

Planning Commission Agenda

Regular Meeting
May 9, 2022 - 4:30 pm
Room 317, City Hall

Members Present: Alyssa Olson (President), Chloe McGuire (Vice-President), Aneesha Marwah (Secretary), Bill Baxley, Joseph Campbell, Tammy Faiola, Keith Ford, and Michael Rainville (Quorum: 5)

Members Absent: Becky Alper

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes

[Apr 25, 2022 Planning Commission](#)

Action Taken: Accepted

Public Hearing

4. **901 27th Ave S, Ward 6**
City Staff: [Andrew Frenz](#), PLAN12726

A. Site plan review.

Action: The City Planning Commission **approved** the site plan review for a new six-story mixed-use building containing 155 dwelling units and approximately 1,900 square feet of commercial space, subject to the following conditions:

1. All site improvements shall be completed by May 9, 2024, 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. Pedestrian access to the bike room shall be reconfigured to avoid conflict with designated parking areas, including ADA access aisles.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. The height of the proposed transformer screening shall be increased to match the height of the transformer.
6. The applicant shall prepare and submit a lighting plan demonstrating compliance with MCO 535.590.

7. At least 20 percent of the site not occupied by buildings shall be landscaped, in compliance with MCO 530.160(a).
8. A minimum of six canopy trees shall be provided on site, in compliance with MCO 530.160(a)(1).
9. The unusable space located at the north end of the east row of surface parking shall be striped and signed “no parking.”
10. All tree islands shall be a minimum of seven feet in width, in compliance with MCO 530.170(e).
11. Unless exempt, 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.
12. Except as allowed by the affordable housing premium, all premiums shall be maintained for the life of the principal structure. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.

[901 27th Ave S Staff Report](#)

Approved on consent.

5. **1st Ave N between 7th St N and 8th St N, Ward 7**
City Staff: [Matt Hanan](#)

A. Commemorative street renaming.

Action: The City Planning Commission recommended that the City Council **approve** the petition to add the commemorative name of Prince Rogers Nelson Way to 1st Ave N between 7th St N and 8th St N.

[Prince Rogers Nelson Way Commemorative Street Renaming](#)

Approved on consent.

6. **4146 Fremont Ave N, Ward 4**
City Staff: [Hilary Dvorak](#), PLAN14371

A. Variance.

Action: The City Planning Commission **approved** the variance to reduce the south interior side yard setback from five feet to zero feet for the building and from 20 feet to zero feet for the second-floor outdoor patio.

B. Site plan review.

Action: The City Planning Commission **approved** the site plan review for a two-story addition to an existing building, subject to the following conditions:

1. All site improvements shall be completed by May 9, 2024, 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-Premises Signs of the zoning code. All signage requires a separate permit from CPED.
4. The applicant shall provide information about the size and height of the rooftop mechanical equipment and a sightline study to confirm if the building itself screens the equipment or if additional screening is required.
5. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.

[4146 Fremont Ave N Staff Report](#)

Approved on consent.

7. **5121 and 5129 France Ave S, Ward 13**
City Staff: [Shanna Sether](#), PLAN14318

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone 5121 and 5129 France Ave S from R1A Multiple-family District to R4 Multiple-family District.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum front yard setback established by connecting a line between the two adjacent residential structures along France Ave S from approximately 44 feet 4 inches to 14 feet 10 inches to allow for the structure, walkway, patios, and transformer.

C. Site plan review.

Action: The City Planning Commission **approved** the site plan review for a new four-story, multiple-family dwelling with 28 units subject to the following conditions:

1. All site improvements shall be completed by May 9, 2023, 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 submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. Except as allowed by the affordable housing premium, all premiums shall be maintained for the life of the principal structure.

[5121-5129 France Ave S Staff Report](#)

[5121-5129 France Ave S Presentation](#)

Yea: Baxley, Campbell, Marwah, McGuire, Rainville, Olson

Nay: Ford

Abstain: Faiola

Absent: Alper

8. **2603-2621 Bloomington Ave, Ward 9**
City Staff: [Mei-Ling Smith](#), PLAN13792

This item was continued from the March 21, 2022 meeting.

A. Conditional use permit.

Action: The City Planning Commission **continued** the conditional use permit one cycle to the May 23, 2022, City Planning Commission meeting.

B. Site plan review.

Action: The City Planning Commission **continued** the site plan review one cycle to the May 23, 2022, City Planning Commission meeting.

C. Preliminary Plat.

Action: The City Planning Commission **continued** the plat one cycle to the May 23, 2022, City Planning Commission meeting.

[26th Bloomington Continuance Memo](#)

Continued by a voice vote.

