

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
October 31, 2019

A regular meeting of the committee was convened at 10:05 am on this date.

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

Members Absent: Council Member Jeremiah Ellison

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

1. Interim use permit: North Star Community Rowing, 51 34th Ave N and 3360 N 1st St ([2019-01247](#))

Approving an application submitted by North Star Community Rowing for an interim use permit (PLAN9786) to allow a park with a walkway to and a dock in the Mississippi River for the property located at 51 34th Ave N and 3360 N 1st St.

Staff presentation by Hilary Dvorak, Community Planning & Economic Development Department.

The public hearing was opened, and the following person spoke:

1. Penelope Pate Green, North Star Community Rowing

The public hearing was closed.

Reich moved to approve. On voice vote, the motion passed.
[Ellison absent]

2. Variance appeal: Erik Takeshita, 4736 and 4740 Grand Ave S ([2019-01220](#))

Considering an appeal submitted by Erik Takeshita regarding the decision of the City Planning Commission approving a variance (PLAN9672) to reduce the minimum parking requirement from 23 spaces to ten spaces for a new residential building of 23 dwelling units for the properties located at 4736 and 4740 Grand Ave S, subject to conditions.

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

The hearing was opened, and the following persons spoke:

1. Paula Callies, on behalf of appellant, 4272 Dahlberg Dr, Golden Valley, Callies Law
2. Erik Takeshita, appellant, 4737 Harriet Ave S
3. Dean Dovolis, on behalf of applicant, 333 Washington Ave N
4. Joshua Segal, on behalf of applicant, 5414 Washburn Ave S
5. Nancy Grabow, 4744 Grand Ave S #3
6. Linda Carlson, 4728 Grand Ave S
7. Denise Takeshita, 4737 Harriet Ave S
8. Omry Ravid, 4732 Grand Ave S
9. Stacy Ward, 4725 Harriet Ave S
10. Steven Ward, 4732 Pleasant Ave
11. Bruce Brunner, 2419 W 22nd St
12. Stasia Johnson Steinhagen, 4724 Harriet Ave S

13. Jeff Miller, 4744 Grand Ave S
14. Michael Reid, 4749 Grand Ave S
15. Eugenio Meschini
16. Denis Grande, 4712 Grand Ave S
17. Jeremy Reeley, 4717 Grand Ave S
18. Nina Malm, 4701 Harriet Ave S

The hearing was closed.

Schroeder moved to grant the appeal and direct staff to draft findings. On voice vote, the motion passed.

[Ellison absent]

3. Environmental Assessment Worksheet: North Loop Green Project, 405 and 408 4th Ave N; and 328 and 330 N 4th St ([2019-01173](#))
 1. Approving the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed North Loop Green Project located at 405 and 408 4th Ave N; and 328 and 330 N 4th St.
 2. Approving the determination that an Environmental Impact Statement (EIS) is not required.
 3. Adopting the Findings of Fact as prepared by the Department of Community Planning & Economic Development.

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

[Gordon and Ellison absent]

4. Park dedication requirements waiver: RiverLoop development project, 800 W River Pkwy ([2019-01236](#))
 1. Passage of Resolution granting a waiver of park dedication requirements associated with the RiverLoop development project at 800 W River Pkwy in exchange for private land maintained for public use.
 2. Refunding previously submitted parkland dedication fee in-lieu payment of \$344,611 to Opus Development.
 3. Authorizing staff to execute a Parkland Development and Easement Agreement between the City of Minneapolis, Minneapolis Park and Recreation Board, and River Loop Joint Venture, LLC.

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

[Gordon and Ellison absent]

5. Rezoning: Meredith Barnhart, 2800 University Ave SE ([2019-01239](#))
 1. Approving an application submitted by Meredith Barnhart to rezone (PLAN9254) the property located at 2800 University Ave SE from the OR2 High Density Office Residence District to the C3A Community Activity Center District to allow a new eight-story hotel with 112 rooms.
 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.
[Gordon and Ellison absent]
6. Rezoning: 4737 Minnehaha LLC, 4721 and 4737 Minnehaha Ave ([2019-01244](#))
 1. Approving an application submitted by 4737 Minnehaha LLC to rezone (PLAN9601) the property located at 4721 Minnehaha Ave from the R2B Two-family District to the OR2 High Density Office Residence District to construct a new four-story residential building with 26 dwelling units.
 2. Approving an application submitted by 4737 Minnehaha LLC to rezone (PLAN9601) the property located at 4737 Minnehaha Ave from the C1 Neighborhood Commercial District to the OR2 High Density Office Residence District to construct a new four-story residential building with 26 dwelling units.
 3. 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.
[Gordon and Ellison absent]
7. Commemorative street name addition: Council Member Andrea Jenkins, 3rd Ave S between 36th St E and 42nd St E ([2019-01245](#))

Approving an application submitted by Council Member Andrea Jenkins to add the commemorative street name of Clarissa Rogers Walker Way to 3rd Ave S between 36th St E and 42nd St E.

