



Request for City Council Committee Action from the Department of

Date: April 10, 2008

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Housekeeping amendment to the action of the Minneapolis City Council on February 15, 2008, pertaining to the rezoning of property in the Bassett Creek Valley Area.

Recommendation: To approve and clarify zoning changes to five properties, consistent with the January 14, 2008, action of the City Planning Commission. The property addressed 169 James Avenue North, with Property Identification Number 2802924210002, is rezoned to R5. The following four properties are removed from the IL Industrial Living overlay district: 320 Market Street with Property Identification Numbers 2102924410030 and 2102924410031, 290 Market Street with Property Identification Number 2102924449000, and 810 Glenwood Avenue with Property Identification Number 2102924440051.

Prepared by: Thomas Leighton, Principal Planner, 673-3853

Approved by: Jason Wittenberg, Planning Supervisor, 673-2297

Presenters in Committee: Thomas Leighton, Principal Planner

Financial Impact

- No financial impact

Community Impact

- Community notification. There was a 45 day review period for this project, with a public hearing at the January 14, 2008, meeting of the City Planning Commission. The proposed housekeeping amendments are consistent with the action of the City Planning Commission.
- Comprehensive Plan. Consistency with the city's comprehensive plan was evaluated in the staff report that supported the February 15 City Council rezoning action. The proposed housekeeping amendments remain consistent with those findings.
- Bassett Creek Valley Master Plan. Consistency with the City Council approved Bassett Creek Valley Master Plan was evaluated in the staff report that supported the February 15 City Council rezoning action. The proposed housekeeping amendments remain consistent with those findings

Supporting Information

The City Planning Commission took an action at its January 14, 2008, meeting to recommend City Council adoption of a set of zoning changes in the Bassett Creek Valley

area as illustrated in a “Proposed Zoning” map and as detailed in the “Existing and Proposed Zoning” table. However, the map and table that were forwarded to, and subsequently adopted by, the City Council was an earlier version than that acted upon by the City Planning Commission. The two sets of information differed with respect to one property. This housekeeping amendment would adjust the rezoning of that property so as to be consistent with the staff recommendation and action of the City Planning Commission.

Specifically, the property addressed 169 James Avenue North, with Property Identification Number 2802924210002, rezoned by the February 15 2008 City Council action to R2B, is proposed to be rezoned to R5. The following line would correct the table approved on February 15.

Property Identification Number	Address	Existing Zoning	Proposed Zoning	Change to Pedestrian Oriented Overlay District	Change to Industrial Living Overlay District
2802924210002	169 JAMES AVE N	I2	R5	none	none

A second housekeeping amendment is proposed in this action. There are four properties that were rezoned in the February 15, 2008, City Council action that are in the vicinity of International Market Square, that had been in the I1 Light Industrial zoning district and the IL Industrial Living overlay district, and that were rezoned to C3A. The explicit purpose of the IL overlay district is to expand the land uses that are permitted in industrial districts, and so the overlay district has no relevance in the C3A zoning district. The map approved as part of the February 15, 2008, City Council action shows that the four properties are no longer in the IL overlay district. However, the table approved by the February 15, 2008, City Council action does not explicitly call out the removal of the four parcels from the IL overlay district. To reduce any possible ambiguity, this housekeeping amendment would clarify that the four properties are to be removed from the IL overlay district.

Specifically, the following properties are to be removed from the IL overlay district: 320 Market Street with Property Identification Numbers 2102924410030 and 2102924410031, 290 Market Street with Property Identification Number 2102924449000, and 810 Glenwood Avenue with Property Identification Number 2102924440051. The following lines would correct the table approved on February 15.

Property Identification Number	Address	Existing Zoning	Proposed Zoning	Change to Pedestrian Oriented Overlay District	Change to Industrial Living Overlay District
2102924410030	320 MARKET ST	I1	C3A	Add	(Remove)
2102924410031	320 MARKET ST	I1	C3A	Add	(Remove)
2102924440051	810 GLENWOOD AVE N	I1	C3A	Add	(Remove)
2102924449000	290 MARKET ST	I1	C3A	Add	(Remove)

Attachments

- Staff report
- Corrected table
- Corrected map w/ subject properties highlighted