

# Planning Commission Agenda

Regular Meeting

October 19, 2020 - 4:30 pm

Online Meeting

Members: Sam Rockwell (President), Alissa Luepke-Pier (Vice-President), Kimberly Caprini, Adam Duininck, Raya Esmaeili, Aneesha Marwah, Chris Meyer, Alyssa Olson, Jeremy Schroeder, and Amy Sweasy (Quorum: 5)

Staff: Lisa Baldwin

## Call To Order

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes  
[Oct 5, 2020 Planning Commission](#)

## Consent

4. **Committee of the Whole – October 8, 2020**
  1. **Approve 2021 CPC Calendar**  
**2021 CPC calendar**
  2. **Land Sale – 726 E Franklin Ave**  
**Staff report by Rattana Sengsoulichanh**  
Recommended motion: Approve the staff report – the item is consistent with Minneapolis 2040.  
[726 E Franklin Ave](#)

## Public Hearing

5. **4207 Nicollet Ave, Ward 8**  
**Continued from the October 5, 2020 meeting.**  
**City Staff: Hilary Dvorak, PLAN11532**  
The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Alex Gese.

**A. Conditional use permit.**

Recommended Motion: **Approve** the conditional use permit to increase the maximum height of the building from 4 stories/56 feet to 5 stories/57 feet, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**B. Variance.**

Recommended motion: **Approve** the variance to increase the Floor Area Ratio (FAR) of the building from the maximum 2.04 allowed to 3.82.

**C. Variance.**

Recommended motion: **Approve** the variance to reduce the minimum off-street parking requirement from 41 spaces to 37 spaces.

**D. Variance.**

Recommended motion: **Approve** the variance to increase the amount of compact parking spaces on the site from the maximum 10 to 22.

**E. Variance.**

Recommended motion: **Approve** the variance to reduce the front yard setback from the required 15 feet for the first 25 feet north of the south interior property line to 23 feet for the building and to 17 feet for the air intake vent.

**F. Variance.**

Recommended motion: **Approve** the variance to reduce the south interior side yard setback from the required 13 feet to five feet for entrance landings, stairs and mechanical equipment.

**G. Site plan review.**

Recommended motion: **Approve** the site plan review for a new five-story, 82-unit residential building, subject to the following conditions:

1. All site improvements shall be completed by October 5, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.

4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.

 [4207 Nicollet Ave](#)

6. **100 3rd Ave N, Ward 3**

**City Staff: Aaron Hanauer, PLAN11576**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Todd M Simning.

**A. Variance.**

Recommended motion: **Approve** the variance to reduce the shared, two-way drive aisle from 22 feet to 15.5 feet.

**B. Site plan review.**

Recommended motion: **Approve** the site plan review amendment for the construction of an eight-story mixed use building with ground floor commercial, subject to the following conditions:

1. All site improvements shall be completed by October 19, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall show on submitted plans for building permit that there are two vehicle parking spaces dedicated for guests and said spaces shall be signed accordingly.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires heritage preservation approvals and a separate sign permit.
5. All mechanical equipment shall be screened in compliance with Section 5370- Screening of mechanical equipment.

 [100 3rd Ave N](#)

7. **711 8th St SE and 700 and 770 9th St SE, Ward 3**

**City Staff: Hilary Dvorak, PLAN11646**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Daniel Oberpriller.

**A. Conditional use permit.**

Recommended Motion: **Approve** the conditional use permit to allow a planned unit development including two mixed-use buildings with commercial and residential uses and an office building, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. As required by section 527.120 of the zoning code, the development shall comply with the standards for conservation of the built environment, pedestrian improvements, reflective roof, enhanced exterior lighting, enhanced landscaping, recycling storage area and water feature from Table 527-1, Amenities totaling a minimum of 15 points.

#### **B. Site plan review.**

Recommended Motion: **Approve** the site plan review for a planned unit development including a six-story mixed use building with 62 dwelling units and 2,000 square feet of commercial space, a six-story mixed use building with 76 dwelling units and 4,000 square feet of commercial space and a two-story, 19,594 square foot office building, subject to the following conditions:

1. All site improvements shall be completed by October 19, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543, On-Premise Signs of the zoning code. All signage requires a separate permit from CPED.
4. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.

 [711 8th St SE](#)

#### **8. 718 W Broadway, Ward 5**

**City Staff: Mei-Ling Smith, PLAN11553**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Andrea Lee of Sanctuary Covenant Church.

