

REPORT TO THE CITY COUNCIL FROM
ZONING & PLANNING COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
May 7, 2015

A regular meeting of the committee was convened at 9:31 a.m. on this date.

Members Present: Council Members Lisa Bender, Lisa Goodman, Andrew Johnson, Kevin Reich, Abdi Warsame

Members Absent: Council Member Barbara Johnson

1. Depot Renaissance Expansion, 300 Washington Ave S (225 3rd Ave S) ([15-00562](#)):

Considering an appeal filed by CSM Corporation of the decision of the City Planning Commission approving a site plan review application to allow for the construction of a single-story addition (6th floor) on top of the existing Depot Renaissance Hotel as well as remove the existing waterpark to allow for an infill addition which results in 110 additional guest rooms, a fitness center, a concierge lounge and pool on the property located at 300 Washington Ave S (225 3rd Ave S). The appeal is specific to condition #3: The site plan shall be modified to reflect the following modifications along 5th Ave S: reduce the northerly curb cut width from 19 feet to 16 feet; reduce the southerly curb cut width from 45 feet to 20 feet, all while elevating the public sidewalk in this location so that it ties into and flows at one continuous grade along the street.

On a motion by Bender, carried on voice vote, the matter was postponed to May 21, 2015 at the request of the applicant.

2. 4609 28th Ave ([15-00563](#)):

Considering an appeal filed by Lora Grgich of the decision of the City Planning Commission denying the following land use applications to allow a third-story addition and roof top deck to a nonconforming four-plex for the property located at 4609 28th Ave S:

- a) Expansion of a nonconforming use to allow a third-story addition to a four-plex in the R2B Two-family District.
- b) Conditional use permit to increase the height of the building in the SH Shoreland Overlay District from 2.5 stories or 35 feet to 3 stories or 35 feet.
- c) Variance to increase the floor area ratio of the building from .5 to .87.
- d) Variance to reduce the north interior side yard setback from 9 feet to 4.8 feet.
- e) Variance to reduce the south interior side yard setback from 9 feet to 4.9 feet.

Staff presentation by Jason Wittenberg, CPED Planning Manager.

The public hearing was opened.

The following persons spoke in support:

- 1) Lora Grgich, owner, 4609 28th Avenue South, Unit 4
- 2) Michelle O'Donnell, tenant, 4609 28th Avenue South, Unit 2
- 3) Tommy Furlow, Jr., tenant, 4609 28th Avenue South, Unit 3
- 4) Sara Green, 2428 30th Avenue South

The public hearing was closed.

On motion by A. Johnson, carried on voice vote, the appeal was granted and staff was directed to prepare findings.

3. Single- and Two-family Dwelling Floor Area Ratio (Text Amendment) ([15-00122](#)):

Amending the following Chapters of Title 20 of the Minneapolis Zoning Code of Ordinances related to the calculation of floor area of single- and two-family dwellings, as follows:

- a) Chapter 546 relating to Residence Districts
- b) Chapter 547 relating to Office Residence Districts

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

4. High Density District Single- and Two-family Homes Ordinances ([15-00454](#)):

Referring to staff the following ordinances amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, establishing flexibility related to the conversion of existing buildings to single- and two-family homes in high density districts:

- a) Chapter 531 relating to Nonconforming Uses and Structures
- b) Chapter 546 relating to Residence Districts
- c) Chapter 547 relating to Office Residence Districts
- d) Chapter 548 relating to Commercial Districts
- e) Chapter 549 relating to Downtown Districts

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

5. Commercial Murals Ordinances ([15-00458](#)):

Referring to staff the following ordinances amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending regulations related to commercial murals:

- a) Chapter 520 relating to Introductory Provisions
- b) Chapter 543 relating to On-Premises Signs

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

6. Ward Profiles ([15-00565](#)):

Receiving and Filing a series of profiles for each Ward in the City of Minneapolis.

Staff Reports: Ward Profiles RCA, Ward 1, Ward 2, Ward 3, Ward 4, Ward 5, Ward 6, Ward 7, Ward 8, Ward 9, Ward 10, Ward 11, Ward 12, Ward 13, City Profile

Staff presentation by Kjersti Monson, CPED Long Range Planning Director; and Haila Maze, CPED Principal Planner.

On motion by Bender, carried on voice vote, the matter was received and riled.

With no further business to transact, the meeting adjourned at 10:00 a.m.

Reported by Peggy Menshek, Council Committee Coordinator