



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

Date: December 20, 2007
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee
Referral to: Zoning and Planning Committee
Subject: Referral from the December 17, 2007 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:

11. Fairview Children's Hospital, BZZ-3760, Vac-1535, Vac-1536, MS-179 and MS-180, 606 24th Ave S, 2309 Riverside Ave, 2414 7th St S and 2406 Riverside Ave, Hilary Dvorak, x2639
12. Zoning Code Text Amendment, Steve Weckman, Zoning Inspector, x5849

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 December 17, 2007. 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 December 17, 2007, took action to **submit the attached comment** on the following items:

11. Fairview Children's Hospital (BZZ-3760, Vac-1535, Vac-1536, MS-179 and MS-180, Ward: 2), 606 24th Ave S, 2309 Riverside Ave, 2414 7th St S and 2406 Riverside Ave ([Hilary Dvorak](#)).

F. Vacation: Application by Wayne Modugno, on behalf of Fairview Health Services, for a vacation of 24th Ave S (Vac-1535).

Action: The City Planning Commission recommended that the City Council accept the findings and **approve** the application to vacate a portion of 24th Ave S subject to the retention of an easement in favor of the City of Minneapolis, Qwest, CenterPoint Energy and Xcel.

G. Vacation: Application by Wayne Modugno, on behalf of Fairview Health Services, for a vacation of 7th St S (Vac-1536).

Action: The City Planning Commission recommended that the City Council accept the findings and **approve** the application to vacate a portion of 7th St S subject to the retention of easements in favor of Qwest and Xcel.

12. Zoning Code Text Amendment (Ward: All) ([Steve Weckman](#)).

A. Text Amendment: Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances related to the SH Shoreland Overlay District.

The purpose of the amendment is to amend the text of the Shoreland Overlay District to reflect a recent amendment to further restrict height requirements of single and two family dwellings, to require a variance rather than conditional use permit to increase the maximum height of single- and two-family dwellings, and to eliminate the redundancy of requiring both a CUP and variance in order to develop on or near steep slopes or within 50 feet of a protected water.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the zoning code text amendment with a change to the proposed section 551.470(a)(4) to read as follows: "The view of the developed slope from the protected water shall be consistent with the natural appearance of the slope, with any historic areas, and with the surrounding physical context."