#### **A. Conditional use permit.**

Recommended Motion: **Approve** the conditional use permit to allow a principal parking facility in the C3S Community Shopping Center District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The landscaped yard between the parking lot and the front property line along West Broadway shall not be less than 107 feet, as proposed.

#### **B. Variance.**

Recommended Motion: **Approve** the variance to reduce the minimum floor area requirement of a new development in the WB West Broadway Overlay District from 1.0 to zero (0).

#### **C. Site plan review.**

Recommended Motion: **Approve** the site plan review for a principal parking facility with 25 spaces, subject to the following conditions:

1. All site improvements shall be completed by October 19, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The final landscaping plan shall be revised to include an additional four (4) canopy trees along the south and/or east parking lot frontages, for a total of no fewer than ten (10) on-site canopy trees.

#### **718 W Broadway**

#### **9. 620 Olson Memorial Highway; 622, 634, and 638 7th Ave N, Ward 5**

**City Staff: Hilary Dvorak, PLAN11661**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by North Loop Campus, LLC.

#### **A. Preliminary and final plat.**

Recommended Motion: **Approve** the application for a preliminary and final plat.

#### **620 Olson Memorial Highway**

#### **10. 903, 907, 909, 913 & 925 E Franklin Ave, 2007-2017 Elliot Ave, 908 & 924 21st St E, 2008 10th Ave S, Ward 6**

**City Staff: Aaron Hanauer, PLAN11516**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by the Norway House.

**A. Rezoning.**

Recommended motion: **Approve** the petition to rezone the properties located at 907, 909, 913 E Franklin Ave from the C2/Neighborhood Commercial District to the C1/Neighborhood Commercial District.

**B. Rezoning.**

Recommended motion: **Approve** the petition to rezone property located at 2013 Elliot Ave from the R2B/Multiple Family District to the C1/Neighborhood Commercial District.

**C. Rezoning.**

Recommended motion: **Approve** the petition to rezone the properties located at 908 and 924 East 21st Street and 2015 and 2017 Elliot Avenue to add the TP/Transitional Parking Overlay District, retaining the R2B Multiple-Family zoning.

**D. Conditional use permit.**

Recommended motion: **Approve** the conditional use permit to allow for the expansion of a community center at 903-913 E Franklin Ave, 2007 Elliot Ave, and 2013 Elliot Ave, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**E. Conditional use permit.**

Recommended motion: **Approve** the conditional use permit to allow for a parking lot expansion in the TP/Transitional Parking Overlay District at 908 and 924 E 21st St and 2015 and 2017 Elliot Ave, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**F. Conditional use permit.**

Recommended motion: **Approve** the conditional use permit to allow an increase in height from 2.5 stories/35 feet to 2 stories/44 feet, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**G. Variance.**

Recommended motion: **Approve** the variance to the standards of the TP/Transitional Parking Overlay District to allow the width of the parking lot to exceed seventy-five (75) feet in length and to allow a parking lot without a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m.

**H. Variance.**

Recommended motion: **Approve** the variance to reduce the off-street parking and loading from 52 spaces to 20 spaces, subject to the following condition:

1. To further support alternative modes of transportation, a minimum of 20 bike parking spaces for the two institutional uses shall be provided.

**I. Variance.**

Recommended motion: **Approve** the variance to reduce the shared, two-way drive aisle width nearest Elliot Avenue South from 22 feet to 18.5 feet on the Norway House property (north side) and to reduce the drive aisle width from 22 feet to 3 feet on the Mindekirken Foundation (south side).

**J. Variance.**

Recommended motion: **Approve** the variance to reduce the interior side yard setbacks from 5 feet to 0 feet to allow for an uncovered driveway and parking spaces.

**K. Variance.**

Recommended motion: **Approve** the variance to reduce the front yard setback along Elliot Ave for the proposed surface parking lot expansion from 20 feet to 11 feet.

**L. Variance.**

Recommended motion: **Approve** the variance to reduce the front yard setback along E 21st St for the proposed surface parking lot expansion from 20 feet to 11 feet.

**M. Variance.**

Recommended motion: **Approve** the variance to increase the impervious surface allowance of the R2B/Multiple Family District project site (Norwegian Lutheran Memorial Church and Mindekirken Foundation properties) at 2015 and 2017 Elliot Ave and 908 and 924 E 21st St properties from 60 percent to 76.5 percent.

