

REPORT TO THE CITY COUNCIL FROM  
ZONING & PLANNING COMMITTEE  
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL  
May 21, 2015

A regular meeting of the committee was convened at 9:30 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

Chair Bender called the meeting to order, introduced the first public hearing item on the agenda, and called on staff Becca Farrar to present.

1. 300 Washington Ave S (225 3rd Ave S), Depot Renaissance Expansion Appeal ([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.

The public hearing was opened at 9:38 a.m. Seeing no one in the audience who wished to speak, the public hearing closed at 9:38 a.m.

On motion by Bender, carried on voice vote, the appeal was granted with the following revised recommendation for condition #3: The site plan shall be modified to reflect the following modifications along 5th Ave S: maintain the northerly curb cut width of 19 feet; reduce the southerly curb cut width from 45 feet to 34.5 feet all while elevating the public sidewalk in this location so that it ties into and flows at one continuous grade along the street. The curb cuts shall be designed in compliance with City standards.

Chair Bender introduced the second public hearing item on the agenda and called on staff Aaron Hanauer to present.

2. 721-729 8th St SE, Apartment Building Site Plan Review Appeal ([15-00617](#)):

Considering an appeal filed by William Wells of the City Planning Commission's decision approving a site plan review application for a new, 33-unit, multi-family residential building located at 721-729 8th St SE in the I1 Industrial, the IL Industrial Living Overlay, and the UA University Area Overlay Districts. Specifically, the appeal is related to site plan condition of approval #5 requiring that the proposed pitched roof on the building be replaced with a flat roof.

The public hearing was opened at 9:44 and the following persons spoke:

- a) William Wells, P.O. Box 8589
- b) Casey Dynan, 1120 8th St
- c) Tim Harstead, Dinkytown rentals owner

Seeing no further persons wishing to speak, the public hearing closed at 9:59 a.m.

Council Members Goodman, Bender, and Frey commented on the appeal.

On motion by Goodman, carried on voice vote, the appeal was granted and staff was directed to prepare Findings.

Items #3-5 were introduced by Chair Bender as the Consent agenda, and the following actions were taken:

3. 420 E Hennepin Ave, Alley Vacation (Vac-1641) ([15-00618](#)):

Approving an application submitted by Tanek Architecture Design, on behalf of Java Companies, to vacate the part of the alley as shown on the plat of Rearrangement of Block 11, St. Anthony Falls Addition, bounded by Lots 1, 2, and 3, and by Central Ave.

On motion by Bender, carried on voice vote, the item was postponed one cycle, to the June 11, 2015, Zoning & Planning Committee meeting.

4. 800 W Broadway and 2019 Aldrich Ave N, Rezoning ([15-00619](#)):

Approving an application submitted by William Anderson with Sherman Associates to rezone the following parcels to convert an existing building into a mixed-use building and create an accessory surface parking lot:

- a) 800 W Broadway from the C3S and OR2 zoning districts with the WB West Broadway overlay to the C3S zoning district with the WB West Broadway Overlay.
- b) 2019 Aldrich Ave N from the OR2 zoning district to the C3S zoning district and add the WB West Broadway Overlay.

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

5. Skyway Design Requirements Ordinances ([15-00534](#)):

Referring to staff the following ordinances amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, developing requirements for design of skyways:

- a) Chapter 535 relating to Regulation of General Applicability; and
- b) Chapter 549 relating to Downtown Districts.

On motion by Bender, carried on voice vote, the item was referred.

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

Reported by Diana Armstrong, Council Committee Coordinator