

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
August 1, 2019

A regular meeting of the committee was convened at 10:01 am on this date.

Members Present: Council Members Jeremy Schroeder (Chair), Kevin Reich (Vice-Chair), Cam Gordon, Jeremiah Ellison, Lisa Goodman, and Lisa Bender (Quorum - 4)

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. Conditional use permit, variances, and site plan review appeal: Thomas Tulien, 2542-2554 Blaisdell Ave and 110 26th St W ([2019-00876](#))

Considering an appeal submitted by Thomas Tulien regarding the following decisions of the City Planning Commission (PLAN8914), notwithstanding staff recommendation, for a new mixed-use building with 146 dwelling units and a ground-floor office of approximately 600 square feet for the properties located at 2542-2554 Blaisdell Ave and 110 26th St W:

1. Approving a conditional use permit to increase the maximum allowed height from 4 stories or 56 feet to 6 stories or 73.5 feet.
2. Approving a variance to increase the maximum floor area ratio from 3.0 to 3.40.
3. Approving a variance to increase the maximum impervious surface coverage from 85 percent to 87 percent.
4. Approving a variance to increase the maximum lot coverage from 70 percent to 82 percent.
5. Approving a variance to reduce the minimum loading requirement from one small space to zero.
6. Approving a variance to reduce the minimum front yard setback abutting 26th Street W from 19.7 feet to 1 foot.
7. Approving a variance to reduce the minimum front yard setback abutting Blaisdell Avenue from 33.5 feet to 1 foot.
8. Approving a variance to reduce the minimum rear yard setback along the west property line from 15 feet to 5 feet.
9. Approving the site plan review for a new mixed-use building with 146 dwelling units and a ground-floor office space of approximately 600 square feet.

Staff presentation by Lindsey Silas and Kimberly Holien, Community Planning & Economic Development Department.

The hearing was opened, and the following persons spoke:

1. Tom Devincke, on behalf of appellant
2. Thomas Tulien, appellant, 2543-2545 Pillsbury Ave
3. Robb Lubenow, on behalf of applicant, Yellow Tree
4. Kaley Brown, 2630 Pleasant Ave, Whittier Alliance Neighborhood Association
5. Stephanie Brown, 302 E 26th St
6. Aron Johnson, on behalf of applicant, 4053 Bryant Ave S, DJR Architecture
7. Stuart Stevens, 2535 Pillsbury Ave
8. Nicole Weiler, 2420 1st Ave S
9. Shannon Dotson, 2432 Clinton Ave S
10. Bruce Goldstein, on behalf of applicant, Goldstein Law

The hearing was closed.

Bender moved to deny the appeals related to items 1 and 4-9, to withdraw the land use applications related to items 2 and 3, and to approve the following:

1. Conditional use permit to increase the maximum allowed height from 4 stories or 56 feet to 5 stories or 61.3 feet.
2. Variance to increase the maximum lot coverage from 70 percent to 77.7 percent.
3. Variance to reduce the minimum loading requirement from one small space to zero.
4. Variance to reduce the minimum front yard setback abutting 26th Street W from 19.7 feet to 1 foot.
5. Variance to reduce the minimum front yard setback abutting Blaisdell Avenue from 33.5 feet to 1 foot.
6. Variance to reduce the minimum rear yard setback along the west property line from 15 feet to 10 feet.
7. Site plan review for a new mixed-use building with 124 dwelling units and a ground-floor office space of approximately 600 square feet.

On roll call, the motion passed.

Aye: Reich, Gordon, Ellison, and Bender (4)

Nay: Schroeder and Goodman (2)

Abstain: (0)

Absent: (0)

2. Alley vacations: North Bay Companies, 620 9th St SE ([2019-00874](#))

1. Approving an application submitted by North Bay Companies to vacate (PLAN8904) that part of the east-west alley, parallel to 9th St SE, east of 6th Ave SE, and between 8th and 9th Sts SE, subject to the retention of easement rights by Xcel Energy and CenturyLink.
2. Passage of Resolution vacating all that part of the east-west alley, parallel to 9th St SE, east of 6th Ave SE, between 8th and 9th Sts SE (Vac-1721).
3. Approving an application submitted by North Bay Companies to vacate (PLAN8904) the north-south alley located in the block bounded by 9th St SE, 9th Ave SE, 8th St SE, and 6th Ave SE.
4. Passage of Resolution vacating the north-south alley located in the block bounded by 9th St SE, 9th Ave SE, 8th St SE and 6th Ave SE (Vac-1722).

Schroeder moved to approve. On voice vote, the motion passed.

3. Rezoning: Yellow Tree, 110 26th St W and 2542 Blaisdell Ave ([2019-00877](#))
 1. Approving an application submitted by Yellow Tree to rezone (PLAN8914) the properties located at 110 26th St W and 2542 Blaisdell Ave from the R5 Multiple-family District to the OR2 High Density Office Residence District to construct a new mixed-use building with dwelling units and a ground-floor office of approximately 600 square feet.
 2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Bender moved to approve. On voice vote, the motion passed.

4. Regulation of drive-through facilities ordinance ([2018-00148](#))

Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations for drive-through facilities:

1. Chapter 520 Introductory Provisions.
2. Chapter 530 Site Plan Review.
3. Chapter 548 Commercial Districts.
4. Chapter 549 Downtown Districts.
5. Chapter 550 Industrial Districts.
6. Chapter 551 Overlay Districts.

Staff presentation by Jason Wittenberg, Community Planning & Economic Development Department.

Goodman moved to approve. On voice vote, the motion passed.

5. Zoning Code Text Amendment Work Plan ([2019-00878](#))

Approving the Zoning Code Text Amendment Work Plan.

Staff presentation by Jason Wittenberg, Community Planning & Economic Development Department.

Schroeder moved to approve. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 11:19 am.

Reported by Ken Dahler, Council Committee Coordinator