



**Request for City Council Committee Action from the Department of Community Planning  
& Economic Development – Planning Division**

Date: November 3, 2010  
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee  
Referral to: Zoning and Planning Committee  
**Subject:** Referral from the November 1, 2010 City Planning Commission Meeting  
**Recommendation:** See report from the City Planning Commission

**Prepared by:** Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

**Approved by:** Jason Wittenberg, Supervisor, CPED Planning-Development Services

**Presenter in Committee:**

6. Applewood Pointe of Minneapolis at Northrop, BZZ-4975, 1611 46th St E, Janelle Widmeier, Sr. Planner, x3156  
7. Zoning Code Text Amendment, Shanna Sether, Sr. Planner, x2307

**Community Impact (use any categories that apply)**

Other: See staff report(s) from the City Planning Commission

**Background/Supporting Information Attached**

The attached report summarizes the actions taken at the City Planning Commission meeting held on November 1, 2010. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT  
of the  
CITY PLANNING COMMISSION  
of the City of Minneapolis**

The Minneapolis City Planning Commission, at its meeting on November 1, 2010 took action to **submit the attached comment** on the following items:

**6. Applewood Pointe of Minneapolis at Northrop (BZZ-4975, Ward: 11), 1611 46<sup>th</sup> St E ([Janelle Widmeier](#)).**

**A. Rezoning:** Application by Mark Nelson, on behalf of United Properties, for a petition to rezone from R1A Single-family District to R3 Multiple-family District for the property located at 1611 46th St E.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the property of 1611 46th St E from the R1A district to the R3 district.

**7. Zoning Code Text Amendment (Ward: All) ([Shanna Sether](#)).**

**A. Text Amendment:** Amending Title 20 of the Minneapolis Code of Ordinances related to the Zoning Code, as follows:

Amending Chapter 520 related to Zoning Code: Introductory Provisions

Amending Chapter 536 related to Zoning Code: Specific Development Standards

Amending Chapter 541 related to Zoning Code: Off-Street Parking and Loading

Amending Chapter 547 related to Zoning Code: Office Residence Districts

Amending Chapter 548 related to Zoning Code: Commercial Districts

Amending Chapter 549 related to Zoning Code: Downtown Districts

Amending Chapter 550 related to Zoning Code: Industrial Districts

The purpose of the amendment is to revise zoning code provisions to recognize birth centers as an allowed use in certain zoning districts and to establish standards for this use.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the zoning code text amendment, amending chapters 520, 536, 541, 547, 548, 549 and 550.

**Excerpt from the  
CITY PLANNING COMMISSION MINUTES  
Minneapolis Community Planning & Economic Development (CPED)  
Planning Division**

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**MEMORANDUM**

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DATE: November 9, 2010

TO: Steve Poor, Planning Supervisor – Zoning Administrator, Community Planning & Economic Development - Planning Division

FROM: Jason Wittenberg, Supervisor, Community Planning & Economic Development - Planning Division, Development Services

CC: Barbara Sporlein, Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of November 1, 2010

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The following actions were taken by the Planning Commission on November 1, 2010. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued.

Commissioners present: President Motzenbecker, Carter, Cohen, Gorecki, Huynh, Luepke-Pier, and Tucker – 7

Not present: Bates (excused), Bourn (excused) and Schiff (excused)

Committee Clerk: Lisa Baldwin (612) 673-3710

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**6. Applewood Pointe of Minneapolis at Northrop (BZZ-4975, Ward: 11), 1611 46<sup>th</sup> St E ([Janelle Widmeier](#)).**

**A. Rezoning:** Application by Mark Nelson, on behalf of United Properties, for a petition to rezone from R1A Single-family District to R3 Multiple-family District for the property located at 1611 46th St E.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the property of 1611 46th St E from the R1A district to the R3 district.

**B. Conditional Use Permit:** Application by Mark Nelson, on behalf of United Properties, for a conditional use permit to allow a planned unit development with 107 dwelling units for the property located at 1611 46th St E.

**Action:** The City Planning Commission adopted the findings and **approved** the conditional use permit to allow a planned unit development with 107 dwelling units located at the property of 1611 46th St E, 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 one year of approval.
2. As required by section 527.120 of the zoning code, the development shall comply with the standards for the following amenities from Table 527-1, Amenities: Outdoor Open Space, Decorative Fencing, Enhanced Exterior Lighting, Enhanced Landscaping, Enhanced Stormwater Management, Recycling Storage Areas, Tree Islands, Pet Exercise Area, and Water Feature.
3. As required by section 527.120 of the zoning code, the development shall include the amenities proposed by the applicant including all of the outdoor open space, enhanced landscaping, guest parking, plazas/seating areas, art feature(s), and on-site gardens.
4. To qualify for additional amenity points for outdoor open space and enhanced landscaping as authorized by Table 527-1 in section 527.120 of the zoning code, the applicant shall infill gaps in the 16th Avenue and 17th Avenue boulevard with trees.
5. At least four short-term bicycle parking spaces shall be provided for each building in addition to the enclosed parking proposed by the applicant as required by section 527.120 of the zoning code for an amenity proposed by the applicant.
6. The applicant shall implement all amenities as part of Phase I by December 10, 2012 with the exception of the plaza at the intersection of 16th Avenue and 46th Street and the landscaping and additional bicycle parking in between the north building and the adjacent public sidewalks and parking area.

**C. Variance:** Application by Mark Nelson, on behalf of United Properties, for a variance to allow off-street parking to be located between the building and a front lot line for the property located at 1611 46th St E.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to allow parking between a principal structure and the front lot line (17th Ave) in a residential district for the property located at 1611 46th St E.

**D. Site Plan Review:** Application by Mark Nelson, on behalf of United Properties, for a site plan review for the property located at 1611 46th St E.

**Action:** The City Planning Commission adopted the findings and **approved** the application for site plan review located at the property of 1611 46th St E, subject to the following conditions:

1. Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, floor, site, lighting and landscape plans.

2. Site improvements required by Chapter 530 or by the City Planning Commission for phase I shall be completed by December 10, 2012, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. With the completion of the first phase, site improvements required by Chapter 530 or by the City Planning Commission for phase II shall be completed by December 10, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance. If the approvals for the first phase expire, then the approvals for the second phase shall also expire at that time.
4. The buildings shall comply with the noise attenuation requirements of the Airport Overlay District as required by section 551.1150 of the zoning code.

**E. Plat:** Application by Mark Nelson, on behalf of United Properties, for a plat for the property located at 1611 46th St E.

**Action:** The City Planning Commission adopted the findings and **approved** the preliminary plat for the property located at 1611 46th St E, subject to the following condition:

1. The plat shall include a deed restriction as required by section 598.260 of the subdivision ordinance.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved approval of the staff recommendation (Carter seconded).

The motion carried 6-0.

## **7. Zoning Code Text Amendment (Ward: All) ([Shanna Sether](#)).**

**A. Text Amendment:** Amending Title 20 of the Minneapolis Code of Ordinances related to the Zoning Code, as follows:

Amending Chapter 520 related to Zoning Code: Introductory Provisions

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Amending Chapter 548 related to Zoning Code: Commercial Districts

Amending Chapter 549 related to Zoning Code: Downtown Districts

Amending Chapter 550 related to Zoning Code: Industrial Districts

The purpose of the amendment is to revise zoning code provisions to recognize birth centers as an allowed use in certain zoning districts and to establish standards for this use.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and approve the zoning code text amendment, amending chapters 520, 536, 541, 547, 548, 549 and 550.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved approval of the staff recommendation (Carter seconded).

The motion carried 6-0.