9. **715 and 719 Lowry Ave NE, Ward 1**
City Staff: [Andrew Frenz](#), PLAN14148

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the properties located at 715 Lowry Avenue Northeast and 719 Lowry Avenue Northeast from the R2B Multiple-Family District to the R3 Multiple-Family District, retaining the BFC6 Corridor 6 Built Form Overlay District.

B. Variance.

Action: The City Planning Commission **returned** the variance to reduce the front yard setback adjacent to Lowry Avenue Northeast.

C. Site plan review.

Action: The City Planning Commission **approved** the site plan review for a new three-story multiple-family dwelling containing seven dwelling units, subject to the following conditions:

1. All site improvements shall be completed by May 9, 2024, 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 submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. The proposed long-term bicycle parking stalls shall comply with all standards for long-term bicycle parking contained in MCO 541.320(b).

5. The applicant shall prepare and submit a lighting plan demonstrating compliance with MCO 53590.
6. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.

[715-719 Lowry Ave NE Staff Report](#)

Approved on consent.

10. **1500 James Ave N, Ward 5**

City Staff: [Peter Crandall](#), PLAN14304

This item was continued from the April 25, 2022 meeting.

A. Conditional use permit.

Action: The City Planning Commission **approved** the conditional use permit to allow an addition to an existing K-12 school, 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.

B. Variance.

Action: The City Planning Commission **approved** the variance to reduce the minimum front yard along Irving Avenue N from 20 feet to 12.65 feet.

C. Variance.

1. Recommended Motion: The City Planning Commission **returns** the variance to reduce the minimum corner side yard along 16th Avenue N.

D. Variance.

Action: The City Planning Commission **approved** the variance to increase the maximum impervious surface requirement from 45 percent to 79 percent, subject to the following conditions:

1. The applicant shall work with Planning and Public Works staff to find additional opportunities for on-site retention and treatment of stormwater.

E. Variance.

Action: The City Planning Commission **approved** the variance to increase the maximum number of surface parking stalls on the site from 100 spaces to 260 spaces.

F. Site plan review.

Action: The City Planning Commission **approved** the site plan review for an approximately 40,000 square foot addition to an existing K-12 school, subject to the following conditions:

1. All site improvements shall be completed by April 25th, 2024, 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. The applicant shall provide a minimum of 48 trees and 475 shrubs on site in compliance with Section 530.160 of the zoning code.
5. The applicant shall provide a three-foot screen consisting of a masonry wall, fence, berm, hedge, or combination thereof that is at least 60 percent opaque between all surface parking lots and the adjacent public streets, in compliance with Section 530.170 of the zoning code.
6. The applicant shall provide at least one tree for each 25 linear feet, or fraction thereof, of parking or loading area street frontage, in compliance with Section 530.170 of the zoning code.
7. The proposed surface parking lot shall incorporate discontinuous curbing where feasible or shall otherwise implement a six-inch continuous curb or concrete wheel stops.
8. The applicant shall submit a final lighting plan showing compliance with chapter 535 and 530.
9. The applicant shall screen all on-site mechanical equipment to meet the standards of chapter 535.
10. The applicant shall meet the requirements for a major Travel Demand Management Plan.
11. The applicant shall work with staff to incorporate additional creative visual interest that is structurally integral to the proposed gymnasium addition.

[1500 James Ave N Staff Report](#)

[1500 James Ave N Presentation](#)

Yea: Baxley, Faiola, Ford, Marwah, McGuire, Rainville, Olson

Nay: Campbell

Absent: Alper

11. **3225 E Minnehaha Pkwy, Ward 12**
City Staff: [Peter Crandall](#), PLAN14333

This item was continued from the April 25, 2022 meeting.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property from the R1A Multiple Family District to the R4 Multiple Family District.

B. Conditional use permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a Planned Unit Development, 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. All required amenities shall be constructed with the first phase of the project and maintained for the as long the use is established, as required in Section 527.100 of the zoning code.

C. Site plan review.

Recommended Motion: The City Planning Commission **approves** the site plan review for the adaptive reuse of an existing church building and the construction of a new two-story residential building for a total of 28 new dwelling units, subject to the following conditions:

1. All site improvements shall be completed by June 4th, 2024, 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. The applicant shall provide screening of at least 6 feet in height and 95 percent opaque between the proposed surface parking lot and adjacent residential properties in compliance with chapter 530 of the zoning code.
5. The applicant shall implement concrete wheel stops in the proposed surface parking lot.
6. The applicant shall implement at least at 18 inches of masonry at the base of the proposed new residential structure adjacent to grade consistent with durability standards of chapter 530 of the zoning code.
7. The application shall submit a final lighting plan that meets the standards for the proposed PUD amenity and for chapters 535 and 530 of the zoning code.
8. The applicant shall screen any onsite mechanical equipment to meet the standards of chapter 535 of the zoning code.

D. Preliminary plat.

Recommended Motion: The City Planning Commission **approve** the application for a preliminary plat.

