

REPORT TO THE CITY COUNCIL FROM  
**ZONING & PLANNING COMMITTEE**  
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL  
November 10, 2016

A regular meeting of the committee was convened at 9:35 a.m. on this date.

Members Present: Council Members Lisa Bender (Chair), Andrew Johnson, Barbara Johnson, Kevin Reich  
Members Absent: Council Member Lisa Goodman, Abdi Warsame

On motion by Bender, carried on voice vote, the agenda was amended by moving Items #4 and #5 from Consent to Discussion.

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

1. Rezoning: Scott Nelson, 2900 Pleasant Ave and a portion of 312 W Lake St ([16-01492](#))
  1. Approving an application submitted by Scott Nelson with DJR Architects to rezone (BZZ-7929) the property located at 2900 Pleasant Ave and a portion of 312 W Lake St from the I2/Medium Industrial District to the R5/Multiple-family District and the TP/Transitional Parking Overlay District, to allow for a new multiple-family residential development.
  2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances related to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the matter was approved.

2. Rezoning: TGMA Developers, LLC, 2008-2018 Lyndale Ave S ([16-01493](#))
  1. Approving an application submitted by TGMA Developers, LLC to rezone (BZZ-7922) the properties located at 2008-2018 Lyndale Ave S from the C1Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District, to allow a new, six-story mixed-use building with 113 dwelling units.
  2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances related to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the matter was approved.

3. Vacation: Minneapolis Public Works, 1923 Lyndale Ave S and a small neighboring land-locked parcel with no street address ([16-01494](#))
  1. Approving an application submitted by Dennis Morris from the City of Minneapolis Public Works Department to vacate 1923 Lyndale Ave S and a land-locked parcel with no street address.
  2. Passage of Resolution approving Vac-1663.

On motion by Bender, carried on voice vote, the matter was continued to the January 19, 2017, Zoning & Planning Committee meeting.

4. Regulation and expansion of Pedestrian Oriented Overlay Districts ordinance ([16-00157](#))

Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending Pedestrian Oriented Overlay District regulations and expanding Pedestrian Oriented Overlay Districts to include additional properties along and in the vicinity of Hennepin Ave, Lyndale Ave S, Nicollet Ave, and W Franklin Ave:

  1. Chapter 521 Zoning Districts and Maps Generally.
  2. Chapter 551 Overlay Districts.

On motion by Bender, carried on voice vote, the matter was approved with the following additional amendments:

Chapter 551.120(a):

*Window area.* At least forty (40) percent of the first floor façade of any nonresidential use that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor. The bottom of any window used to satisfy the ground floor window requirement for nonresidential uses may not be more than thirty (30) inches two (2) feet above the adjacent grade.

Chapter 551.150 (4):

*Building entrance.* On a corner lot, an operational principal entrance shall be located no more than twenty-five (25) feet from the location where the property lines intersect at the street corner. For a single-tenant building on a corner lot or when a single tenant occupies the entire ground floor on a corner lot, the corner entrance shall be the main entry, meaning the most prominent in size and architectural expression, and any other public entrance shall be subservient to the main entrance in those terms.

5. Lowry Hill East rezoning study ([16-00872](#))

1. Approving the zoning map amendment for the rezoning of parcels listed in the exhibits of the CPED staff report.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

On motion by Bender, carried on voice vote, the matter was approved with the following amendment changing certain properties included in the Lowry Hill East Rezoning study from the recommended R4 to R5, to prevent them from being made nonconforming due to minimum lot area per dwelling unit, as follows:

Address	PID	Existing Primary Zoning District	CPED Recommended Zoning District	City Council Proposed Revised Zoning District
2400 ALDRICH AVE S	3302924140040	R5	R4	R5
2445 ALDRICH AVE S	3302924140115	R2B	R4	R5
2446 ALDRICH AVE S, 101	3302924140202	R6	R4	R5
2446 ALDRICH AVE S, 102	3302924140203	R6	R4	R5
2446 ALDRICH AVE S, 103	3302924140204	R6	R4	R5
2446 ALDRICH AVE S, 104	3302924140205	R6	R4	R5
2446 ALDRICH AVE S, 105	3302924140206	R6	R4	R5
2446 ALDRICH AVE S, 106	3302924140207	R6	R4	R5
2446 ALDRICH AVE S, 107	3302924140208	R6	R4	R5

