



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

Date: October 8, 2008
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee
Referral to: Zoning and Planning Committee
Subject: Referral from the October 6, 2008 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:

3. Powderhorn Park Neighborhood Association, 821 35th St E, Kimberly Holien, City Planner, x2402
5. StreetWerks, 1307 Glenwood Ave, Shanna Sether, Sr Planner, x2307
6. Sabathani Community Center, 310 E 38th St, Hilary Dvorak, Sr Planner, x2639
7. Big E's Restaurant / Literary Cafe, 2440 Oakland Ave, Becca Farrar, Sr Planner, x3594
10. Zoning Code Text and Map Amendment, Merland Otto, Princ. Planner, x2576

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 October 6, 2008. 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 October 6, 2008 took action to **submit the attached comment** on the following items:

3. Powderhorn Park Neighborhood Association (BZZ-4207, Ward: 8), 821 35th St E ([Kimberly Holien](#)).

A. Rezoning: Application by The Powderhorn Park Neighborhood Association for a rezoning from R2B to OR1 to accommodate an existing structure at 821 35th St E.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the property of 821 35th St E from the R2B district to the OR1 district.

5. StreetWerks (BZZ-4156, Ward: 5), 1307 Glenwood Ave ([Shanna Sether](#)).

A. Rezoning: Application by Dawn Williams, on behalf of Robert Williams, for a rezoning petition to change the zoning classification for the property located at 1307 Glenwood Ave from C2 Neighborhood Corridor Commercial District to I2 Medium Industrial District, in order to allow a contractor's yard.

Action: The City Planning Commission recommended that the City Council adopt the findings and **deny** the rezoning petition to change the zoning classification from C2 Neighborhood Corridor Commercial District to I2 Medium Industrial District at 1307 Glenwood Ave.

6. Sabathani Community Center (BZZ-4197, Ward: 8), 310 E 38th St ([Hilary Dvorak](#)).

A. Rezoning: Application by Ernest Johnson, with Sabathani Community Center, Inc., for a rezoning from R1A to OR2 for a community center (existing building and uses) for the property located at 310 E 38th St.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning of the property located at 310 E 38th St from R1A to OR2 for a community center (existing building and uses).

7. Big E's Restaurant / Literary Cafe (BZZ-4206, Ward: 6), 2440 Oakland Ave ([Becca Farrar](#)).

A. Rezoning: Application by Deborah Coker, on behalf of The Main Group, for a petition to rezone the subject parcel from the R4 (Multiple-family) District to the C1 (Neighborhood Commercial) District in order to convert a duplex to a restaurant for the property located at 2440 Oakland Ave.

Action: The City Planning Commission recommended that the City Council adopt the findings and **deny** the rezoning petition to change the zoning classification of the property located at 2440 Oakland Ave from the R4 (Multiple-family) District to the C1 (Neighborhood Commercial) District.

10. Zoning Code Text and Map Amendment (Ward: 8, 11, 12 and 13), ([Merland Otto](#)).

A. Text and Map Amendment: The City of Minneapolis is considering the establishment of an Airport Overlay District. The Airport Overlay District is established to implement the 2004 Minneapolis-St. Paul International Airport (Wold-Chamberlain Field) Zoning Ordinance (hereinafter 2004 MSP Zoning Ordinance) and to provide for the acoustical integrity of MAC insulated homes in the MSP noise impact area in accord with the October 19, 2007 Consent Decree.

It is the purpose of the Airport Overlay District to protect the public health, safety, order, convenience, prosperity and general welfare and to promote the most appropriate use of land by preventing the creation or establishment of Airport Hazards subject to the 2004 MSP Zoning Ordinance and Minnesota Statutes.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the map and text amendment, amending Sections 521.10, 535.60, and 551, with the finding that obtaining consent from individual property owners is impractical.