



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

Date: April 16, 2008  
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee  
Referral to: Zoning and Planning Committee  
**Subject:** Referral from the April 14, 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. Catholic ElderCare Senior Housing, 917, 923, 929 and 1001 2nd St NE, Becca Farrar, x3594
- 6. Longfellow Station—Phase 1A, 3815 Hiawatha Ave, Janelle Widmeier, x3156
- 7. Zoning Code Map Amendment, Paul Mogush, x2074
- 8. Audubon Park Small Area Plan, Haila Maze, x2098

**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 April 14, 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**

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The Minneapolis City Planning Commission, at its meeting on April 14, 2008 took action to **submit the attached comment** on the following items:

**3. Catholic ElderCare Senior Housing (BZZ-3942 and Vac-1537, Ward: 3), 917, 923, 929 and 1001 2nd St NE ([Becca Farrar](#)).**

**F. Vacation:** Application by Miller Hanson Partners, on behalf of Catholic Eldercare, for an alley vacation for the properties located at 917, 923, 929 and 1001 2nd St NE.

**Action:** The City Planning Commission recommended that the City Council accept the findings and **approve** the vacation application for the properties located at 917, 923, 929 and 1001 2nd St NE.

**6. Longfellow Station—Phase 1A (BZZ-3908, Ward: 12), 3815 Hiawatha Ave ([Janelle Widmeier](#)).**  
This item was continued from the January 28, 2008 and March 17, 2008 meetings.

**A. Rezoning:** Application by David Haaland, on behalf of Capital Growth Realty, for a petition to rezone from I2 Medium Industrial District to C3A Community Activity Center District for the property located at 3815 Hiawatha Ave.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and approve the application to rezone the property of 3815 Hiawatha Ave from I2 Medium Industrial District to C3A Community Activity Center District.

## 7. Zoning Code Map Amendment (Ward: 9), ([Paul Mogush](#)).

**A. Map Amendment:** Amending Chapter 521, Zoning Districts and Maps, affecting the primary and overlay zoning districts contained in Plates 27 and 33.

The purpose of the amendment is to consider rezoning of property in the 38th Street LRT Station Area. The proposed rezoning affects primary zoning and assignment of the Pedestrian Oriented Overlay District.

**Action:** The City Planning Commission recommended that the City Council find that obtaining consent signatures for the rezoning of properties from residential to commercial in the 38th Street Transit Station Area would be impractical and further recommends that the City Council adopt the findings and approve the zoning map amendment for the rezoning of parcels in the attached exhibits.

## 8. Audubon Park Small Area Plan (Ward: 1), ([Haila Maze](#)).

**A. Small Area Plan:** Considering adoption of the *Audubon Park Neighborhood Small Area Plan* documents.

**Action:** The City Planning Commission recommended that the City Council approve the *Audubon Park Neighborhood Small Area Plan* document, including the change on page 15, the last bullet in left column from “over” to “in addition to” and amend the policy guidance for the area into the City’s comprehensive plan.