LAND USE APPLICATION SUMMARY

**Property Location:** 100 West 46th Street

**Project Name:** Solomon’s Porch Rezoning

**Prepared By:** Aaron Hanauer, Senior City Planner, (612) 673-2494

**Applicant:** Solomon’s Porch, Ryan Jordan

**Project Contact:** Ryan Jordan

**Request:** A petition to rezone the property from the R1A/Single-Family District to the OR2/High Density Office Residence District.

**Required Applications:**

| Rezoning | Petition to rezone the properties located at 100 West 46th Street from the R1A/Single-Family District to the OR2/High Density Office Residence District. |

SITE DATA

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>R1A/Single-Family District</th>
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<tbody>
<tr>
<td>AP/Airport Overlay District</td>
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<tr>
<th>Lot Area</th>
<th>9,889 square feet / 0.23 acres</th>
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<tr>
<th>Ward(s)</th>
<th>Ward 8 and adjacent to Ward 11</th>
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<tr>
<th>Neighborhood(s)</th>
<th>KingField and adjacent to Tangletown</th>
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<tr>
<th>Designated Future Land Use</th>
<th>Urban Neighborhood</th>
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<tr>
<th>Land Use Features</th>
<th>One block from</th>
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<tbody>
<tr>
<td></td>
<td>- Community Corridor (Nicollet Avenue)</td>
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<td></td>
<td>- Neighborhood Commercial Node (46 Street and Nicollet Avenue)</td>
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<tr>
<th>Small Area Plan(s)</th>
<th>The Revitalization of Minneapolis Main Street (2000)</th>
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Date Application Deemed Complete | July 1, 2019 | Date Extension Letter Sent | July 22, 2019
End of 60-Day Decision Period   | August 30, 2019 | End of 120-Day Decision Period | October 29, 2019
BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The project site is located at the northwestern corner of the intersection of Blaisdell Avenue and West 46th Street. The structure takes up a majority of the site with an approximate footprint of 6,600 square feet on a 9,889 square foot lot. The ecclesiastical structure was built between 1904 and 1908 and has approximately 17,000 square feet of floor area.

Although the building was not recommended for being eligible for local designation or listing on the National Register as part of the 2005 Mead and Hunt Certified Local Government survey of Southwest Minneapolis, it is a neighborhood landmark and an important part of the historic fabric of the area. The structure was originally built as the Hobart United Methodist Church with Gothic Revival elements including the crenellated bell tower and several gothic arched entryways and windows. It was designed by Edwin Overmire (1864-1905) who specialized in designing large residences but also designed places of assembly and the Asbury Methodist Hospital (now I.O Miller Hall) at 910 Elliot Avenue South. Edwin Overmire was a well-respected architect who worked with two master architects – William Channing Whitney and H.H. Richardson (source: Minnesota Architects, A biographical Dictionary). Even though the reconnaissance survey did not recommend the property for local designation or listing on the National Register, an in-depth historic review would provide a more definitive critique on whether the Hobart United Methodist Church could be eligible for local historic designation.

The comprehensive plan designates the project site as urban neighborhood which is a predominately residential area that may also include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses scattered throughout.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area west of Nicollet Avenue is primarily residential uses that are zoned R1A. The properties along Nicollet Avenue are a mix of residential, office residential, and commercial. It is also important to note that the property is located within a block of the Nicollet Avenue Community Corridor and the 46th Street and Nicollet Avenue Commercial Node, which has a concentration of commercial uses.

PROJECT DESCRIPTION. The applicant is not proposing any exterior changes to the building or the site. The applicant is proposing the rezoning from R1A to OR2 to allow for the uses within the building to remain, specifically a yoga studio and an acupuncture office. The applicant states that these services have been offered in this location for over five years. In addition, multiple religious congregations, which are a permitted use in the R1A zoning district, offer regularly scheduled services.

PUBLIC COMMENTS. As of the publication of the staff report, no public comments were received. Any correspondence received after the publication of the staff report and prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 100 West 46t Street from R1A to OR2 based on the following findings:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.
Rezoning of the property at 100 West 46th Street from R1A/Single-Family Residential to OR2/Office Residential District would be consistent with the applicable land use and heritage preservation policies of The Minneapolis Plan for Sustainable Growth stated below.

The subject property is designated as urban neighborhood. The urban neighborhood designation is primarily residential; however, it includes undesignated nodes and small-scale uses, including neighborhood-serving commercial, scattered throughout. The purpose of the OR2 District is to provide an environment of mixed residential, office, institutional, and where appropriate, small scale retail sales and service uses designed to serve the immediate surroundings. While the existing property is not located on a designated corridor or in a designated node, the property is unique in that it was built as a place of worship over a hundred years ago. It is also important to note that there is a possibility with an in-depth review, Hobart United Methodist Church/Solomon’s Porch may be eligible for local designation. The rezoning of the subject parcel from R1A to OR2 will allow for additional uses to reuse/repurpose the historic structure. Having an active use within the historic structure will help with the building’s preservation.

