? Ok. Just looking at scale and character, it respects the neighborhood, it's sensible. Commissioner El-Hindi mentioned the sustainable aspects of it. I live next to a commercial node where you can walk to Kowalski's, walk to the veterinarian, to the chiropractor and to Walgreens and not to say that this is a commercial node, but it offers uses that offer neighbors to be able to walk to services that you could drive to suburbs or use a car...I respect that aspect and like the idea of live/work. I am in support of this project and the rezoning and variance.

Commissioner Schiff: I agree with Commissioner Huynh. As a zoning application, it has to go forward to the Council regardless, so I would encourage the applicant to bring new drawings of what an updated exterior would look like before it comes before the full Council. I think it's important because, let's admit, the 1970s was not a good decade for infill residential architecture. It's a rather homely structure. Single family homes on community corridors just don't survive very well. They are not a place where people want to own and live necessarily and so it turns into rental property. You can check the record on this property, it's been visited quite frequently by housing inspectors over the years. Private architecture suggests that there is private activity. Residential architecture usually says "stay away, there is a private family being raised here." Commercial architecture says "come on in, we're open for business." We need to figure out what this is going to be. I don't know if giving it a facelift and making it look like a high quality residential structure is quite the solution, but something that sends a message so the people know who belongs here and that this is a commercial node. That's the message I'd like to send; that Lyndale is open for business, we have a mixture, it's compatible. To be spot zoning it has to be a threshold more than just looking at contiguous zoning. I don't this meets the test of spot zoning. It's certainly in our interest to encourage a mixed use commercial community corridor feel in this area. We want to encourage business growth. We've heard a lot of statements on the record about this structure and about the node and the need for business space. I think all that is within the city's interest and we should look at the zoning map and the history when deciding the history of this. I'm comfortable with this. I'm comfortable with the variance. I just want to see more of an exterior investment that really helps this corridor survive.

Commissioner Tucker: We're very impressed with the support from the neighbors for this applicant and all the work you've done to stabilize this part of the neighborhood. Of course we have to look at the impact of the zoning, not the good works of the applicant; otherwise we'd have to look at the bad works of some other applicants. Luckily, you have a neighborhood

association that's put a great deal of thought into their statement. I must say, I'm very impressed with it. It provides all the reasons we need, the findings we need for the zoning change and variance and I do appreciate the hard work you put in there, also you're understanding that the zoning request has to stand on its own and not just because it's a good applicant.

Commissioner Williams: [not on mic]...blocks south on Lyndale and observing the mixed use there; the variety of business opportunities that exist on the neighborhood. To find a neighborhood where the residents there find this kind of living very compatible with their lifestyles and support and encourage it, I think is to be admired. There are some other neighborhoods in our city that have some of these characteristics and I think that may do them well to pay close attention to what happens in the Lyndale neighborhood.

President Motzenbecker: We have a motion on the floor to approve the rezoning from R5 to OR1. Should that be approved, we will need findings so please have those prepared. All those in favor of rezoning to OR1? Opposed?

The motion carried 8-0.

President Motzenbecker: That is approved. Do we have findings?

Commissioner Tucker: It is in the public interest, the note it's a changing neighborhood, it helps with economic development, and they don't think of it as spot zoning because of the mosaic of zoning there already.

Staff Wittenberg: I also noted, just to summarize some of the previous conversation, the need for small office space in the community as well as the busy community corridor not being desirable for single family housing.

Commissioner El-Hindi: I'd like to add one, which would be to encourage the mixed use environment to serve as transition, specifically on a community corridor such as Lyndale.

President Motzenbecker: That leaves us with a variance. Do we have a motion?

Commissioner Huynh: So moved.

President Motzenbecker: Motion to approve the variance (Tucker seconded). Any discussion? All in favor? Opposed?

The motion carried 8-0.

Commissioner Schiff: Can I request that the applicant bring elevations of what the handicap ramp is going to look like as well so we can get a greater sense? We just have kind of an overhead view of where it's going to go, but I want to get a sense of how that's going to match up with the front of the house.

Staff Wittenberg: Giving that the required findings are significantly different from the rezoning, we should summarize what your variance findings are.

Commissioner Huynh: The following proposal is not injurious to the adjacent neighborhood.

President Motzenbecker: It keeps with the spirit and intents of the ordinance. I think the variance does that. It's not going to substantially increase any congestion; finding number four.

**4. West Broadway Alive (Wards: 3, 4 and 5) ([Tom Leighton](#)). This item was continued from the January 28, 2008 meeting.**

**A. Small Area Plan:** Consideration of adoption of the *West Broadway Alive* small area plan.

**Action:** The City Planning Commission recommended that the City Council adopt the West Broadway Alive plan as an articulation of and amendment to the policies found in the City's comprehensive plan, adding a bullet to the Transportation Development Principles to say the following:

"Provide infrastructure, whenever possible, to support multi-modal forms of transportation, including transit, bicycling, and walking."

