

**University District Zoning and Planning Regulatory Review  
Task Force Rezoning Sub-Group Meeting #1**

Monday, November 10, 2008  
110 Public Service Center  
250 4th St S  
8:00 AM – 9:30 AM

**MEETING NOTES**

Task force participants present: Florence Littman, Tim Harmsen, Rachel Gartner, Jason Klohs, Kate Fournier, Ted Tucker

Others present: Peg Wolff, Haila Maze, Jessica Thesing, Joe Bernard

**Welcome and Introductions**

- Task force members and other attendees introduced themselves

**General Rezoning Discussion**

- How do you buffer large scale developments when they back up to single family homes in adjacent neighborhoods, like Prospect Park near University Ave?
- Need to preserve existing housing and prevent teardowns - but not generally regulated through zoning
- Fix Van Cleve Park boundary on map, and KSTP property
- How do you protect older homes, and facilitate their renovation and conversion to preserve properties?
- Need to address occupancy issues - better to regulate what's in place now, or to allow higher occupancies which support redevelopment better?
- Need adequate parking for commercial areas
- Consider overlay zones and transitions
- Note: Marcy Holmes' 15th Ave plan is now adopted
- Are there any plans for the Shriners Hospital site?
- Consider role of nonconforming rights for properties

**What Areas to Investigate for Rezoning?**

- Marcy Holmes - the zoning on a few blocks doesn't match the Marcy Holmes Master Plan, especially around the edges of the lower density core, e.g. on the western end; does core need to be expanded? No rezoning study was done after the plan was adopted
- SEMI and 29th Ave plans were followed by rezoning studies; limited changes were implemented
- Prospect Park - look at Emerald, Bedford, Yale & 29th - all R4 zoning

**What Are Criteria for Need for Rezoning?**

- Conformance with existing adopted plans

- Conformance with existing land use (could go higher or lower density)
- Housing near SEMI industrial area to serve workers?
- Encourage density close to U of M and major corridors
- Adequate parking for commercial areas

**Next Steps**

- Group should provide additional information on properties to look at for rezoning
- Staff will gather information on properties and rationale for rezoning
- Future meeting to be scheduled