## **N. Site plan review.**

Recommended motion: **Approve** the site plan review to allow for a 16,000 square foot building addition to the Norway House and parking lot expansion, subject to the following conditions:

1. All site improvements shall be completed by December 4, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. To comply with Section 530.120 – Building design, window(s) shall be added to the first floor of the west elevation to eliminate blank, uninterrupted walls that exceed 25 feet in length.
5. All mechanical equipment shall be screened in compliance with Section 5370 – Screening of mechanical equipment.
6. To comply with Section 530.120 – Building design, the first-floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher.
7. To further support alternative modes of transportation, a minimum of 20 bike parking spaces shall be installed within the project site and a minimum of three of these spaces shall meet the short-term bicycle parking requirements outlined in Section 541.180 – Bicycle parking.
8. A small on-site loading space shall be shown on the site plan prior to building permit issuance that does not block other off-street parking spaces.
9. To comply with Section 530.160 – General landscaping and screening, the Norway House project site shall have a minimum of 4,140 square feet of landscaped area and 8 onsite canopy trees.

## **O. Preliminary and final plat.**

Recommended motion: **Approve** the preliminary and final plat for the Norway House properties.

 [Norway House](#)

### **11.1724 and 1728 Nicollet Ave, 1727 LaSalle Ave, Ward 7**

**City Staff: Lindsey Silas, PLAN11574**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Michael Kuntz.



## **A. Site plan review.**

Recommended Motion: **Approve** the site plan review for a new mixed-use building with 129 dwelling units and 2,900 square feet of commercial space, subject to the following conditions:

1. All site improvements shall be completed by March 1, 2021, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
4. The south building wall shall not contain any blank, uninterrupted walls of more than 25 feet in length that are not directly obstructed by the neighboring building.
5. The lighting plan shall be revised to demonstrate clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.
6. The elevations shall be built per the plans presented at the at January 28, 2019 Planning Commission meeting.
7. The applicant shall provide electrical connection for light and heat to the transit shelter.
8. The applicant shall continue to work with Metro Transit to determine the placement of the curb cut and garage entrance to minimize any adverse impacts on pedestrians and transit users.
9. The applicant shall install a high-speed garage door for vehicular access to the parking garage to prevent vehicles from blocking the sidewalk.
10. The applicant shall work with Public Works to ensure that the garage door location does not result in vehicles blocking the sidewalk.
11. The proposed fencing material shall consist of open, decorative, ornamental fencing materials that are less than sixty (60) percent opaque to comply with Chapter 535 of the zoning code.
12. The applicant shall work with the Steven's Square Community Organization to explore a shared use agreement for the proposed community garden plots for residents of the project and broader community residents.
13. All dwelling units shall meet the minimum gross floor area requirement of 500 sq. ft. per unit or 350 sq. ft. per efficiency unit.

 [1724-1728 Nicollet Ave](#)

**12837 Chicago Ave; 2830 10th Ave S, Ward 9**

**City Staff: Peter Crandall, PLAN11658**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Allina Health Systems.

**A. Comprehensive Plan Amendment.**

Recommended Motion: **Continue** the comprehensive plan amendment one cycle to the November 2, 2020 City Planning Commission meeting.

 [2837 Chicago Ave](#)

**13. Zoning Code Text Amendment, All Wards****City Staff: Jason Wittenberg**

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings to amend Title 20 of the Minneapolis Code of Ordinances, as follows, and further recommends that Chapter 536 be returned to the author:

**A. Text Amendment:** Amending Title 20 of the Minneapolis Code of Ordinances related to the Zoning Code as follows:

Chapter 535 Regulations of General Applicability

Chapter 536 Specific Development Standards

The purpose of the amendment is to repeal the ban on retractable exterior security devices.

Recommended motion: **Approve** the text amendment to repeal the ban on retractable exterior security devices.

Chapter 535 Regulations of General Applicability

 [Text Amendment: Exterior security devices](#)

**Adjournment****Notice:**

A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

Due to the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. The public may view the public hearing using the following options: Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live

on [www.minneapolismn.gov/tv/citycounciltv](http://www.minneapolismn.gov/tv/citycounciltv). The public may submit comments or participate by phone in the meeting by using the following website:  
[www.minneapolismn.gov/meetings/index.htm](http://www.minneapolismn.gov/meetings/index.htm).

**Next Planning Commission meeting : Nov 2, 2020**

For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-3710 or e-mail [lisa.baldwin@minneapolismn.gov](mailto:lisa.baldwin@minneapolismn.gov). People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.