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>CPED Recommended Zoning District</b>	<b>City Council Proposed Revised Zoning District</b>
2446 ALDRICH AVE S, 108	3302924140209	R6	R4	R5
2446 ALDRICH AVE S, 109	3302924140210	R6	R4	R5
2446 ALDRICH AVE S, 110	3302924140211	R6	R4	R5
2446 ALDRICH AVE S, 111	3302924140212	R6	R4	R5
2446 ALDRICH AVE S, 112	3302924140213	R6	R4	R5
2446 ALDRICH AVE S, 201	3302924140214	R6	R4	R5
2446 ALDRICH AVE S, 202	3302924140215	R6	R4	R5
2446 ALDRICH AVE S, 203	3302924140216	R6	R4	R5
2446 ALDRICH AVE S, 204	3302924140217	R6	R4	R5
2446 ALDRICH AVE S, 205	3302924140218	R6	R4	R5
2446 ALDRICH AVE S, 206	3302924140219	R6	R4	R5
2446 ALDRICH AVE S, 207	3302924140220	R6	R4	R5
2446 ALDRICH AVE S, 208	3302924140221	R6	R4	R5
2446 ALDRICH AVE S, 209	3302924140222	R6	R4	R5
2446 ALDRICH AVE S, 210	3302924140223	R6	R4	R5
2446 ALDRICH AVE S, 211	3302924140224	R6	R4	R5
2446 ALDRICH AVE S, 212	3302924140225	R6	R4	R5
2446 ALDRICH AVE S, 301	3302924140226	R6	R4	R5
2446 ALDRICH AVE S, 302	3302924140227	R6	R4	R5
2446 ALDRICH AVE S, 303	3302924140228	R6	R4	R5
2446 ALDRICH AVE S, 304	3302924140229	R6	R4	R5
2446 ALDRICH AVE S, 305	3302924140230	R6	R4	R5
2446 ALDRICH AVE S, 306	3302924140231	R6	R4	R5

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2446 ALDRICH AVE S, 307	3302924140232	R6	R4	R5
2446 ALDRICH AVE S, 308	3302924140233	R6	R4	R5
2446 ALDRICH AVE S, 309	3302924140234	R6	R4	R5
2446 ALDRICH AVE S, 310	3302924140235	R6	R4	R5
2446 ALDRICH AVE S, 311	3302924140236	R6	R4	R5
2446 ALDRICH AVE S, 312	3302924140237	R6	R4	R5
2446 ALDRICH AVE S	3302924149000	R6	R4	R5
2451 ALDRICH AVE S	3302924140114	R2B	R4	R5
2729 ALDRICH AVE S	3302924410077	R6	R4	R5
2735 ALDRICH AVE S	3302924410076	R2B	R4	R5
2300 BRYANT AVE S	3302924110006	R6	R4	R5
2314 BRYANT AVE S	3302924110009	R6	R4	R5
2324 BRYANT AVE S	3302924110010	R6	R4	R5
2507 BRYANT AVE S, 1	3302924140286	R6	R4	R5
2507 BRYANT AVE S, 2	3302924140287	R6	R4	R5
2507 BRYANT AVE S, 3	3302924140288	R6	R4	R5
2507 BRYANT AVE S, 4	3302924140289	R6	R4	R5
2507 BRYANT AVE S, 101	3302924140290	R6	R4	R5
2507 BRYANT AVE S, 102	3302924140291	R6	R4	R5
2507 BRYANT AVE S, 103	3302924140292	R6	R4	R5
2507 BRYANT AVE S, 104	3302924140293	R6	R4	R5
2507 BRYANT AVE S, 201	3302924140294	R6	R4	R5
2507 BRYANT AVE S, 202	3302924140295	R6	R4	R5

