

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
May 3, 2018

A regular meeting of the committee was convened at 10:00 am on this date.

Members Present: 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, variance, and site plan review appeal: Land Use Committee of the St. Anthony East Neighborhood Association (SAENA), 750, 754, and 756 Jackson St NE ([2018-00520](#))

Considering an appeal submitted by the Land Use Committee of the St. Anthony East Neighborhood Association (SAENA) regarding decisions of the City Planning Commission (PLAN5912) to construct a new four-story 16-unit multiple-family dwelling located at 750, 754, and 756 Jackson St NE, subject to conditions.

Staff presentation by Shanna Sether, Community Planning and Economic Development (CPED).

Sarah Walbridge-Jones, on behalf of St. Anthony East Neighborhood Association (SAENA) Land Use Committee, addressed the committee.

Dean Dovolis, on behalf of DNR Architecture, addressed the committee.

The hearing was opened. Chris Jones, President, SAENA, 625 Van Buren St NE, addressed the committee.

The hearing was closed.

1. Approving a conditional use permit to increase the maximum height from 2 1/2 stories, not to exceed 35 ft., to 4 stories, 41 ft. 4 in., to the roof deck and 45 ft. to the 4th floor projection.

Schroeder moved to deny the appeal and adopt the CPED staff findings. On roll call, the motion passed.

Aye: Schroeder, Gordon, and Bender (3)

Nay: Goodman (1)

Absent: Reich, and Ellison (2)

Abstain: (0)

2. Approving a variance to reduce the required front yard setback along Jackson St NE from 25 ft. 1 in. to 15 ft. 5 in. for the proposed structure and parking area.

Schroeder moved to deny the appeal and adopt the CPED staff findings. On roll call, the motion failed.

Aye: Schroeder, and Bender (2)

Nay: Gordon, and Goodman (2)

Absent: Reich, and Ellison (2)

Abstain: (0)

Gordon moved to send forward without recommendation. On voice vote, the motion passed.

3. Approving a variance to reduce the minimum drive aisle from 22 ft. to 0 ft.

Schroeder moved to deny the appeal and adopt the CPED staff findings. On roll call, the motion passed.

Aye: Schroeder, Gordon, and Bender (3)

Nay: Goodman (1)

Absent: Reich, and Ellison (2)

Abstain: (0)

4. Approving a site plan review application to allow for a new 16-unit multiple-family dwelling.

Schroeder moved to deny the appeal and adopt the CPED staff findings. On roll call, the motion failed.

Aye: Schroeder, and Bender (2)

Nay: Gordon, and Goodman (2)

Absent: Reich, and Ellison (2)

Abstain: (0)

Gordon moved to send forward without recommendation. On voice vote, the motion passed.

2. Environmental Assessment Worksheet: Calhoun Towers development, 3430 List Place ([2018-00514](#))
 1. Approving the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Calhoun Towers development located at 3430 List Place.
 2. Approving the determination that an Environmental Impact Statement (EIS) is not required.
 3. Adopting the Findings of Fact as prepared by the Community Planning & Economic Development Department.

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

3. Environmental Assessment Worksheet: Malcolm Yards Mixed-Use Residential Development, 419 29th Ave SE, 504 29th Ave SE, 501 30th Ave SE, 445 Malcolm Ave, 501 Malcolm Ave, and 518 Malcolm Ave ([2018-00515](#))
 1. Approving the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Malcolm Yards Mixed-Use Residential Development located at 419 29th Ave SE, 504 29th Ave SE, 501 30th Ave SE, 445 Malcolm Ave, 501 Malcolm Ave, and 518 Malcolm Ave.
 2. Approving the determination that an Environmental Impact Statement (EIS) is not required.
 3. Adopting the Findings of Fact as prepared by the Community Planning & Economic Development Department.

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

4. Rezoning: Adam Smith with Northpoint Properties, LLC, 5048-5056 Ewing Ave S ([2018-00521](#))
 1. Approving an application submitted by Adam Smith with Northpoint Properties, LLC to rezone (PLAN6051) the properties located at 5048-5056 Ewing Ave S from the R1A Single-family District to the R4 Multiple-family District, to construct a new three-story 16-unit residential building.
 2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

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

5. Rezoning: Wellington Management, 221 Irving Ave N ([2018-00522](#))
 1. Approving an application submitted by Wellington Management to rezone (PLAN6190) the property located at 221 Irving Ave N from the R5 Multiple-family District with the TP Transitional Parking Overlay District to the C1 Neighborhood Commercial District, to construct a mixed-use project that includes the construction of a new three-story nonresidential building and a new six-story mixed-use building.
 2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

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

6. Rezoning and alley vacation: DJR Architecture, 750, 754, and 756 Jackson St NE ([2018-00524](#))
 1. Approving an application submitted by DJR Architecture to rezone (PLAN5912) the properties located at 750, 754, and 756 Jackson St NE from the R1A Single-family District to the OR1 Neighborhood Office Residence District, to construct a multiple-family dwelling with 16 units.
 2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.
 3. Approving an application submitted by DJR Architecture to vacate (Vac-1696) the portion of the public alley over 756 Jackson St NE and dedicating a new alley across 750 Jackson St NE.
 4. Passage of Resolution vacating the area described as Lot 1, Block 7, Sibley Addition to St. Anthony, adjacent to 756 Jackson St NE (Vac-1696).

Staff presentation by Shanna Sether, Community Planning and Economic Development.

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

With no further business to transact, the meeting adjourned at 11:06 am.

Reported by Peggy Menshek, Council Committee Coordinator