[3225 E Minnehaha Parkway Staff Report](#)

[3225 E Minnehaha Parkway Presentation](#)

Yea: Baxley, Campbell, Faiola, Ford, Marwah, McGuire, Rainville, Olson

Nay: None

Absent: Alper

12. 315 and 319 13th Ave NE; 1312 University Ave NE, Ward 3

City Staff: [Shanna Sether](#), PLAN14305

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the properties located at 315 13th Ave NE and 1312 University Ave NE from the R2B Multiple-Family District to the OR2 High Density Office Residence District, retaining the BFC4 Corridor 4 Built Form Overlay District.

B. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the properties located at 319 13th Ave NE and a portion of 323 13th Ave NE from the C1 Neighborhood Commercial District to the OR2 High Density Office Residence District, retaining the BFC4 Corridor 4 Built Form Overlay District.

C. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the properties located at 315, 319, and 323 13th Ave NE and 1312 University Ave NE to add the SZ Split Zoning Overlay District, retaining the BFC4 Corridor 4 Built Form Overlay District.

D. Conditional use permit.

Action: The City Planning Commission **approved** the conditional use permit to allow a Planned Unit, 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 some combination of the following amenities from Table 527-1, Amenities and those proposed by the applicant totaling a minimum of 20 points: active liner uses as part of a parking garage, art feature, reflective roof, shared vehicle, and recycling storage area.

E. Variance.

Action: The City Planning Commission **approved** the variance to increase the maximum lot coverage from 70% to 75%.

F. Site plan review.

Action: The City Planning Commission **approved** the site plan review for a new four-story, mixed-use building within a Planned Unit Development, subject to the following conditions:

1. All site improvements shall be completed by May 9, 2024, 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 submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. 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.

6. Except as allowed by the affordable housing premium, all premiums shall be maintained for the life of the principal structure. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.
7. Mechanical equipment shall be screened in compliance with section 535.70 of the zoning code. If the mechanical equipment is placed on the roof-top, it shall be screened from view, or the applicant shall provide a site line study as viewed from the opposite side of the public street.
8. The applicant shall meet the requirements for a minor Travel Demand Management Plan.
9. Applicant shall work with staff to improve the existing facades facing residents to be in harmony with existing neighborhood.

G. Preliminary and Final plat.

Action: The City Planning Commission **approved** the preliminary and final plat to consolidate the parcels and create two new Lots.

[315 13th Ave NE Staff Report](#)

[315 13th Ave NE Presentation](#)

Yea: Baxley, Campbell, McGuire, Olson

Nay: Ford, Rainville

Absent: Alper

13. **1530 E Franklin Ave, Ward 6**

City Staff: [Hilary Dvorak](#), PLAN14355

A. Variance.

Action: The City Planning Commission **approved** the variance to reduce the established front yard setback requirement along East Franklin Avenue from a line drawn between the two closest residential buildings measuring between 5 feet and 25 feet to a distance between 15 and 18 feet.

B. Variance.

Action: The City Planning Commission **approved** the variance of the building placement standards in the PO Pedestrian Oriented Overlay District from the maximum eight feet to a distance between 15 and 44 feet from the front property line along East Franklin Avenue.

C. Variance.

Action: The City Planning Commission **approved** the variance of the accessory parking standards in the PO Pedestrian Oriented Overlay District to increase the amount of parking lot frontage from the maximum of 40 feet to 60 feet along East Franklin Avenue and East 19th Street.

D. Site plan review.

Action: The City Planning Commission **approved** the site plan review for an addition to an existing community center, subject to the following conditions:

1. All site improvements shall be completed by May 9, 2024, 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-Premises Signs of the zoning code. All signage requires a separate permit from CPED.
4. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.
5. The parking lot shall be screened per the requirements of Section 530.170. - Parking and loading landscaping and screening.

[1530 E Franklin Ave Staff Report](#)

Approved on consent.

Announcements

14. Updates

Please note that the Planning Commission Committee of the Whole meeting on this Thursday, May 12, 2022, has been cancelled. Instead, the Planning Commission will have a joint meeting with the Capital Long-Range Improvement Committee (CLIC); this meeting will take place at 5:30 p.m. at the Public Service Building, 505 S 4th Ave, Room 100, Minneapolis, MN 55415.

Action Taken: Received and filed

Adjournment

The meeting adjourned at 7:44 p.m.

Next Planning Commission meeting: May 12, 2022

Submit written comments about agenda items to: councilcomment@minneapolismn.gov

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- Your attendance at the meeting;
- Your name, residential address, email or phone number, or other personal contact details;
- Your comments at the meeting, whether part of a formal hearing or comment period or otherwise; and
- Any submissions you provide before or after the meeting which are included as part of the public record of the meeting.

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

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