Staff Leighton presented the report.

Commissioner Norkus-Crampton: It is a very impressive plan. I appreciated your response to the bike concerns on that corridor. I was looking at some of the stuff from the county. I know there are multiple jurisdictions along this corridor, which make it kind of difficult when you're trying to create a public realm, plus a drive-thru realm, plus turn lanes and then bus rapid transit. Are there other examples of bike lanes coexisting with in bus rapid transit routes and those multiple sort of infrastructure needs, traffic/transit needs?

Staff Leighton: How you balance those is very specific to the particular corridor. In this case, this is a very constrained corridor. We've got 64 feet in much of the corridor which is about 20 feet less than Lake St. Bus rapid transit, we've taken some steps back from that because we're exploring Light Rail in that northwest corridor. It may not be bus rapid transit, but it could come around again. I don't know if the material that you saw shows that it looks like the area where we potentially could do bike lanes, is the area from the river to roughly Lyndale area. Here's where we have an opportunity to do bike lanes in addition to [tape ended] ...parking lanes, moving lanes. From Lyndale to the west, probably not. The county does have it identified as a bike corridor, but it doesn't appear to us to Public Works staff like there is sufficient width to do a specific bike lane in addition to that. The county's policy is not to allow "Share the Road" signs either on county roads.

Commissioner Tucker: At our Committee of the Whole meeting when we discussed this, one of the concerns was the report statement on gentrification, if this was just a gentrification plan or what statements would be made to make sure the neighborhood becomes better for those living there currently. Could you talk about what strengthening you did to the plan?

Staff Leighton: I did take a look at the commercial chapter of the plan to make sure that there was specific language that called out that it's not the intent to displace existing businesses. In fact, you saw in that table that we took a careful look at what supports are available to this. That material was already in there but we clarified the language so that if someone is reading through this plan it's fairly clear that that's not the intent. When you talk about improving a business

that's going to be something that might be of concern, but the opportunity there is when there are vacant spaces to give a service to the property owner, bring them candidate businesses that not only can pay the rent, but also might be complimentary to the other things around there. It's not a strategy for displacing existing businesses.

President Motzenbecker opened the public hearing.

Louis Fossberg (1723 Bryant) [not on sign-in sheet]: I'm here to support West Broadway Alive. Over two years, Tom has made every effort. He knocked on the doors of the churches. He knocked on the doors of the houses to get the community involved. We happen to belong to the West Broadway Business Association and he's come there. The numerous meetings that have been held and they've been held in areas so everyone in the north side has had a chance to come and partake in them, not just in one place because we are a diverse community. We have elderly people who don't always go everywhere. They've made every effort to make sure everyone in the community had a say in this plan. We're very grateful for the city of Minneapolis to look at the north side and to look at West Broadway and the potential that exists. Thank you.

President Motzenbecker closed the public hearing.

Commissioner Schiff moved the staff recommendation (El-Hindi seconded).

Commissioner Norkus-Crampton: One small amendment I wanted to propose. On page 28, there is a real nice list of transportation development principles and it talks about transit operations, signals, left hand turns, just various things dealing with transportation issues and then adequate sidewalk widths. I think that we would be remiss, especially if we're talking about trying to enhance this as a transit corridor. One of the things that really helps make that more useful as we've seen on the Hiawatha corridor, is if there is biking infrastructure, parking, lanes when possible, whatever to encourage bike areas to that corridor that maybe make it so that people not just a quarter mile from the line might use it, but people maybe a mile or two from the line might use it further deep in the neighborhoods. I was going to propose as an additional development principal, to provide infrastructure, whenever possible, to support multimodal forms of transportation, including transit, bicycling and walking. I understand that in certain circumstances maybe specifically a bike lane wouldn't be appropriate. It would depend on the circumstances, but I do think that it should be part of the conversation. That is my proposal.

President Motzenbecker: I want to thank Tom for this. It's an incredible plan. I read it cover to cover. I want to say I really appreciate the changes that you made from our recommendations as well as some of the others that were sent in the letters. I really appreciated the implementation matrices. I thought those were excellent as was the matrix you put up. Those were really helpful and easy to understand. I would encourage you to share all your organizing and advertising strategies with your colleagues because the turnout numbers you got at those meetings were incredibly impressive; over 150 people at most of them. I think that was great. Congratulations, I think it's great.

Commissioner Tucker: I'll second all your comments and want to reemphasize the importance of the implementation section. I think we see lots and lots of these plans on how the world should be without any notion of how to get there. I know the resources are a little scarce right now, but you are looking far into the future and identifying likely partners in this and I do appreciate that.

President Motzenbecker: All those in favor? Opposed?

The motion carried 8-0.