



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

Date: July 16, 2009  
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee  
Referral to: Zoning and Planning Committee  
**Subject:** Referral from the July 13, 2009 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:**

- 6. Lupe Property Company, 129 Plymouth Ave N, Hilary Dvorak, Sr Planner, x2639
- 9. Lake and Knox Apartments, 1716, 1720, 1724 Lake St W, 2915 Knox Ave S, Kimberly Holien, City Planner, x2402
- 10. Zoning Code Text and Map Amendment, Tom Leighton, Principal Planner, x3853
- 11. Zoning Code Text Amendment, Haila Maze, Principal Planner, x2098
- 12. Zoning Code Text and Map Amendment, Haila Maze, Principal Planner, x2098

**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 July 13, 2009. The findings and recommendations are respectfully submitted for the consideration of your Committee.

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

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The Minneapolis City Planning Commission, at its meeting on July 13, 2009 took action to **submit the attached comment** on the following items:

**6. Lupe Property Company (BZZ-4406, Ward: 7), 129 Plymouth Ave N ([Hilary Dvorak](#)).**

**A. Rezoning:** Application by Lupe Property Company, LLC for a rezoning from the I1 District to the C2 District and to remove the Industrial Living Overlay District for property located at 129 Plymouth Ave N.

**Action:** Notwithstanding staff recommendation, the City Planning Commission recommended that the Minneapolis City Council adopt the findings and **approve** the application to rezone the property located at 129 Plymouth Ave N from the I1 Light Industrial District to the C2 Neighborhood Corridor Commercial District and to **remove** the IL Industrial Living Overlay District, based on the following findings:

1. The uses (certain retail uses as well as restaurants and fast-food establishments) are allowed in either the C2 District or the Industrial Districts and Industrial Living Overlay District.
2. The Comprehensive Plan supports the development.
3. The uses would provide an amenity for the industrial area.

**9. Lake and Knox Apartments (BZZ-4442, Ward: 10), 1716, 1720, 1724 Lake St W, 2915 Knox Ave S ([Kimberly Holien](#)).**

**A. Rezoning:** Application by CPM Development for a rezoning to apply the Transitional Parking (TP) Overlay District at the properties of 1716, 1720, 1724 Lake St W and 2915 Knox Ave S.

**Action:** The City Planning Commission recommended the City Council adopt the findings and **approve** the petition to rezone the properties of 1716, 1720 and 1724 Lake St W and 2915 Knox Ave S to add the TP Transitional Parking Overlay District.

**10. Zoning Code Text and Map Amendment (Wards: 3, 4 and 5), ([Tom Leighton](#)). This item was continued from the May 18, June 8, and June 22, 2009 meetings.**

**A. Text Amendment:** Amending Chapter 521, Zoning Districts and Maps and amending Chapter 551, Overlay Districts

The purpose of the amendments is to make zoning map and ordinance changes to support the land use guidance in the City Council approved plan, West Broadway Alive: A Revitalization Plan for North Minneapolis's Main Street.

Proposed changes to the zoning of property would affect the primary zoning of property in the West Broadway corridor as well as applicable overlay districts, including establishment of a new West Broadway Overlay District.

**Action:** The City Planning Commission recommended that the City Council find that obtaining consent signatures for the rezoning of 800 W Broadway, 2329 W Broadway, and 1912 4th St would be impractical; and further recommends that the City Council adopt the findings and **approve** the zoning map changes as illustrated in the "Proposed Zoning" map and detailed in the "Proposed Zoning Changes" table, and the zoning code text amendments, amending Chapters 521 and 551 of the City's Zoning Code.

**11. Zoning Code Text Amendment (Ward: All), ([Haila Maze](#)).**

**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 525 related to Zoning Code: Administration and Enforcement

Amending Chapter 530 related to Zoning Code: Site Plan Review

Amending Chapter 535 related to Zoning Code: Regulations of General Applicability

The proposed text amendments are intended to enhance general regulations, permitted encroachments, and incentives related to the administrative site plan review process for 1-4 unit residential structures.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the zoning code text amendment, amending chapters 530 and 535. The City Planning Commission further recommends that chapters 520 and 525 be **returned** to author.

**12. Zoning Code Text and Map Amendment (Wards: 1, 2 and 3), ([Haila Maze](#)).**

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

Amending Chapter 521 related to Zoning Code: Zoning Districts and Maps Generally

Amending Chapter 551 related to Zoning Code: Overlay Districts

The purpose of these proposed map and text amendments are in response to the University District Moratorium and the recommendations of the University Alliance Zoning and Planning Regulatory Review task force. The intent is to add a University Area Overlay District that acknowledges the demands placed on land uses near major educational centers.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the proposed zoning code map and text amendments, amending chapters 521 and 551 as illustrated in the “Proposed Zoning” map and detailed in the “Parcels Proposed for Inclusion in the University Area Overlay District” table.