



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

Date: April 27, 2010
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee
Referral to: Zoning and Planning Committee
Subject: Referral from the April 26, 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:

4. Hawthorne Neighborhood Council Offices, 2944 Emerson Ave N, Becca Farrar, Sr Planner, x3594
5. Kamals Restaurant and Food, 3025 5th Ave S, Kimberly Holien, City Planner, x2402
9. Zoning Code Text Amendment, Janelle Widmeier, Sr Planner, x3156
7. Golden Nest, 1918 19th Ave NE, Hilary Dvorak, Sr Planner, x2639

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 April 26, 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 April 26, 2010 took action to **submit the attached comment** on the following items:

4. Hawthorne Neighborhood Council Offices (BZZ-4756, Ward: 3 and 5), 2944 Emerson Ave N (Becca Farrar).

A. Rezoning: Application by Hawthorne Neighborhood Council for a petition to rezone the property located at 2944 Emerson Ave N from the R2B (Two-family) district to the OR1 (Neighborhood Office Residence) district in order to allow neighborhood offices to continue to operate within the existing structure.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to change the zoning classification of the property located at 2944 Emerson Ave N from the R2B district to the OR1 district.

5. Kamals Restaurant and Food (BZZ-4710, Ward: 8), 3025 5th Ave S ([Kimberly Holien](#)). This item was continued from the March 29 and April 12, 2010 meetings.

A. Rezoning: Application by Abdirahim Omar, on behalf of Bremer Bank, for a rezoning to apply the Transitional Parking (TP) Overlay District for property located at 3025 5th Ave S.

Action: Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the petition to rezone the property of 3025 5th Ave S to add the TP Transitional Parking Overlay District to allow for an accessory parking lot, based on the following findings:

1. The application is consistent with Policy 1.8 of the comprehensive plan in that it would help to preserve the stability of the neighborhood. The application is also consistent with Policy 1.7 of the comprehensive plan as this is not a new commercial use.
2. The rezoning is in the public interest and not solely for the interest of the property owner but would support the surrounding area.
3. The project would not change the character of the neighborhood, but would enhance the character by making improvements to the subject parcel. There has not been a change in the character or trend of development in the general area of the property because the use has existed on the property for an extended period of time.
4. The residential uses allowed in the R2B District are not reasonable uses for the property, as it is unlikely for a residential use to be established due to the width of the lot and the height of the adjacent building.
5. The zoning would be compatible with the character of the surrounding area, particularly the adjacent C2 zoning.

7. Golden Nest (BZZ-4736, Ward: 1), 1918 19th Ave NE ([Hilary Dvorak](#)).

A. Rezoning: Application by Hongjoo Lee with Golden Nest, for a rezoning of the property located at 1918 19th Ave NE from the R3 zoning district to the R4 zoning district.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning of the property located at 1918 19th Ave NE from the R3 zoning district to the R4 zoning district.

9. Zoning Code Text Amendment (Ward: All), ([Janelle Widmeier](#)).

A. Text Amendment: Amending Title 20 of the Minneapolis Code of Ordinances related to the Zoning Code, as follows:

Amending Chapter 520 related to Zoning Code: *Introductory Provisions*

Amending Chapter 546 related to Zoning Code: *Residence Districts*

Amending Chapter 547 related to Zoning Code: *Office Residence Districts*

Amending Chapter 548 related to Zoning Code: *Commercial Districts*

Amending Chapter 549 related to Zoning Code: *Downtown Districts*

Amending Chapter 550 related to Zoning Code: *Industrial Districts*

The purpose of the amendment is to revise existing zoning code definitions, establish new definitions, amend provisions referencing revised definitions accordingly, and amend the tables of permitted and conditional uses accordingly.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the zoning code text amendment, with the following changes:

1. *Lot coverage.* The area covered by principal and accessory structures. Lot coverage shall not include awnings, canopies, balconies, eaves and signs that meet the standards for permitted obstructions in required yards ~~and cantilevers that extend not more than two (2) feet from a structure.~~
2. *Parking space.* A space of definite length and width designed for parking of motor vehicles within a parking area that is directly accessible to a parking aisle or driveway and clear of obstructions including curbing and bicycle parking. Said space shall be exclusive of such drives, aisles or entrances giving access thereto, and curbing.