



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

Date: April 14, 2011
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee
Referral to: Zoning and Planning Committee
Subject: Referral from the April 11, 2011 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:

1. Mozaic Partners, Vac-1578, Becca Farrar, Sr. Planner, 673-3594
2. 227 Colfax LLC, Vac-1581, Jim Voll, Princ. Planner, 673-3887
7. Kirke Design Studio, BZZ-5074, 1509-1523 Marshall St NE, Jim Voll, Princ. Planner, 673-3887
8. 1521 West 27th St, BZZ-5094, 1521 27th St W, Shanna Sether, Sr. Planner, 673-2307
9. Lake Wine and Spirits, BZZ-5091, 400-404 W Lake St and 2948 Grand Ave S, Kimberly Holien, City Planner, 673-2402
10. Riverview Senior Housing, BZZ-5078, 5100, 5106, 5110, 5114 54th St E & 5344, 5348, 5352, 5356, 5360 Riverview Rd, Becca Farrar, Sr. Planner, 673-3594
11. Midwest Auto Repair, BZZ-5052, 3650 Stinson Blvd NE, Becca Farrar, Sr. Planner, 673-3594
12. Minneapolis Public School (MPS) Education Service Center, BZZ-5102, 1250 West Broadway Ave, 2105, 2119, 2123, 2127, 2131 Fremont Ave N, 1213, 1221 22nd Ave N, and 2126 Girard Ave N, Becca Farrar, Sr. Planner, 673-3594

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 11, 2011. 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 11, 2011 took action to **submit the attached comment** on the following items:

1. Mozaic Partners (Vac-1578, Ward: 10), ([Becca Farrar](#)).

A. Vacation: Application by Mozaic Partners, LLC, to vacate the utility easements in vacated Girard Ave S, north of Lagoon Ave and south of a line 40 feet north of the south right-of-way line of 29th St W between Hennepin Ave and Fremont Ave S, adjacent to Block 23 and 24, Window Addition to Minneapolis.

Action: The City Planning Commission recommended that the City Council accept the findings and **approve** the vacation (Vacation File 1578) subject to the provision of a new utility easement dedicated to the City of Minneapolis.

2. 227 Colfax LLC (Vac-1581, Ward: 5), ([Jim Voll](#)).

A. Vacation: Application by 227 Colfax LLC to vacate the dead-end alley in Block 1, Harrison's Addition to Minneapolis, the block bounded on the north by Glenwood Ave N, on the east by Colfax Ave N, and on the south by 2nd Ave N.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the vacation of the dead-end alley dedicated in Block 1, Harrison's Addition, the block being bounded on the north by Glenwood Avenue North, on the east by Colfax Avenue North, and on the south by 2nd Avenue North (north of and adjacent to 227 Colfax Avenue North), subject to the reservation of an easement to Qwest.

7. Kirke Design Studio (BZZ-5074, Ward: 3), 1509-1523 Marshall St NE ([Jim Voll](#)).

A. Rezoning: Application by Karen Bernthal for a rezoning from the R3 Residential District to the C1 Commercial District to allow for a parking lot for property located at 1509-1523 Marshall St NE.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning from the R3 Residential District to the C1 Commercial District for property located at 1509-1523 Marshall St NE.

8. 1521 West 27th St (BZZ-5094, Ward: 10), 1521 27th St W ([Shanna Sether](#)).

A. Rezoning: Application by Paul Zisla, on behalf of Carla Rohwedder, for a rezoning petition to the change the zoning classification for the property located at 1521 27th St W from R2 Two-Family District to R3 Multiple Family District to allow for the conversion from a two-family dwelling to a four-unit multiple family dwelling.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to the change the zoning classification for the property located at 1521 27th St W from R2 Two-Family District to R3 Multiple Family District to allow for the conversion from a two-family dwelling to a four-unit multiple family dwelling.

9. Lake Wine and Spirits (BZZ-5091, Ward: 6), 400-404 W Lake St and 2948 Grand Ave S ([Kimberly Holien](#)).

A. Rezoning: Application by Donna Sanders, on behalf of Binh Le, for a rezoning from R2B to C2 for property at 2948 Grand Ave S.

Action: The City Planning Commission adopted the findings and **approved** the rezoning from the R2B, Two-family Residential district to the C2, Neighborhood Corridor Commercial district for the property located at 2948 Grand Ave S.

B. Rezoning: Application by Donna Sanders, on behalf of Binh Le, for a rezoning from C1 to C2 for property at 400 W Lake St.

Action: The City Planning Commission adopted the findings and **approved** the rezoning from the C1, Neighborhood Commercial district to the C2, Neighborhood Corridor Commercial district for the property located at 400 W Lake St.

10. Riverview Senior Housing (BZZ-5078, PL-251 and Vac-1579, Ward: 12), 5100, 5106, 5110, 5114 54th St E & 5344, 5348, 5352, 5356, 5360 Riverview Rd ([Becca Farrar](#)). This item was continued from the March 7, 2011 meeting.

D. Vacation: Application by Plymouth Church Neighborhood Foundation, on behalf of Riverview Senior Housing, for a vacation application to vacate the public alley for the properties located at 5100, 5106, 5110, 5114 54th St E & 5344, 5348, 5352, 5356, 5360 Riverview Rd.

Action: The City Planning Commission recommended that the City Council accept the findings and **approve** the vacation application (Vacation File 1579) for the properties located at 5100, 5106, 5110, 5114 54th St E & 5344, 5348, 5352, 5356, 5360 Riverview Road subject to the provision of an easement dedicated to Xcel Energy over the entire described areas to be vacated.

11. Midwest Auto Repair (BZZ-5052, Ward: 1), 3650 Stinson Blvd NE ([Becca Farrar](#)).

A. Rezoning: Application by Disenos, on behalf of Global One Properties, Inc., for a petition to rezone a portion of the property located at 3650 Stinson Blvd NE from the R1 (Single-family) district to the C2 (Neighborhood Corridor Commercial) district.

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 3650 Stinson Boulevard NE from the R1 district to the C2 district.

12. Minneapolis Public School (MPS) Education Service Center (BZZ-5102, PL-252 and Vac-1580, Ward: 5), 1250 West Broadway Ave, 2105, 2119, 2123, 2127, 2131 Fremont Ave N, 1213, 1221 22nd Ave N, and 2126 Girard Ave N ([Becca Farrar](#)).

A. Rezoning: Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools, for a petition to rezone 2123, 2127, 2131 Fremont Ave N, 1213, 1221 22nd Ave N, and 2126 Girard Ave N from the R2B (Two-family), R4 and R5 (Multiple-family) districts to the OR2 (High Density Office Residence) district.

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 properties located at 2123, 2127, 2131 Fremont Ave N, 1213, 1221 22nd Ave N, and 2126 Girard Ave N to the OR2 (High Density Office Residence) district.

F. Vacation: Application by M.A. Mortenson Development, Inc., on behalf of Minneapolis Public Schools, for a vacation for property located at 1250 West Broadway Ave, 2105, 2119, 2123, 2127, 2131 Fremont Ave N, 1213, 1221 22nd Ave N, and 2126 Girard Ave N.

Action: The City Planning Commission recommended that the City Council accept the findings and **approve** the vacation application (Vacation File 1580) for the properties located at 1250 West Broadway Avenue, 2105, 2119, 2123, 2127, 2131 Fremont Ave N, 1213, 1221 22nd Ave N, and 2126 Girard Ave N.