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2507 BRYANT AVE S, 203	3302924140296	R6	R4	R5
2507 BRYANT AVE S, 204	3302924140297	R6	R4	R5
2507 BRYANT AVE S	3302924149005	R6	R4	R5
2517 BRYANT AVE S	3302924140132	R6	R4	R5
2600 BRYANT AVE S	3302924410008	R6	R4	R5
2307 COLFAX AVE S	3302924110114	R6	R4	R5
2313 COLFAX AVE S	3302924110113	R6	R4	R5
2315 COLFAX AVE S	3302924110112	R6	R4	R5
2446 COLFAX AVE S	3302924140082	R2B	R4	R5
2500 COLFAX AVE S	3302924140001	R2B	R4	R5
2640 COLFAX AVE S	3302924410212	R6	R4	R5
2650 COLFAX AVE S	3302924410213	R6	R4	R5
2434 DUPONT AVE S	3302924130123	R6	R4	R5
2440 DUPONT AVE S	3302924130124	R6	R4	R5
2509 DUPONT AVE S	3302924140005	R6	R4	R5
2530 DUPONT AVE S	3302924130019	R6	R4	R5
2536 DUPONT AVE S, 101	3302924130157	R6	R4	R5
2536 DUPONT AVE S, 102	3302924130158	R6	R4	R5
2536 DUPONT AVE S, 103	3302924130159	R6	R4	R5
2536 DUPONT AVE S, 104	3302924130160	R6	R4	R5
2536 DUPONT AVE S, 105	3302924130161	R6	R4	R5
2536 DUPONT AVE S, 201	3302924130162	R6	R4	R5
2536 DUPONT AVE S, 202	3302924130163	R6	R4	R5

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>CPED Recommended Zoning District</b>	<b>City Council Proposed Revised Zoning District</b>
2536 DUPONT AVE S, 203	3302924130164	R6	R4	R5
2536 DUPONT AVE S, 204	3302924130165	R6	R4	R5
2536 DUPONT AVE S, 205	3302924130166	R6	R4	R5
2536 DUPONT AVE S, 206	3302924130167	R6	R4	R5
2536 DUPONT AVE S, 301	3302924130168	R6	R4	R5
2536 DUPONT AVE S, 302	3302924130169	R6	R4	R5
2536 DUPONT AVE S, 303	3302924130170	R6	R4	R5
2536 DUPONT AVE S, 304	3302924130171	R6	R4	R5
2536 DUPONT AVE S, 305	3302924130172	R6	R4	R5
2536 DUPONT AVE S, 306	3302924130173	R6	R4	R5
2536 DUPONT AVE S	3302924139000	R6	R4	R5
2747 DUPONT AVE S, 101	3302924410236	R6	R4	R5
2747 DUPONT AVE S, 102	3302924410237	R6	R4	R5
2747 DUPONT AVE S, 103	3302924410238	R6	R4	R5
2747 DUPONT AVE S, 201	3302924410239	R6	R4	R5
2747 DUPONT AVE S, 202	3302924410240	R6	R4	R5
2747 DUPONT AVE S, 203	3302924410241	R6	R4	R5
2747 DUPONT AVE S, 204	3302924410242	R6	R4	R5
2747 DUPONT AVE S, 301	3302924410243	R6	R4	R5
2747 DUPONT AVE S, 302	3302924410244	R6	R4	R5
2747 DUPONT AVE S, 303	3302924410245	R6	R4	R5
2747 DUPONT AVE S, 304	3302924410246	R6	R4	R5
2747 DUPONT AVE S	3302924419001	R6	R4	R5

*City Council Nov. 4, 2016*

6. Live theater in industrial districts ordinance ([16-01443](#))

Referring to staff an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, allowing live theater in industrial districts:

1. Chapter 536 Specific Development Standards.
2. Chapter 550 Industrial Districts.
3. Chapter 551 Overlay Districts.

On motion by Bender, carried on voice vote, the matter was referred to staff.

With no further business to transact, the meeting adjourned at 9:40 a.m.  
Reported by Diana Armstrong, Council Committee Coordinator