Schroeder moved to approve. On voice vote, the motion passed.
[Gordon and Ellison absent]
8. Commemorative street name addition: Council Member Andrea Jenkins, 4th Ave S between 36th St E and 42nd St E ([2019-01246](#))

Approving an application submitted by Council Member Andrea Jenkins to add the commemorative street name of Launa Q. Newman Way to 4th Ave S between 36th St E and 42nd St E.

Schroeder moved to approve. On voice vote, the motion passed.
[Gordon and Ellison absent]

9. Three-unit buildings in lower-intensity districts and related development standards ordinance [\(2019-00217\)](#)

Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, authorizing residential uses with up to three units on properties in lower-density zoning districts and amending standards related to building bulk, lot size, required yards, setbacks, and other development standards:

1. Chapter 520 Introductory Provisions.
2. Chapter 521 Zoning Districts and Maps Generally.
3. Chapter 525 Administration and Enforcement.
4. Chapter 530 Site Plan Review.
5. Chapter 531 Nonconforming Uses and Structures.
6. Chapter 535 Regulations of General Applicability.
7. Chapter 536 Specific Development Standards.
8. Chapter 537 Accessory Uses and Structures.
9. Chapter 541 Off-Street Parking and Loading.
10. Chapter 546 Residence Districts.
11. Chapter 547 Office Residence Districts.
12. Chapter 551 Overlay Districts.

Staff presentation by Janelle Widmeier, Community Planning & Economic Development Department.

Bender moved to approve. On voice vote, the motion passed.
[Ellison absent]

10. Lot combinations in lower-density zoning districts ordinance [\(2018-01198\)](#)

1. Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, limiting lot combinations in lower-density zoning districts:
 1. Chapter 546 Residence Districts.
 2. Chapter 547 Office Residence Districts.
2. Passage of Ordinance amending Title 22, Chapter 598 of the Minneapolis Code of Ordinances relating to Land Subdivision: Land Subdivision Regulations, limiting lot combinations in lower-density zoning districts.

Staff presentation by Janelle Widmeier, Community Planning & Economic Development Department.

Bender moved to approve. On voice vote, the motion passed.
[Ellison absent]

11. Implementation of Minneapolis 2040 [\(2019-01255\)](#)

Receiving and filing a presentation on the ongoing and future implementation of Minneapolis 2040.

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

Schroeder moved to direct Community Planning & Economic Development staff to:

1. Develop zoning code amendments to codify the policy direction in Minneapolis 2040 through the Future Land Use and Built Form maps, pursuant to sections 473.864 and 473.865 of the Metropolitan Land Planning Act. The zoning code amendments will be completed incrementally over several years, and will address and reflect policy objectives stated in the Minneapolis 2040 plan, including but not limited to racial equity, affordable housing and housing stability, environmentally sustainable building standards, design standards for all scales of development, and land uses that support job creation in Production areas.
2. Coordinate the rezoning study with other Minneapolis 2040 plan implementation activities, including related policy initiatives, department business planning and budgeting, and the integration of land use planning with infrastructure planning to achieve equity, sustainability, transportation and greenhouse gas emission goals.
3. Establish an implementation steering committee for zoning and zoning-related amendments comprised of the Zoning & Planning Committee Chair, the Transportation & Public Works Chair, the Housing & Policy Development Chair, CPED Executive Director or designees, Public Works Director or designees, City Coordinator, City Clerk or designees, City Attorney or designees, and the Director of Race and Equity or designees.

On voice vote, the motion passed.

[Ellison absent]

Bender moved to direct Community Planning & Economic Development, Public Works, and Finance staff to develop strategies that increase funding levels to invest in transportation infrastructure in locations experiencing growth, particularly in locations that have existing transportation infrastructure that needs to adapt to the demands and opportunities brought by growth. As part of this strategy, staff will work to actively shape and define the City's transit vision and framework, with a focus on outcomes rather than modes, which will be reflected in the forthcoming Transportation Action Plan and other interim documents and discussions. On voice vote, the motion passed.

[Ellison absent]

Reich moved to direct Community Planning & Economic Development staff to further study the future of industrial uses in areas of the city designated Production Mixed Use in the Minneapolis 2040 Future Land Use Map. Staff will study the appropriate locations, conditions, and mechanisms for requiring production uses, allowing residential uses, and allowing commercial uses in these areas, and make necessary changes to land use policy or zoning regulations to support the findings of this work. On voice vote, the motion passed.

[Ellison absent]

Schroeder moved to receive and file. On voice vote, the motion passed.
[Ellison absent]

With no further business to transact, the meeting adjourned at 11:37 am.

Reported by Ken Dahler, Council Committee Coordinator