**Land Use Policy 1.1:** Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

**Land Use Policy 1.6:** Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.

1.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.

**Land Use Policy 1.8:** Preserve the stability and diversity of the city’s neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

**Heritage Preservation Policy 8.1:** Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city’s architecture, history, and culture.

8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

**Heritage Preservation Policy 8.2:** Continue to evaluate potential historic resources for future studies and designation as the city ages.

8.2.1 Future surveys should focus on completion of a basic or reconnaissance survey of the entire city which incorporates nominations of potential landmarks or historic districts.

8.2.2 Identify and document the city’s 20th century and post-war resources as part of the city’s heritage. These resources may be increasingly threatened due to lack of awareness or the information necessary to evaluate their significance.
Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of “reduce, reuse, and recycle” and revitalization for buildings and neighborhoods.

8.7.1 Protect historic resources from demolition and explore alternatives to demolition.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

8.10.1 Encourage rehabilitation of buildings and landscapes to stimulate economic activity in depressed areas.

8.10.2 Establish property tax relief for historic building owners whose building is in an economically depressed area.

8.10.4 Encourage the occupation and reuse of historic structures in areas targeted by the city for revitalization by contributing resources to make older buildings more energy efficient and therefore less expensive to operate.

8.10.5 Prioritize the reuse of the city’s historic buildings as a strategy for sustainable development.

8.10.6 Market the city’s high quality, architecturally interesting, readily available and affordable housing and commercial properties.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

Rezoning the property from R1A/Single-Family District to the OR2/High Density Residence District is in the public interest and is not solely for the interest of the property owner. The applicant’s rezoning proposal will allow for the preservation of an important building in Minneapolis/King Field neighborhood by allowing greater flexibility in what uses can occupy the building and site. The OR2 zoning is an appropriate zoning district for this site as the purpose of this zoning district is to provide some neighborhood serving uses such as small-scale retail and clinic uses that are compatible with adjacent residential uses.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

Properties to the west of Nicollet Avenue and in the immediate area are primarily zoned R1A/Single-Family District and are primarily single-and two-family homes. However, the subject property is located only one block away from the Nicollet Avenue Community Corridor and the 46th Street and Nicollet Avenue Commercial Node which have a and have a large number of uses allowed in the commercial and office residential zoning districts.

Given the surrounding mix of zoning classifications/uses, the history of the project site, as well as adopted land use and heritage preservation policy, rezoning the subject property to the OR2 District would be appropriate and compatible in this location.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The R1A/Single-Family District allows single-family dwellings, a few institutional and public uses, places of assembly, and a few public service and utility uses. Although some reasonable uses of the property are allowed in the R1A Single-Family District, the R1A zoning classification does not allow for small scale retail, office, or clinic spaces which have been shown to be good adaptive reuse for places of assembly. In addition, it should be noted that given the low-density zoning classification and size of the building (approximately
17,000 square feet), redevelopment of the property to a conforming, single-family residential use seems unlikely.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The surrounding area is and has primarily remained a low-density residential area with higher density residential, office and retail uses along Nicollet Avenue.

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FOR REZONINGS ONLY

ZONING PLATE NUMBER. 31

LEGAL DESCRIPTION. PLEASANT PARK ADDITION TO MINNEAPOLIS, Block 15, Lots 7 and 8

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Solomon’s Porch for the property located at 100 West 46 Street:

A. Rezoning.

Recommended motion: **Approve** the petition to rezone 100 West 46th Street from the R1A Single-family Residence district to the OR2, High-density Office Residence district.

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ATTACHMENTS

1. PLAN Map
2. Rezoning ordinance
3. Project description
4. Floor plans
5. Photographs
PROPERTY ADDRESS
100 West 46th Street

FILE NUMBER
PLAN9115
Dear Minneapolis City Planning Commission and City Council,

I am writing to inform you of an application our organization will be filing in order to seek rezoning of our property at 100 West 46th Street from its current status of R1A to OR2. This rezoning will allow us to continue offering yoga, health, and wellness services in the Kingfield neighborhood.

These services have been offered in this location for over five years without issue or complaint. Our Yoga Sanctuary provides classes for individuals of all ages, and the practitioners who rent space in our Faith, Health, and Wellness Center offer professionally licensed services under their respective private practices.

We are proud members of the Kingfield Community, and have hosted numerous neighborhood events, including in conjunction with the Kingfield Neighborhood Association. We hope that changing our zoning classification will simply allow us to continue these existing services and to continue to be a part of bringing goodness to the neighborhood.

Please let us know if you have any questions about this process. We hope we’ll have your support and will contact your office should we have any questions along the way.

Best,

[Signature]

Doug Patitt
Solomon’s Porch
June 19, 2019
SUBJECT PHOTOGRAPHS

View of subject property looking northeast from 46th Street W.

View of subject property looking southeast from "C."
View of the sanctuary.

View of main fellowship area.
SUBJECT PHOTOGRAPHS

View of children's classroom on main floor.

View of upper level meeting/classroom.
View of lower level fellowship hall and stage.

View of lower level fellowship hall.